



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

Report Recommends Cleanup of Brownfield Site Contamination; Public Comment Period Announced

The New York State Department of Environmental Conservation (NYSDEC) is reviewing the Remedial Investigation Report for the 251 Homer Street Development site ("site") located at 251 Homer Street, 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."

NYSDEC is reviewing the "Remedial Investigation/Alternatives Analysis Report" that was submitted by Benson Construction and Development, LLC and Homer Street Properties, LLC ("applicant(s)"). The report describes the results of the site investigation and recommends development of a remedy to address the contamination that was found.

How to Comment

NYSDEC is accepting written comments about the investigation report for 45 days, from **August 23, 2016** through **October 7, 2016**. The investigation report 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.

Highlights of the Remedial Investigation Report

The Remedial Investigation (RI) included the collection of environmental samples from surface soil, subsurface soil, creek sediment, surface water, and groundwater. Samples were screened in the field for indicators of contamination in addition to being sent to a laboratory for analysis.

The 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.

Based on the preliminary investigation results it was elected to implement interim remedial measures (IRMs) to expediently address the contamination at the site. The elements of the approved IRMs already completed are the following:

- 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;
- restoration of a portion of Two Mile Creek following removal of surrounding contaminated soil; and
- collection and treatment of impacted excavation water, with discharge to the City of Olean publically owned treatment works.

Additional Details

Based on the results of the investigations at the site and the interim remedial measures (IRMs) that has been performed, the Department is proposing a Further Action remedy for the site that will consist of installing a cover system that will allow for commercial use over the entire site. A cover system is an engineering control used to manage exposure to residual contamination at a site. The remedy also includes the implementation of institutional controls to restrict the use of the site and ensure that the remedy remains protective of human health and the environment.

The details of the remedy are forthcoming in the Decision Document for the site. The Decision Document will be made available to the public for review and comment when it is complete.

Next Steps

NYSDEC will complete its review, make any necessary revisions and, if appropriate, approve the investigation/alternatives analysis report. The approved report will be made available to the public (see "Where to Find Information" below). The applicant(s) may then develop a cleanup plan, called a "Remedial Work Plan". This plan describes how contamination will be addressed, with NYSDEC and NYSDOH overseeing the work. NYSDEC will present the draft cleanup plan to the public for its review and comment.

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 size and 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 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.

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

<http://www.dec.ny.gov/cfm/external/haz/details.cfm?pageid=3&progno=C905037>

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 may 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
(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

Renata Ockerby
New York State Department of Health
Bureau of Environmental Exposure Investigation
Empire State Plaza, Corning Tower, Rm 1787
Albany, NY 12237
518-402-7860
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

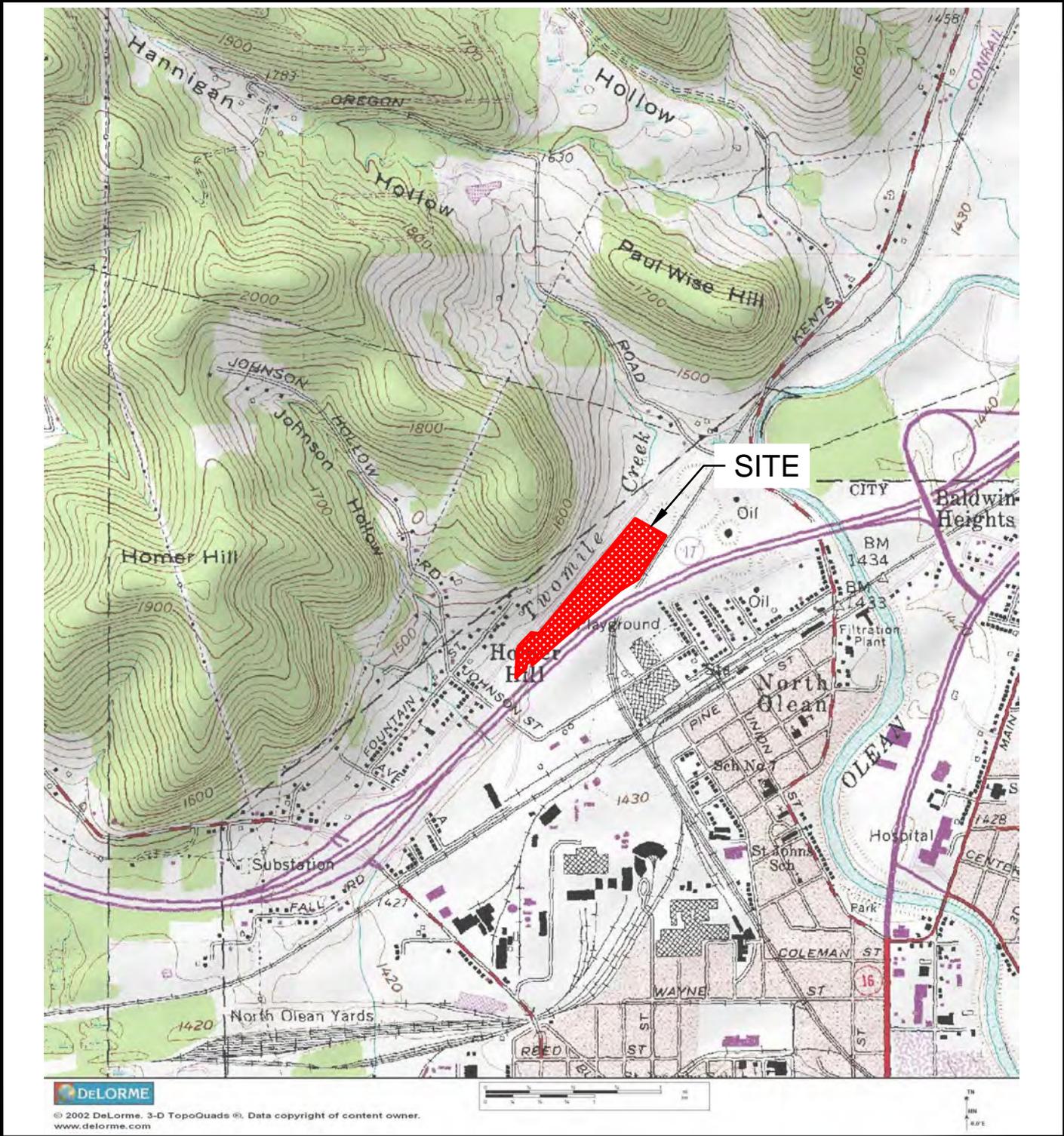
Have site information such as this fact sheet sent right to your email inbox. NYSDEC invites you to sign up with one or more contaminated sites county email listservs available at the following web page: <http://www.dec.ny.gov/chemical/61092.html>. It's quick, it's free, and it will help keep you *better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



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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