NEW YORK STATE | Department of Environmental Conservation

February 2015

FACT SHEET

Brownfield Cleanup Program

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

Site Name: 211 Franklin Street
DEC Site #: C905038
Address: 211 Franklin Street; Olean, NY 14760
Website: http://www.dec.ny.gov/chemical/100772.html

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 (DEC) to address contamination related to the 211 Franklin Street Site ("site") located at 211 Franklin Street 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 Silence Dogood, LLC (applicant) with oversight provided by DEC. When DEC is satisfied that cleanup requirements have been achieved, the applicant may be eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site.

Additional site details, including environmental and health assessment summaries, are available on DEC's website at http://www.dec.ny.gov/chemical/100772.html and http://www.dec.ny.gov/cfmx/extapps/derexternal/haz/details.cfm?pageid=3&progno=C905038.

How to Comment
DEC is accepting written comments about the proposed cleanup plan for 45 days, from February 20, 2015 through April 6, 2015. The draft Remedial Investigation/Alternatives Analysis Report (RIAAR) containing the proposed site remedy is available for public review at the location identified below under "Where to Find Information." Please submit comments to the DEC project manager listed under Project Related Questions in the "Who to Contact" area below.

The proposed remedy consists of:

1. Excavating and disposing of approximately 42 cubic yards of contaminated soil in a landscape area located adjacent to Franklin Street.
2. Decommissioning and closure of a sump pit located in the basement of the building.
3. Closure of an empty 10,000 gallon underground storage tank (UST) located in the southern portion of the building.
4. Placing/maintaining a cover system over the entire site consisting of the existing concrete floor slab; and asphalt pavement or a minimum of 1 foot of clean soil.
5. Installing a sub-slab depressurization system (SSDS) to vent portions of the existing building floor slab where contaminated vapor exists beneath the building slab.

6. Imposing an environmental easement on the property that will restrict the property to commercial uses, and;
7. Implementing a Site Management Plan that will detail the management of any future excavation of contaminated soil/fill, assess the performance and effectiveness of the site cover and SSDS systems and detail the requirements for periodic review and certification of these site controls.

In addition to the proposed remedial elements listed above, the following interim remedial measures (IRMs) have already been completed at the site:

- The removal of a 10,000 gallon UST located on the south side of the building. The tank was formerly used to store diesel fuel.

The contaminants of concern at the site pose a risk to human health through direct contact and incidental ingestion, as well as, inhalation of contaminated soil vapor that may migrate into the building. A properly maintained site wide cover system and SSDS would mitigate these risks.

Summary of the Investigation

Shallow soil at the site consists of reworked sand and gravel interspersed with varying amounts of concrete, brick, cinders, ash and glass. Contaminants of concern associated with this soil/fill include certain metals and a group of compounds known as polycyclic aromatic hydrocarbons (PAHs). PAHs are frequently found in the waste products of fossil fuel combustion, such as ash and cinders. Deeper soil, located below the groundwater table, is contaminated with residual petroleum contaminates which are believed to have migrated on-site from an off-site source. An isolated area of groundwater near the central portion of the site contains chromium, however, chromium contaminated groundwater is not migrating from the site. Soil vapor beneath the existing slab is contaminated with volatile organic compounds such as trichloroethene (TCE), tetrachloroethene (PCE) and acetone.

Next Steps
DEC will consider public comments received on the proposed remedy presented in the draft RI/AAR and ultimately issue a final Decision Document. New York State Department of Health (DOH) 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 DEC and DOH.

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

Background

Site Location: This BCP site is located in the City of Olean, Cattaraugus County. The site is bordered by a parking lot and an athletic field to the north and northwest, residential properties to the northeast and railroad corridors to the southwest and southeast. The nearest residential property is approximately 120 feet northeast of the site.

Site Features: The site is approximately 5.7 acres in size. A single one and two-story industrial building, with partial basement, covers approximately 90% of the site.

Current Zoning and Land Use: The site is currently zoned and used for industrial purposes in manufacturing epoxies and resins.

Past Use of the Site: The site has historically been used for various manufacturing operations including manufacturing chemicals, glass bottles, metal furniture and metal wares. Painting, polishing, and plating operations historically occurred on the site.

Site Geology and Hydrogeology: Soil at the site generally consists of fill material that extends from the surface to between approximately 2 to 8 feet below ground surface. The maximum depth of fill is approximately 15 feet in the western portion of the building. This fill generally consists of reworked native soil (sand and gravel) intermixed with lesser amounts of slag, ash, bricks, concrete and glass. Native soils below the fill consist of varying proportions of fine to coarse sand and gravel. Bedrock was not encountered in on-site borings, however, bedrock in the vicinity of the site consists of inter-bedded soft gray shale and siltstone.

Depth to groundwater ranges between 17 to 24 feet below ground surface. Groundwater in the uppermost water-bearing unit generally flows east-southeast towards Olean Creek.

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 is any real property that is difficult to reuse or redevelop because of the presence or potential presence of contamination.

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

FOR MORE INFORMATION

Where to Find Information

Public interest in this project is valued and appreciated. Project documents are available at the following location to help the public stay informed. You may also view electronic versions of project documents by visiting the Digital Files section on the website (if available). Large documents may be abbreviated to meet DEC's file size requirements for posting to the website. Hard copies of full project documents are available at the listed locations.

Olean Public Library
134 North 2nd Street
Olean, NY 14760
(716) 372-0200

Selected project documents are also available on the DEC website at:
http://www.dec.ny.gov/chemical/100772.html.

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

Project Related Questions
Chad Staniszewski, P.E.
NYS DEC
270 Michigan Avenue
Buffalo, NY 14203
(716) 851-7220
chad.staniszewski@dec.ny.gov

Site-Related Health Questions
Albert DeMarco
NYS DOH
Bureau of Environmental Exposure Investigation
Empire State Plaza
Corning Tower, Room1787
(518) 402-7860
beei@health.ny.gov

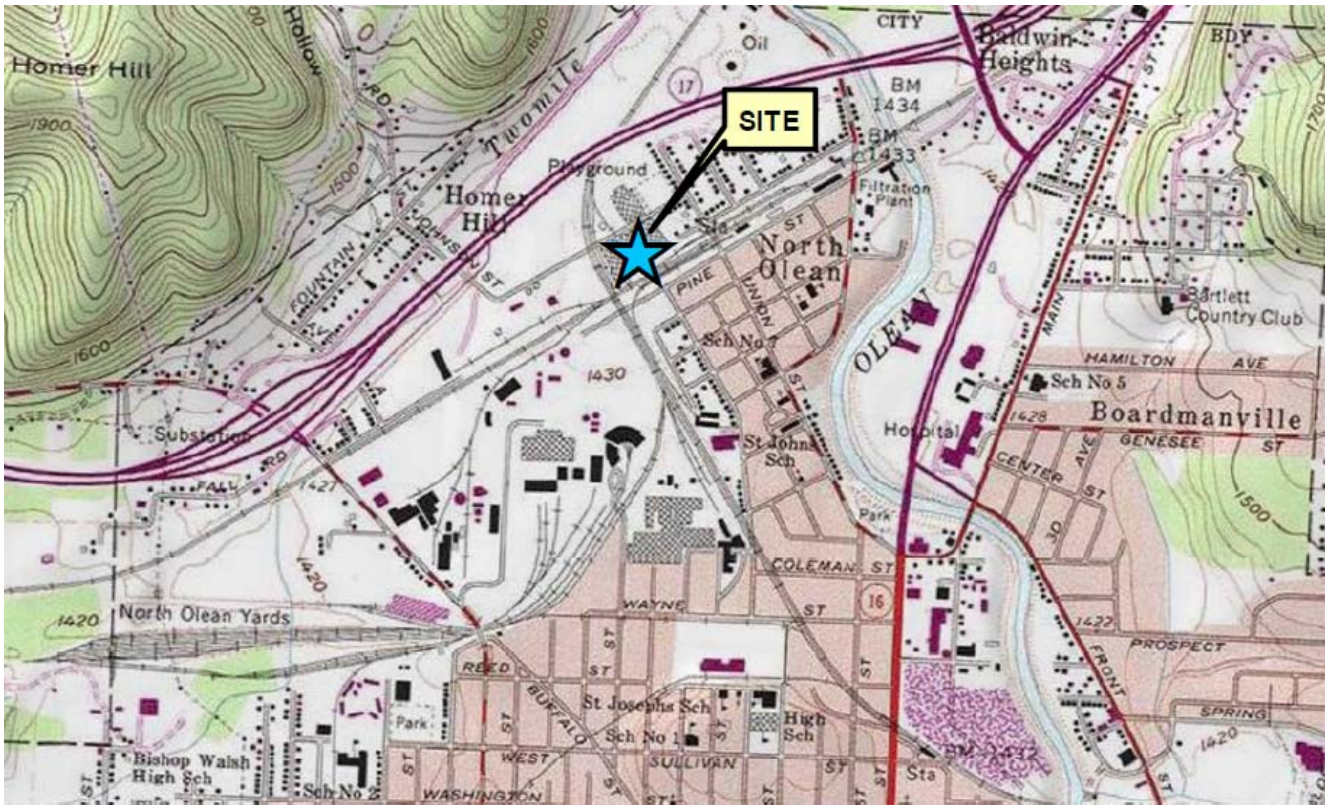
We encourage you to share this fact sheet with neighbors and tenants, and/or post this fact sheet in a prominent area of your building for others to see.

Receive Site Fact Sheets by Email
Have site information such as this fact sheet sent right to your email inbox.

DEC 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.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Bartlett Country Club
HAMILTON AVE
Sch No 5
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