



FACT SHEET

Brownfield Cleanup Program

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

Site Name: 229 Homer Street
DEC Site #: C905044
Address: 229 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 229 Homer Street site ("site") located at 229 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" (RI/AAR) that was submitted by Benson Construction and Development, 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 September 13, 2016 through October 27, 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.

The Remedial Investigation (RI) included the collection of environmental samples from surface soil, subsurface soil, soil vapor, 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. Arsenic, lead, and polycyclic aromatic hydrocarbons (PAHs) were also 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. A petroleum like sheen was observed in 4 of the 5 site monitoring wells, which is attributed to GCM in the surrounding soil. The RI also discovered abandoned underground piping from the former refinery in the southern, eastern, and northern portions of the site.

Based on the investigation results, the proposed remedy consists of:

- Remove and dispose/recycle approximately 2,500 linear feet of refinery piping and properly dispose of materials contained in the piping;
Excavate grossly contaminated media (GCM) identified as soils/fill with visual and or odor

impacts from petroleum contamination and/or exceedances of 100 parts per million measured with a PID (a PID is a field screening device used to detect volatile compounds);

- Re-create the on-site drainage swale along the eastern property boundary, place 12 inches of clean soil cover, and 6 inches of rip rap for erosion protection;
- Manage and properly dispose of impacted water during remedial activities;
- Place a cover system including existing building slabs, hardscape, or a minimum 12 inches of clean soil or gravel over the entire site;
- Install an active sub-slab Depressurization system (SSDS) within the existing building and any future buildings; and,
- Implementing a Site Management Plan (SMP) including an Environmental Easement, Engineering and Institutional Control Plan, Site Monitoring Plan, Excavation Work Plan, Operation and Maintenance Plan, site use limitations, and groundwater use restrictions.

### **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 Remedial Work Plan (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 Site is a 3.34 acre site in an urban area bound by Two Mile Creek and Homer Street to the west, a solid waste transfer station to the northeast, Southern Tier Rail Authority rail lines to the southeast, and the 251 Homer Street BCP site to the southwest.

**Site Features:** The site is relatively flat and includes one approximate 5,575 square foot building used for office, maintenance, and storage.

**Current Zoning and Land Use:** The site is zoned for commercial use and currently occupied by a construction contractor with an office and yard used for storage of construction equipment.

**Past Use of the Site:** From the 1880s to 1950 the site was used for oil refinery purposes and as a petroleum tank farm which has led to site contamination. Former refinery tanks and buildings were removed in 1964. Abandoned refinery piping containing petroleum has been identified as extending onto 229 Homer Street Site.

**Site Geology and Hydrogeology:** Site soils consist of 0-4 feet of fill material (sand, gravel, brick and shale fragments) underlain by sequences of sand, gravel, silt and clay.

Depth to groundwater is 7-14 feet below ground surface (fbgs) and flows southeast.

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

<http://www.dec.ny.gov/cfm/external/derexternal/haz/details.cfm?pageid=3&progno=C905044>

**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  
Attn: Lance Chaffee  
134 N. 2nd Street  
Olean, NY 14760-2583  
(716) 372-0200

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

Anthony Lopes, P.E.  
Department of Environmental Conservation  
Division of Environmental Remediation  
270 Michigan Ave  
Buffalo, NY 14203-2915  
716-851-7220  
anthony.lopes@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**

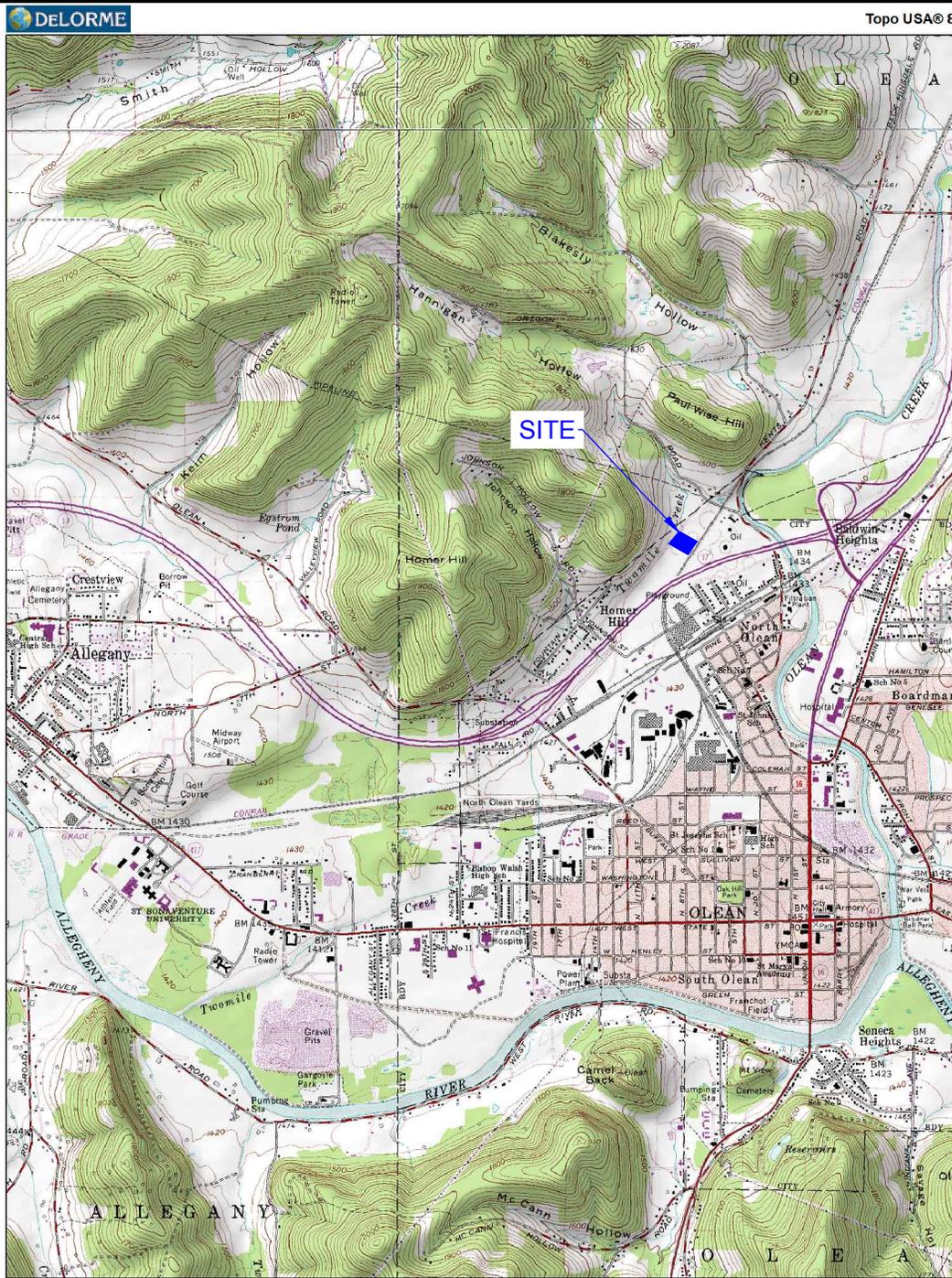
Have site information such as this fact sheet sent right to your email inbox. NYSDEC invites you to sign up with one or more contaminated sites county email listservs available at the following web page: <http://www.dec.ny.gov/chemical/61092.html>. It's quick, it's free, and it will help keep you *better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



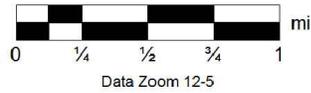
As a listserv member, you will periodically receive site-related information/announcements for all contaminated sites in the county(ies) you select.

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

**FIGURE 1**



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**SITE LOCATION AND VICINITY MAP**

RI / AA REPORT  
 229 HOMER STREET SITE

OLEAN, NEW YORK  
 PREPARED FOR  
 BENSON CONSTRUCTION AND DEVELOPMENT, LLC



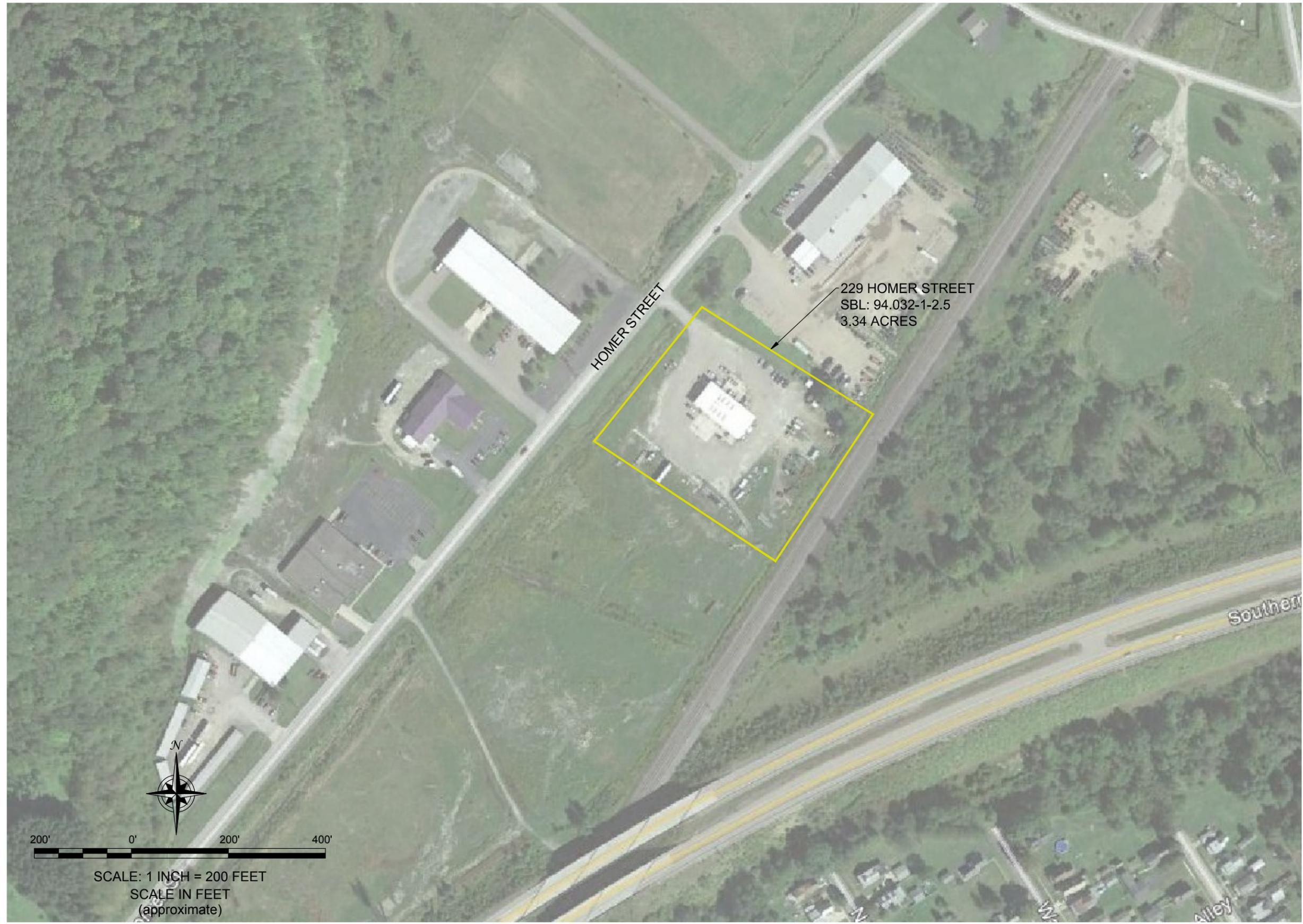
2558 HAMBURG TURNPIKE  
 SUITE 300  
 BUFFALO, NY 14218  
 (716) 856-0635

PROJECT NO.: 0225-015-001

DATE: JANUARY 2016

DRAFTED BY: KRR

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**SITE PLAN (AERIAL)**

RI / AA REPORT  
229 HOMER STREET SITE  
OLEAN, NEW YORK  
PREPARED FOR

BENSON CONSTRUCTION AND DEVELOPMENT, LLC



2558 HAMBURG TURNPIKE  
SUITE 300  
BUFFALO, NY 14218  
(716) 856-0635

JOB NO.: 0225-015-001

**FIGURE 2**

DISCLAIMER: PROPERTY OF TURNKEY ENV. REST., 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 TURNKEY ENV. REST., LLC.