



# FACT SHEET

## Brownfield Cleanup Program

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

**Site Name:** 251 Homer Street Development  
**DEC Site #:** C905037  
**Address:** 251 Homer Street, Olean, NY 14760

Have questions?  
See  
"Who to Contact"  
Below

### Remedy Proposed for Brownfield Site Contamination; Public Comment Period Announced

The public is invited to comment on a proposed remedy being reviewed by the New York State Department of Environmental Conservation (NYSDEC) to address contamination related to 251 Homer Street Development ("site") located in Olean, Cattaraugus County. Please see the map for the site location. Documents related to the cleanup of this site can be found at the location(s) identified below under "Where to Find Information."

The cleanup activities will be performed and funded by Benson Construction and Development, LLC and Homer Street Properties, LLC (applicants) with oversight provided by NYSDEC. When NYSDEC is satisfied that cleanup requirements have been achieved, the applicants may be eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site.

Based on the findings of the investigation, NYSDEC, in consultation with the New York State Department of Health (NYSDOH) has determined that the site does not pose a significant threat to public health or the environment.

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

<http://www.dec.ny.gov/cfm/externalapps/derexternal/haz/details.cfm?pageid=3&progeno=C905037>

#### How to Comment

NYSDEC is accepting written comments about the proposed cleanup plan for 45 days, from **August 26, 2016** through **October 10, 2016**. The draft Remedial Investigation/Alternatives Analysis Report (RI/AAR) containing the proposed site remedy is available for public review at the location(s) identified below under "Where to Find Information." Please submit comments to the NYSDEC project manager listed under Project Related Questions in the "Who to Contact" area below.

The proposed remedy consists of:

The proposed remedy for the Site is a Track 4 Commercial Use cleanup. For Track 4 remedies, restrictions are placed on the use of the property in the form of Institutional Controls/Engineering Controls (IC/ECs). For commercial use, the top foot of all exposed soils that are not otherwise covered by the components of the development of the site (e.g. buildings, pavement) cannot exceed the commercial use soil cleanup objectives (CSCOs). Areas that exceed the CSCOs must be covered

by material meeting the requirements for commercial use.

The interim remedial measures that have been completed include:

- removal, cleaning, and recycling of over 10,000 feet of abandoned refinery piping;
- excavation and off-site disposal of approximately 49,000 tons of petroleum contaminated soil;
- excavation and off-site disposal of approximately 3,000 tons of petroleum contaminated bank material adjacent to and under Two Mile Creek; and
- restoration of Two Mile Creek where affected by the contaminated soil removal.

The proposed remedial measures to be completed include:

- placement of a site cover to address remaining contamination above CSCOs;
- execution of an environmental easement that will restrict the future use of the site; and
- implementation of a site management plan (SMP) to manage the remaining contamination at the site and ensure that the remedy remains in place and effective.

The proposed remedy is protective of human health and the environment because it has removed a significant amount of contaminated material from the site and will establish long term controls to manage residual contamination at the site.

#### *Summary of the Investigation*

The Remedial Investigation (RI) identified widespread soil contamination at the site related to past petroleum refining processes. Grossly contaminated material (GCM) was the most common indicator of contamination, with arsenic, lead, and polycyclic aromatic hydrocarbons (PAHs) also being detected in analytical samples above levels that allow for commercial use. GCM at the site is typically identified by the presence of petroleum product, staining, or strong petroleum odors in soil. Light non-aqueous phase liquid (LNAPL) was identified on the water table surface in an on-site monitoring well near the center of the site, which was attributed to GCM in the surrounding soil. The RI also discovered a large number of abandoned underground pipes that were part of the former refinery.

Investigation results from the portion of Two Mile Creek that traverses the site indicated that GCM was present in the creek banks and surrounding soil. GCM was not identified in any creek sediments and surface water samples did not exceed water quality standards for site contaminants.

#### **Next Steps**

NYSDEC will consider public comments received on the proposed remedy presented in the draft RI/AAR and ultimately issue a final Decision Document. The New York State Department of Health (NYSDOH) must also concur with the remedy. The final RI/AAR (with revisions if necessary) and the Decision Document will be made available to the public. The applicant(s) may then design and perform the cleanup action to address the site contamination, with oversight by NYSDEC and NYSDOH.

NYSDEC will keep the public informed throughout the investigation and cleanup of the site.

## Background

**Location:** The 251 Homer Street Development Site is approximately 16.68 acres in area and is located at 251 Homer Street in the northern part of the City of Olean. The site is situated immediately northwest of Interstate I-86.

**Site Features:** The site is currently vacant, and is covered with grass or small shrubs. A gravel driveway connects the site to Homer Street. Two Mile Creek borders the site immediately to the north and traverses the south-western portion of the site.

**Current Zoning and Land Use:** The site is currently zoned for industrial use. The surrounding parcels are currently used for a mixture of light industrial and commercial uses. The nearest residential area is located approximately 300 feet northwest of the site.

**Past Use of the Site:** The site was historically a portion of a larger petroleum refinery and petroleum bulk storage facility known as the former SOCONY Vacuum facility which operated from the late 1800s until the 1950s. The site and surrounding area were historically developed as a petroleum refinery with numerous aboveground storage tanks (ASTs) and heavy industrial operations.

**Site Geology and Hydrogeology:** Soil at the site consists of 3 to 11 feet of sandy silt and clay interspersed with fill materials consisting of gravel, brick, concrete, cinders, etc. This material is underlain by native soils consisting of medium to coarse sand and gravel, with clay layers in some areas. The depth to groundwater ranges between 8 to 16 feet below ground surface. Groundwater in the uppermost water bearing unit generally flows toward the southeast. A perched water table may exist in portions of the site where significant clay layers are present.

**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  
134 North Second Street  
Olean, NY 14760  
Phone: (716) 372-0200

Selected project documents are also available on the NYSDEC website at:

<http://www.dec.ny.gov/chemical/37554.html>.

### 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](mailto:benjamin.mcpherson@dec.ny.gov)

#### Site-Related Health Questions

Renata Ockerby  
New York State Department of Health  
Empire State Plaza, Corning Tower,  
Rm 1787  
Albany, NY 12237  
518-402-7860  
[BEEI@health.ny.gov](mailto: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.

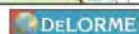
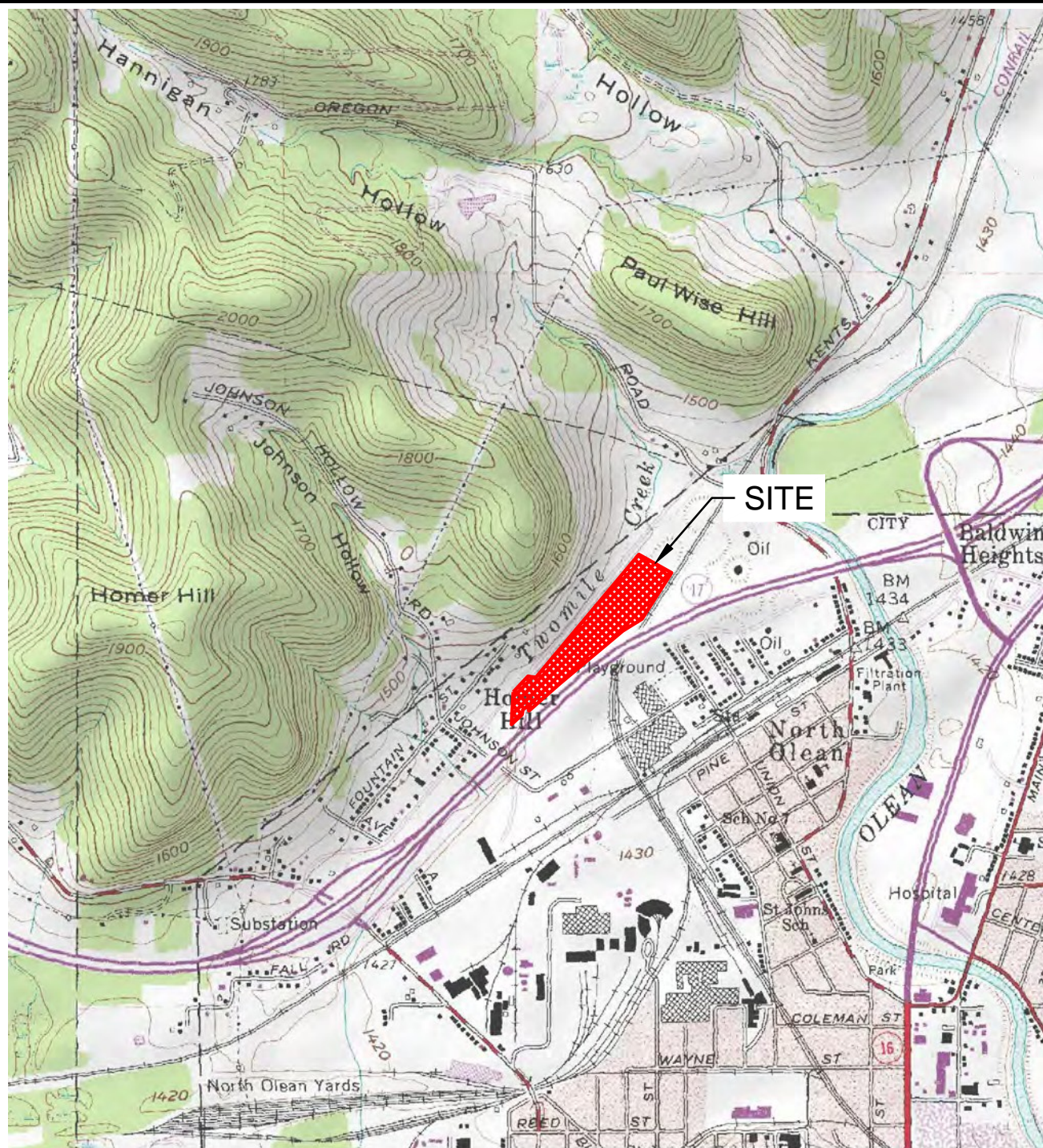
NYSDEC invites you to sign up with one or more contaminated sites county email listservs available at the following web page: <http://www.dec.ny.gov/chemical/61092.html>. It's quick, it's free, and it will help keep you *better informed*.

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**



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www.delorme.com



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



## SITE LOCATION AND VICINITY MAP

RI-IRM-AA REPORT

251 HOMER STREET REDEVELOPMENT SITE

BCP SITE NO. C905037

OLEAN, NEW YORK

PREPARED FOR

**BENSON CONSTRUCTION AND DEVELOPMENT & HOMER STREET PROPERTIES, LLC**

PROJECT NO.: 0311-014-001

DATE: JULY 2015

DRAFTED BY: BLR

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