



FACT SHEET Brownfield Cleanup Program

Receive Site Fact Sheets by Email. See "For More Information" to Learn How.

Site Name: Olean Redevelopment Parcel 1
DEC Site #: C905031
Address: 1404-1406 & 1420 Buffalo Street
Olean, NY 14760

Have questions? See "Who to Contact" Below

Cleanup Action Completed at Brownfield Site

Action has been completed to address the contamination related to the Olean Redevelopment Parcel 1 site ("site") located at 1404-1406 & 1420 Buffalo Street, Olean, Cattaraugus County under New York State's Brownfield Cleanup Program. Please see the map for the site location.

The cleanup activities were performed by Olean Gateway LLC ("applicant(s)") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). The applicant(s) have submitted a draft Final Engineering Report for NYSDEC review which states that cleanup requirements have been or will be achieved to fully protect public health and the environment for the proposed site use.

Highlights of the Site Cleanup:

Cleanup activities were completed at the site between February 2014 and August 2016. The site cleanup included the:

- Removal of approximately 49,000 linear feet of abandoned subsurface piping;
Excavation and off-site disposal of approximately 8,000 tons of soil contaminated with metals, semivolatile organic compounds, and polychlorinated biphenyls;
Installation of an in-situ soil vapor extraction system to remove volatile and semivolatile organic compounds from subsurface soil grossly impacted by petroleum product;
On-site treatment of approximately 2,500 cubic yards of soil grossly impacted by petroleum product using forced vent biopiles. Air was drawn through the piles of contaminated soil to remove volatile and semivolatile organic compounds. After treatment the soil was used as backfill below the site cover;
Excavation of a clean utility corridor to lay utilities for future development;
Placement of a cover over the entire site to allow for commercial use. The cover consists of buildings, pavement, or one foot of soil meeting commercial use criteria;
Execution of an environmental easement for the property that will restrict it to commercial or industrial use(s); and
Development of a Site Management Plan that identifies all use restrictions and engineering controls for the site and details the steps and media-specific requirements necessary to ensure the remedy remains in place and effective.

Next Steps

When NYSDEC approves the Final Engineering Report, it will be made available to the public (see "Where to Find Information" below). NYSDEC then will issue a Certificate of Completion which will be announced in a fact sheet that is sent to the site contact list.

The applicant(s) would be able to redevelop the site after receiving a Certificate of Completion. In addition, the applicant(s):

- would have no liability to the State for contamination at or coming from the site, subject to certain conditions; and
- would be eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site.

A Certificate of Completion may be modified or revoked if, for example, an applicant does not comply with the terms of its Brownfield Cleanup Agreement with NYSDEC.

Background

Location: The Olean Redevelopment Parcel 1 Site, located at 1404-1406 and 1420 Buffalo Street, is in an industrial zoned area of the City of Olean. The 25.099 acre site is located just south of I-86. The site is bordered by commercial and industrial properties, including an associated BCP site to the north (Olean Redevelopment Parcel 2 Site), the Dresser Rand Company to the east and south, and Buffalo Street to the west. The nearest residential area is located approximately 400 feet south of the site.

Site Features: The site is currently vacant with no standing buildings. Asphalt roads and subsurface utilities have been built on portions of the site in anticipation of site redevelopment.

Current Zoning and Land Use: The site is currently vacant and is zoned for industrial use. The site is surrounded by industrial and commercial properties.

Past Use of the Site: The site and abutting properties were historically home to various oil refineries beginning in the late 19th century. Oil refining, storage and distribution operations were conducted on various portions of the site and surrounding properties until 1954. The site was purchased by Agway Inc. in 1966 and used for the manufacture of fertilizer until 1983 when operations ceased. The majority of the property has been vacant since that time.

Past industrial use has contaminated the site with petroleum product, volatile organic compounds, semi-volatile organic compounds, metals and PCBs. Remedial activities implemented prior to entering the Brownfield Cleanup Program include operation of a pump and treat system to remediate an ammonia and nitrogen groundwater plume.

Site Geology and Hydrogeology: In general, the site geology consists of a limited layer of topsoil underlain by a layer of fill (ash, slag, coal, bricks, etc.) underlain by an 80 foot thick outwash aquifer which is divided into upper and lower water bearing units. Lenses of silt and clay are scattered throughout the sand and gravel outwash deposits. Depth to bedrock is estimated at 220 to 260 feet below ground surface. Groundwater flow is generally to the southwest. The water table is approximately 20 feet below ground surface.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's website at:

<http://www.dec.ny.gov/cfm/xtapps/derexternal/haz/details.cfm?pageid=3&progno=C905031>

Brownfield Cleanup Program: New York's Brownfield Cleanup Program (BCP) encourages the voluntary cleanup of contaminated properties known as "brownfields" so that they can be reused and redeveloped. These uses include recreation, housing, business or other uses.

A brownfield site is any real property where a contaminant is present at levels exceeding the soil cleanup objectives or other health-based or environmental standards, criteria or guidance adopted by DEC that are applicable based on the reasonably anticipated use of the property, in accordance with applicable regulations.

For more information about the BCP, visit: <http://www.dec.ny.gov/chemical/8450.html>

FOR MORE INFORMATION

Where to Find Information

Project documents are available at the following location(s) to help the public stay informed.

Olean Public Library
Attn: Lance Chaffee
134 North Second Street
Olean, NY 14760
phone: 716-372-0200

Who to Contact

Comments and questions are always welcome and should be directed as follows:

Project Related Questions

Benjamin McPherson
Department of Environmental Conservation
Division of Environmental Remediation
270 Michigan Ave
Buffalo, NY 14203-2915
716-851-7220
benjamin.mcpherson@dec.ny.gov

Site-Related Health Questions

Matthew Forcucci
New York State Department of Health
584 Delaware Avenue
Buffalo, NY 14202
716-847-4501
BEEI@health.ny.gov

We encourage you to share this fact sheet with neighbors and tenants, and/or post this fact sheet in a prominent area of your building for others to see.

Receive Site Fact Sheets by Email

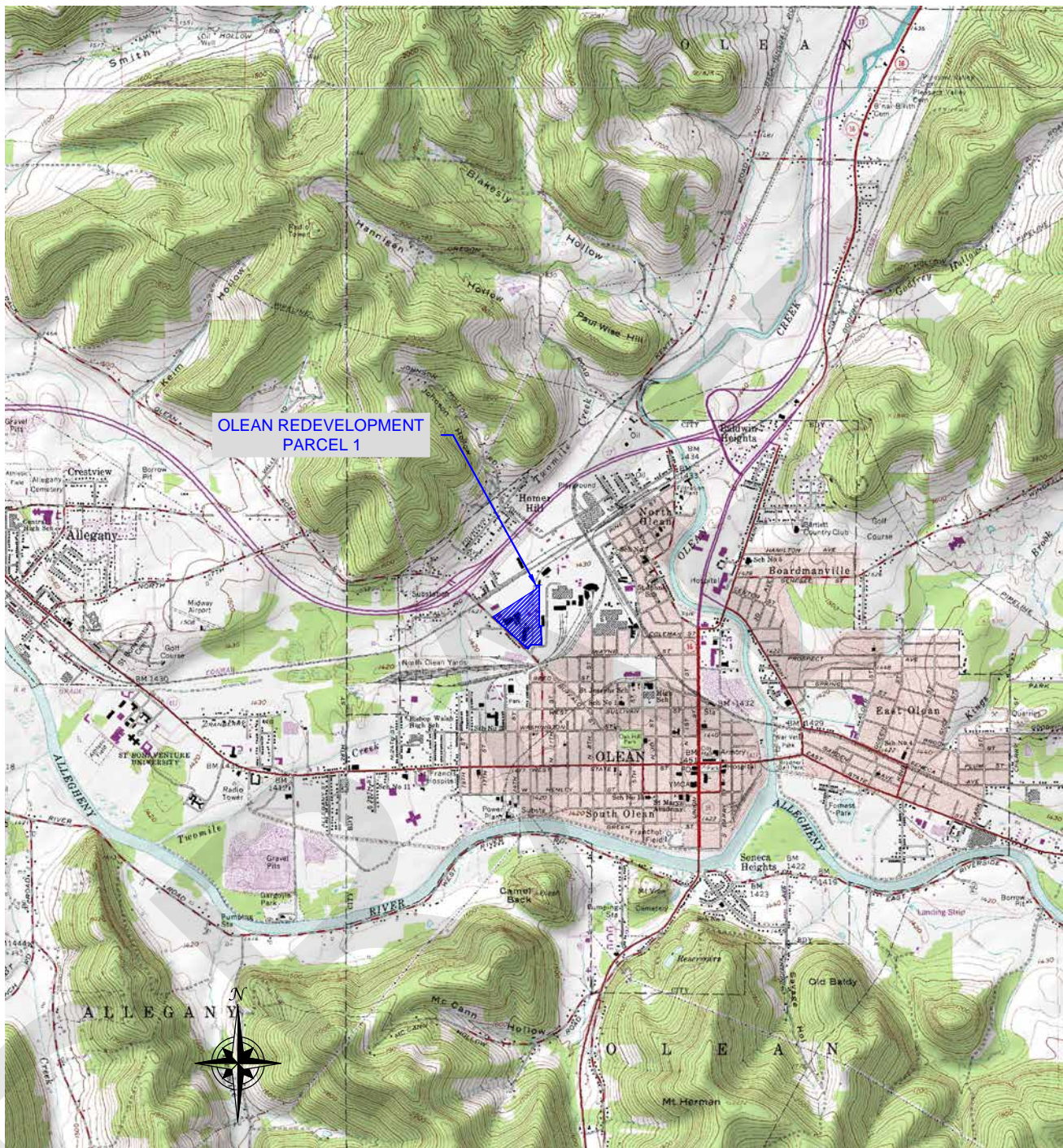
Have site information such as this fact sheet sent right to your email inbox. NYSDEC invites you to sign up with one or more contaminated sites county email listservs available at the following web page: <http://www.dec.ny.gov/chemical/61092.html>. It's quick, it's free, and it will help keep you *better informed*.



As a listserv member, you will periodically receive site-related information/announcements for all contaminated sites in the county(ies) you select.

Note: Please disregard if you already have signed up and received this fact sheet electronically.

FIGURE 1



SCALE 1" = APPROX. 4,000 FT



2558 HAMBURG TURNPIKE, SUITE 300, BUFFALO, NY 14218, (716) 856-0599

PROJECT NO.: 0283-013-100

DATE: SEPTEMBER 2016

DRAFTED BY: RFL

SITE LOCATION AND VICINITY MAP

FINAL ENGINEERING REPORT

OLEAN REDEVELOPMENT PARCEL 1

BCP SITE NO. (C905031)

OLEAN, NEW YORK

PREPARED FOR

OLEAN GATEWAY LLC

DISCLAIMER: PROPERTY OF BENCHMARK ENVIRONMENTAL ENGINEERING & SCIENCE, PLLC. & TURNKEY ENVIRONMENTAL RESTORATION, LLC IMPORTANT: THIS DRAWING PRINT IS LOANED FOR MUTUAL ASSISTANCE AND AS SUCH IS SUBJECT TO RECALL AT ANY TIME. INFORMATION CONTAINED HEREON IS NOT TO BE DISCLOSED OR REPRODUCED IN ANY FORM FOR THE BENEFIT OF PARTIES OTHER THAN NECESSARY SUBCONTRACTORS & SUPPLIERS WITHOUT THE WRITTEN CONSENT OF BENCHMARK ENVIRONMENTAL ENGINEERING & SCIENCE, PLLC & TURNKEY ENVIRONMENTAL RESTORATION, LLC.