



# FACT SHEET

## Brownfield Cleanup Program

\*Receive site fact sheets by *email*. See **For More Information** to learn how.

Site Name: Olean Redevelopment Parcel 1, Parcel 2 and Parcel 3

**November 2013**

DEC Site #: C905031, C905032 and C905033

Site Address: 1404 - 1470 Buffalo Street; Olean, NY 14760

Website: <http://www.dec.ny.gov/chemical/65746.html>

Have questions? See  
**Who to Contact**  
below

## Olean Redevelopment Update: 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 Olean Redevelopment Parcel 1, Olean Redevelopment Parcel 2 and Olean Redevelopment Parcel 3 sites ("site") located at 1404 - 1470 Buffalo 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 locations identified below under **Where to Find Information**.

Based on the findings of the investigation, DEC has determined that the Olean Redevelopment Parcel 3 site presents a significant threat to the environment.

### How to Comment

DEC is accepting written comments about the proposed plan for 45 days, from **November 15, 2013 through December 30, 2013**. The proposed plan is available for public review at the locations 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.

### Documents for Review

The cleanup plan is described in DEC's Proposed Decision Document, which is based on a more detailed "Remedial Investigation and Alternatives Analysis Report". The proposed remedy consists of:

- Removal or cleaning and capping of approximately 94,500 linear feet of abandoned subsurface piping.
- Excavation and off-site disposal of approximately 5,400 cubic yards of soil contaminated with metals, semi-volatile organic compounds and polychlorinated biphenyls.
- In-situ soil vapor extraction systems will be installed to remove volatile and semi-volatile organic compounds to remediate subsurface soil grossly impacted by petroleum product.
- Near surface soils grossly impacted by petroleum product will be remediated by excavation and on-site treatment in forced vent bio-piles. Air will be drawn through the piles of contaminated soil to remove volatile and semi-volatile organic compounds. After treatment the soil will be used to backfill on-site excavations.
- In-situ stabilization of approximately 4,200 cubic yards of hazardous lead contaminated soils (on Parcel 3 only).
- Excavation of a clean utility corridor to lay utilities for future development.

- A site cover consisting of 1-foot of soil will be placed over the entire surface of all three sites.
- A soil vapor intrusion assessment will be required on all buildings constructed on-site.
- Filing of an Environmental Easement and implementation of a Site Management Plan to ensure long term protectiveness of the remedy.

The proposed remedy was developed by Olean Gateway LLC ("applicant(s)") after performing a detailed investigation of the site under New York's Brownfield Cleanup Program (BCP).

### Next Steps

DEC will consider public comments, revise the plan as necessary, and issue a final Decision Document. DOH must concur with the proposed remedy. After approval, the proposed remedy becomes the selected remedy. The draft Remedial Work Plan and Proposed Decision Document are revised as needed to describe the selected remedy, and will be made available to the public. The applicant 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 Olean Redevelopment Sites, located at 1404-1470 Buffalo Street, is in an industrial zoned area of the City of Olean. The 60 acre site is located just south of I-86. The site is bordered by commercial and industrial properties, Southern Tier Rail Authority Freight Lines to the north, the Dresser Rand Company to the east and south, and Buffalo Street to the west. The nearest residential area is located approximately 400 feet south of the site.

**Site Features:** The site is currently vacant with no standing buildings. Concrete foundations and associated concrete pads are visible at and slightly above ground level. An extensive network of abandoned below ground piping exists from historic industrial activities.

**Current Zoning/Uses:** The site is currently inactive and is zoned for industrial use. The site is surrounded by industrial and commercial properties.

**Historic Uses:** The site and abutting properties were historically home to various oil refineries beginning in the late 19th century. Oil refining, storage and distribution operations were conducted on various portions of the site and surrounding properties until 1954. Fertilizer manufacturing occurred on a portion of the site until 1983 when operations ceased. The majority of the property has been vacant since that time.

Past industrial use has contaminated the site with petroleum product, volatile organic compounds, semi-volatile organic compounds, metals and PCBs. Remedial activities implemented prior to entering the Brownfield Cleanup Program include operation of a pump and treat system to remediate an ammonia and nitrogen groundwater plume.

**Geology & Hydrogeology:** In general, the site geology consists of a limited layer of topsoil underlain by a layer of fill (ash, slag, coal, bricks, etc.) underlain by an 80 foot thick outwash aquifer which is divided into upper and lower water bearing units. Lenses of silt and clay are scattered

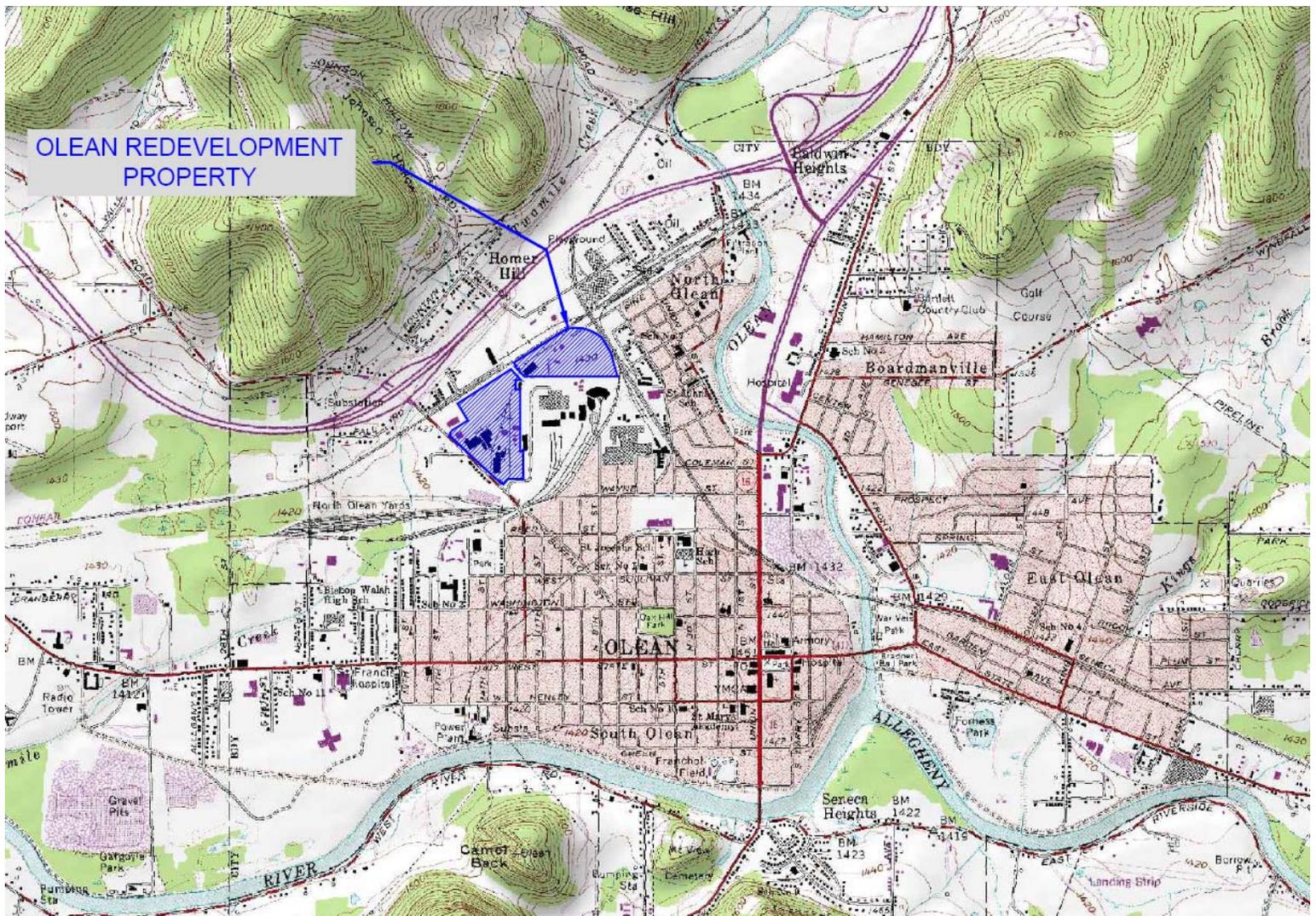
throughout the sand and gravel outwash deposits. Depth to bedrock is estimated at 220 to 260 feet below ground surface. Groundwater flow is generally to the southwest. The water table is approximately 20 feet below ground surface.

Additional site details, including environmental and health assessment summaries, are available on DEC's website at <http://www.dec.ny.gov/chemical/65746.html> and <http://www.dec.ny.gov/cfm/extapps/derexternal/haz/details.cfm?pageid=3&progno=C905031>.

## 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>.

## Site Location



## 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 this brownfield site's website at <http://www.dec.ny.gov/chemical/65746.html>. 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.

### NYS DEC Region 9 Office

270 Michigan Avenue  
Buffalo, NY 14203  
716-851-7220  
(Call for appointment)

### Olean Public Library

Attn: Lance Chaffee  
134 North Second Street  
Olean, NY 14760  
716-372-0200

## Who to Contact

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

### Project Related Questions:

Chad Staniszewski  
NYS DEC, DER  
270 Michigan Ave  
Buffalo, NY 14203  
716-851-7220  
[crstanis@gw.dec.state.ny.us](mailto:crstanis@gw.dec.state.ny.us)

### Site-Related Health Questions:

Matthew Forcucci  
NYS DOH  
584 Delaware Ave  
Buffalo, NY 14202  
716-847-4501  
[bee@health.state.ny.us](mailto:bee@health.state.ny.us)

### Development Related Questions:

Paul Neureuter  
4 Centre Drive  
Orchard Park, NY 14127  
716-667-1234

## For More Information

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*.

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

