Department of Environmental Conservation

December 2016

FACT SHEET

Brownfield Cleanup Program

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

Site Name: 291 Homer Street
DEC Site #: C905042
Address: 291 Homer Street
Olean, NY 14760

Have questions? See "Who to Contact" Below

NYSDEC Certifies Cleanup Requirements Achieved at Brownfield Site

The New York State Department of Environmental Conservation (NYSDEC) has determined that the cleanup requirements to address contamination related to the 291 Homer Street site ("site") located at 291 Homer Street, Olean, Cattaraugus County under New York State's Brownfield Cleanup Program have been or will be met. Please see the map for the site location.

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

http://www.dec.ny.gov/chemical/101994.html

The cleanup activities were performed by MJ Painting Contractor Corp. with oversight provided by NYSDEC. NYSDEC has approved a Final Engineering Report and issued a Certificate of Completion for the site. Copies of the Final Engineering Report and Notice of the Certificate of Completion are available at the location(s) identified below under "Where to Find Information."

Completion of Project

Cleanup activities were completed at the site between October 2015 and May 2016. The site cleanup included the:

- Excavation and off-site disposal of approximately 22,000 tons of soil/fill grossly contaminated with petroleum impacts. This grossly contaminated material contained elevated levels of polycyclic aromatic hydrocarbons (PAHs) and various metals.
- Installation of sub-slab depressurization systems under the office space of the existing building and all new buildings.
- 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 restricts 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.

NYSDEC has approved the Final Engineering Report, which:

1) Describes the cleanup activities completed.
2) Certifies that cleanup requirements have been or will be achieved for the site.
3) Describes any institutional/engineering controls to be used. An *institutional control* is a non-physical restriction on use of the site, such as a deed restriction, when contamination left over after the cleanup action makes the site suitable for some, but not all uses. An *engineering control* is a physical barrier or method to manage contamination such as a cover or vapor mitigation system.
4) Certifies that a site management plan for any engineering controls used at the site has been approved by NYSDEC.

The following institutional controls have been or will be put in place on the site:

-Environmental Easement
-Site Management Plan
-Soil Management Plan
-Monitoring Plan
-Operation and Maintenance Plan
-Institutional Control/Engineering Control Plan
-Groundwater Use Restriction
-Land Use Restriction

The following engineering controls have been or will be put in place on the site:

-Vapor Mitigation
-Cover System

Next Steps
With its receipt of a Certificate of Completion, the applicant is eligible to redevelop the site. In addition, the applicant:

- has no liability to the State for contamination at or coming from the site, subject to certain conditions; and
- is 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, there is a failure to comply with the terms of the order or agreement with NYSDEC.

Background
Location: The site is located at 291 Homer Street in the City of Olean. It is approximately 2.43 acres in size.

Site Features: The site is occupied by MJ Painting Contractor Corporation, a commercial and industrial painting contractor. There are three metal buildings currently on the site which includes offices, warehouse storage, and paint shops. All of the buildings are constructed on concrete piers with slab-on-grade foundations. Areas surrounding the buildings consist mainly of asphalt pavement/concrete and landscaped areas. Two Mile Creek, a small tributary of the Allegheny

River, is approximately 200 feet to the east of the site.

Current Zoning and Land Use: The site formerly consisted of two tax parcels, 291 Homer Street and 299 Homer Street, both of which were zoned for industrial use. The parcels were combined into 291 Homer Street during remediation and the zoning remains for industrial use. The entire site is operated by MJ Painting Contractor Corporation for commercial painting operations.

Past Use of the Site: The site was owned by Vacuum Oil Company (predecessor of SOCONY-Vacuum Oil Company, Inc.) from 1913 until approximately 1954. The area in the vicinity of the site was used for industrial operations including, but not limited to, petroleum storage and refining, leather tanneries, heavy and light manufacturing, chrome plating, fertilizer manufacturing, and railroad facilities.

Site Geology and Hydrogeology: The site is essentially flat with no distinctive natural topographic features. The land slopes very gently to the southeast. The soil consists of fine-to-coarse sand, silt and gravel (with inclusions of ash, concrete, wood, brick, slag, etc.) to a depth of up to 19 feet below ground surface (bgs) underlain by a silty/clay layer. Areas subject to remedial excavations were backfilled with bank run gravel to the design grade.

The site is underlain by an upper and lower outwash aquifer, separated by a clay and silt layer. The upper aquifer ranges from 10 to 50 ft. thick and is locally confined by a clayey gravel surface layer. The lower aquifer averages 30 ft. thick and is semi-confined by the overlying silt and clay unit. The lower aquifer tends to be more permeable than the upper aquifer. The water table is located between 2 and 9 ft. bgs and groundwater generally flows to the southeast.

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

Department of Environmental Conservation
Division of Environmental Remediation
270 Michigan Ave
Buffalo, NY 14203-2915

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

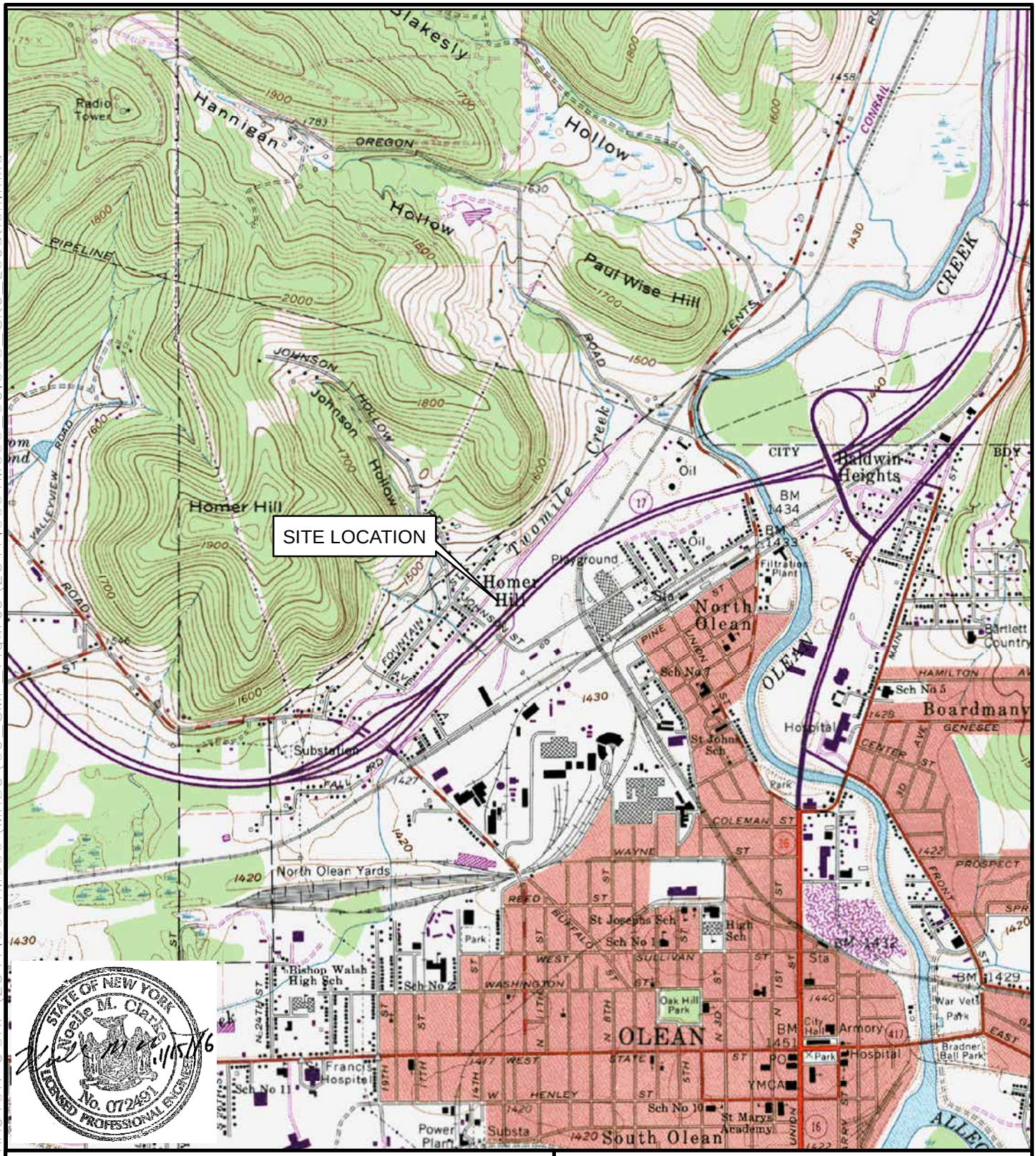
We encourage you to share this fact sheet with neighbors and tenants, and/or post this fact sheet in a prominent area of your building for others to see.

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.



QUADRANGLE LOCATION

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SOURCE:
USGS: 1980, Olean, New York
7.5 Minute Topographic Quadrangle
Contour Interval 3 Meters

0 1,000 2,000 Feet

Title:

SITE LOCATION MAP

291 & 299 HOMER STREET
OLEAN, NEW YORK

Prepared For:

MJ PAINTING CONTRACTOR CORP.

Remedial
REMEDIAL ENGINEERING, P.C.
209 Shafter Street
Islandia, New York 11749 (631) 232-2600

Compiled By: AH	Date: 7/18/2016	FIGURE	
Prepared By: AH	Scale: AS SHOWN	1	
Project Mgr.: DC	Office: MA		
File No.: 128.1	Project: 2317.0001M006		

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