



# 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

**Website:** <http://www.dec.ny.gov/chemical/101994.html>

Have questions?  
See  
"Whom 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 New York State Department of Environmental Conservation (DEC) to address contamination related to the 291 Homer Street site ("site") located at 291 and 299 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 identified below under "Where to Find Information."

The cleanup activities will be performed and funded by MJ Painting Contractor Corp. (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.

Based on the findings of the investigation, DEC, in consultation with New York State Department of Health (DOH) has determined that the site does not pose a significant threat.

Additional site details, including environmental and health assessment summaries, are available on DEC's website at <http://www.dec.ny.gov/chemical/101994.html> and <http://www.dec.ny.gov/cfm/externalapps/derexternal/haz/details.cfm?pageid=3&progno=C905042>.

#### How to Comment

DEC is accepting written comments about the proposed cleanup plan for 45 days, from **June 4 through July 20, 2015**. The draft Remedial Investigation and Alternative 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) Excavation and off-site disposal of soil/fill grossly contaminated with petroleum impacts. This grossly contaminated material contains elevated levels of polycyclic aromatic hydrocarbons (PAHs) and various metals.
- 2) Stabilization and off-site disposal of a discrete area of soil/fill that tested

- characteristically hazardous for lead.
- 3) Installing sub-slab depressurization systems on the office space of the existing building and on all new buildings.
  - 4) Placing a cover system over the entire site, consisting of buildings, pavement or one foot of existing on-site and/or imported soil meeting commercial use criteria.
  - 5) Imposing an environmental easement on the property that will restrict it to commercial or industrial use(s); and
  - 6) Implementing a Site Management Plan that will detail the management of any future excavations in areas of remaining contamination, assess the performance and effectiveness of the site cover system and sub-slab depressurization systems, include requirements for groundwater monitoring and detail the steps necessary for the periodic review and certification of these site controls.

The majority of contamination will be removed from the site following excavation of the grossly contaminated material. Residual contamination may pose a risk to human health through direct contact, incidental ingestion and inhalation. A properly maintained site-wide cover system and sub-slab depressurization system will mitigate the risks associated with residual contamination.

#### *Summary of the Investigation*

Fill material, generally characterized as sand and gravel with inclusions of coal slag, brick, wood, ash, tar like material, concrete, metal fragments and glass, exists over the majority of the site to a maximum depth of 16 feet. Portions of this fill material are grossly contaminated with petroleum impacts including tar like material and oil. This grossly contaminated material also contains elevated concentrations of polycyclic aromatic hydrocarbons (PAHS), arsenic, lead and mercury. A discrete area of this grossly contaminated media tested characteristically hazardous for lead on the southwestern portion of the site. Petroleum product was observed floating on groundwater in the central portion of the site. Site groundwater generally flows to the southeast and contains limited concentrations of dissolved phase contamination. Groundwater is expected to recover following the removal and off-site disposal of grossly contaminated material.

#### **Next Steps**

DEC will consider public comments received on the proposed remedy presented in the draft RIAAR and ultimately issue a final Decision Document. DOH must also concur with the remedy. The final RIAAR (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**

**Location:** The Site is located in the City of Olean and is comprised of two tax parcels at the corner of Homer and Johnson Streets.

**Site Features:** The site is occupied by MJ Painting Contractor Corporation, a commercial and industrial painting contractor. There is one metal building currently in use on the site which includes offices and a warehouse. All portions of the building are constructed on concrete piers with slab-on-grade foundations. Areas surrounding the building consist mainly of asphalt

pavement/concrete and landscaped areas. Ongoing improvements (performed in conjunction with the Brownfield Cleanup Program activities) to the Site include two new buildings which are currently under construction by MJ Painting Contractor Corp.

**Current Zoning/Use(s):** The 291 Homer St. parcel is zoned Industrial and is currently occupied by MJ Painting Contractor Corporation, a commercial and industrial painting contractor. The 299 Homer St. parcel is also zoned industrial.

**Historical Use(s):** The Site was owned by Vacuum Oil Company (predecessor of Socony-Vacuum Oil Company, Inc.) from 1913 until approx. 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/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. Bedrock consists of predominantly Upper Devonian shale, siltstone, and sandstone of the Conewango and Conneaut Groups.

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 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

Project documents are available at the following location to help the public stay informed.

Olean Public Library  
134 N 2<sup>nd</sup> Street  
Olean, NY 14760  
(716) 372-0200

Selected project documents are also available on the DEC website at:  
<http://www.dec.ny.gov/chemical/37554.html>.

### Whom to Contact

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

#### Project Related Questions

Chad Staniszewski, P.E.  
New York State Department of Environmental  
Conservation  
270 Michigan Avenue  
Buffalo, NY 14141  
(716) 851-7220  
[chad.staniszewski@dec.ny.gov](mailto:chad.staniszewski@dec.ny.gov)  
{Call for an appointment}

#### Site-Related Health Questions

Renata Ockerby  
New York State Department of Health  
Bureau of Environ. Exposure Investigation  
Empire State Plaza, Corning Tower, Rm1787  
Albany, NY 12237  
(518) 402-7860  
[bee@health.ny.gov](mailto:bee@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.

