Department of Environmental Conservation

November 2015

FACT SHEET

Brownfield Cleanup Program

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

Site Name: Former Signore, Inc.
DEC Site #: C905034
Address: 55 Jefferson Street; Ellicottville, NY 14731
Website: http://www.dec.ny.gov/chemical/76035.html

Have questions? See "Who to Contact" Below

Cleanup Action Completed at Brownfield Site

Action has been completed to address the contamination related to the Former Signore, Inc. site ("site") located at 55 Jefferson Street, Ellicottville, Cattaraugus County under New York State's Brownfield Cleanup Program. Please see the map for the site location.

The cleanup activities were performed by Iskalo Ellicottville Holdings, LLC ("applicant(s)") with oversight provided by New York State Department of Environmental Conservation (DEC). The applicant(s) have submitted a draft Final Engineering Report for DEC review which states that cleanup requirements have been or will be achieved to fully protect public health and the environment for the proposed site use.

Highlights of the Site Cleanup: The site was cleaned up during two interim remedial measures (IRMs) in 2011 and 2013 and final remedial action in 2015. The following remedial actions took place during these cleanup events:

1. Removal of six underground storage tanks and excavation and off-site disposal of approximately 5,500 tons of petroleum impacted soils.
2. Removal of three former septic tanks.
3. In-situ groundwater treatment by bio-remediation to breakdown residual chlorinated volatile organic compounds. Bio-remediation consisted of injecting food grade vegetable oils and surfactants in an approximately 12,000 ft^2 area near the central portion of the site.
4. An Environmental Easement was placed on the property to restrict land use to restricted residential, commercial or industrial.
5. Implementation of the Site Management Plan detailing requirements for management of remaining contamination.
6. Certification that the institutional controls are still in place and effective will be made annually.

Next Steps
When DEC approves the Final Engineering Report, it will be made available to the public (see "Where to Find Information" below). DEC then will issue a Certificate of Completion which will be announced in a fact sheet that is sent to the site contact list.

The applicant(s) would be able to redevelop the site after receiving a Certificate of Completion. In addition, the applicant(s):

- would have no liability to the State for contamination at or coming from the site, subject to certain conditions; and
- would be 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, an applicant does not comply with the terms of its Brownfield Cleanup Agreement with DEC.

Background
Location:
The Signore site is located at 43 Jefferson Street in the Village of Ellicottville, Cattaraugus County. This BCP site is 8.43 acres in size and is located within a larger 13 acre site that is listed as Class 4 on the Registry of Inactive Hazardous Waste Disposal Sites (as site #905023).

Site Features:
Main site features include one large concrete pad in the former location of the manufacturing facility (demolished in 2013) and four smaller unoccupied metal sided storage buildings. Plum Creek traverses the western and southern portion of the site.

Current Zoning and Land Use:
The site is currently zoned for commercial/manufacturing use(s). The site is currently vacant. Proposed redevelopment includes mixed residential/commercial use.

Past Use of the Site:
This site is part of a former manufacturing facility that fabricated metal lockers and cabinets. Principal operations included: stamping, cuffing, notching, bending, degreasing, phosphatizing, painting, and assembly. In 1986, the facility undertook a soil and groundwater sampling program which indicated the presence of volatile organic compounds (VOCs) at the site. Subsequent studies found downgradient private and public drinking water wells were affected. The contamination was attributed to spills, leakage and other plant operations.

In 1989 Signore signed a Consent Order to perform a Remedial Investigation / Feasibility Study (RI/FS) at the registry site (#905023) and implement Interim Remedial Measures (IRMs) to address the contaminated water supplies. The RI field work was completed in 1990. IRMs were completed including connecting 34 residential properties served by private wells to the existing public water supply and the installation of an interceptor well upgradient of the Town's municipal water supply well. The RI was completed and a Record of Decision (ROD) was signed on January 31, 1992. The selected remedial alternative consisted of operating an on-site groundwater extraction and treatment system and long-term groundwater monitoring. Monitoring data indicated a general decrease in site contaminants and off-site migration with time.

In 2002, Signore was allowed to discontinue the on-site groundwater pump and treat system as groundwater concentrations on-site and off-site were at or near groundwater standards. The interceptor well near the public water supply remains in-place, although it has not been operated since 2002. Sampling results from both the interceptor well and the town well indicate groundwater contaminant concentrations are non-detect or below State drinking water standards.

In approximately 2006, Signore Tool and Die ceased operations and abandoned the facility. In 2008, Iskalo Ellicottville Holdings LLC purchased the Signore property and entered the Brownfield Cleanup Program in 2011.

Site Geology and Hydrogeology:
Surface geology at the site consists of a thin surficial layer of topsoil underlain by a 10 to 30 foot thick alluvial unit consisting of brown sandy silt with some clay and gravel. Beneath the alluvial unit is an outwash deposit extending to a depth of approximately 50 feet consisting of a fine to coarse grained sand and gravel with little silt. Below the 50 foot depth the material becomes sandier with less gravel. Limestone bedrock was encountered at a depth of 89 feet. The on-site groundwater table is approximately 10 feet below ground surface and flows to the south.

Additional site details, including environmental and health assessment summaries, are available on DEC's website at http://www.dec.ny.gov/chemical/76035.html and http://www.dec.ny.gov/cfmx/extapps/derexternal/haz/details.cfm?pageid=3&progno=C905034.

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 locations to help the public stay informed.

Ellicottville Memorial Library
6499 Maples Road
Ellicottville, NY 14731
(716) 699-2842

DEC Region 9 Buffalo Office
Attn: Mr. Jaspal Walia
270 Michigan Avenue
Buffalo, NY 14203
(716) 851-7220
(please call for an appointment)

Project documents are also available on the DEC website at:
http://www.dec.ny.gov/chemical/76035.html.

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

Project Related Questions
Chad Staniszewski
NYS DEC
Division of Environmental Remediation
270 Michigan Ave
Buffalo, NY 14203
716-851-7220
chad.staniszewski@dec.ny.gov

Site-Related Health Questions
Scarlett McLaughlin
NYS DOH
Bureau of Environmental Exposure Investigation
Empire State Plaza, Corning Tower, Room 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. 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.

FORMER 168,000
SQ. FT. MAIN
BUILDING
APPROXIMATE
PROPERTY
LINE
BCP SITE
BROWNFIELD
CLEANUP AREA
8.43 ACRES
FORMER 168,000
SQ. FT. MAIN
BUILDING
ANCILLARY
BUILDINGS
219
219
FORMER SIGNORE PROPERTY
(SBL # 55.043-1-3.1)