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| <h1>FACT SHEET</h1> | <h2>Brownfield Cleanup Program</h2> |
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Receive Site Fact Sheets by *Email*. See "For More Information" to Learn How.

Site Name: Olean Redevelopment Parcel 2
DEC Site #: C905032
Address: 1470 Buffalo Street; Olean, NY 14760
Website: <http://www.dec.ny.gov/chemical/65746.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 Olean Redevelopment Parcel 2 site ("site") located at 1470 Buffalo Street, Olean, Cattaraugus County under New York State's Brownfield Cleanup Program. Please see the map for the site location.

The cleanup activities were performed by Olean Gateway LLC ("applicant(s)") with oversight provided by the 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 approved remedy for the Site consisted of the following actions:

- Approximately 2,715 tons of arsenic contaminated soil/fill was excavated and disposed of off-site at an appropriately permitted facility;
- Approximately 143 tons of mercury contaminated soil/fill was excavated and disposed of off-site at an appropriately permitted facility;
- Approximately 638 tons of grossly contaminated petroleum soil (GCPS) was excavated and disposed of off-site at an appropriately permitted facility;
- Approximately 34,500 linear feet of subsurface piping (steel, cast iron, lead and copper) was removed, cleaned, and recycled or disposed of off-site. An additional 156 linear feet of wood pipe was also removed, cleaned, and disposed of off-site. Piping which extended beyond the property boundary was capped and/or sealed at the property line. Approximately 240 cubic yards of GCPS was excavated during piping removal activities and treated on-site for reuse as backfill below the final cover system;
- Approximately 24, 55-gallon drums of petroleum product, residual pipe scale, and product sludge were generated from pipe cleaning activities during the removal of the abandoned

subsurface piping. The 24 drums (15 non-hazardous and 9 hazardous) were disposed of off-site at an appropriately permitted facility. In addition to the drums, approximately 3.5 tons of petroleum impacted tank contents were solidified with Portland cement and disposed of off-site at an appropriately permitted facility. Water extracted from excavations during piping removal was treated and sampled prior to being discharged to the City of the Olean sanitary sewer with approval under an Industrial Pretreatment Program permit;

- Installation and operation of a soil vapor extraction (SVE) system to address GCPS in the deeper soil/fill from approximately 2 to 15 feet below ground surface. The SVE system captures volatile organic compounds (VOC) vapors from the soil like a vacuum to remove contamination. Emissions from the SVE system are treated prior to discharging to the atmosphere to remove VOCs and control the nuisance odors;
- Petroleum product recovery from monitoring wells. Recovered product is transferred to 55-gallon drums for future off-site disposal;
- A site cover system was constructed to allow for commercial use of the Olean Redevelopment Parcel 2. The cover system consists of a minimum of one foot of soil, meeting the soil cleanup objectives (SCOs) for commercial use. The soil cover was placed over a demarcation layer, consisting of orange plastic mesh, and was hydroseeded;
- An Environmental Easement was placed on the property to restrict land use to commercial/industrial operations and prevent future exposure to any contamination remaining at the Site;
- Implementation of a Site Management Plan (SMP) detailing requirements for management and monitoring of remaining contamination as required by the Environmental Easement; and
- Annual certification that the institutional and engineering 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 Olean Redevelopment Parcel 2 Site is located at 1470 Buffalo Street, in an

industrial zoned area of the City of Olean. The 9.25 acre site is located just south of I-86. The site is bordered by commercial and industrial properties, including associated BCP sites to the south (Olean Redevelopment Parcel 1 Site) and east (Olean Redevelopment Parcel 3 Site), the Southern Tier Rail Authority freight rail lines to the north, and Buffalo Street to the west. The nearest residential area is located approximately 150 feet north of the site.

Site Features: The site is currently fenced and vacant with no standing buildings. Historic building pads and underground piping has been removed during remedial activities. The site has a soil cover that is graded to promote runoff to a drainage ditch and associated retention pond. An asphalt access road runs across the south and south-eastern portion of the site, and connects to Olean Redevelopment Parcels 1 and 3.

Current Zoning and Land Use: The site is currently inactive and is zoned for industrial use. The site is surrounded by industrial and commercial properties.

Past Use of the Site: 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. In 1956 the site was sold to the Simpson Grain Corporation. The site, or portions thereof, was subsequently sold to Olean Industries Inc. in 1958 and then the Felmont Oil Corporation in 1964. The majority of the property has been vacant since that time.

Site Geology and 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 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/external/derexternal/haz/details.cfm?pageid=3&progno=C905032>.

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.

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

DEC Region 9 Buffalo Office
Attn: Mr. Benjamin McPherson
270 Michigan Avenue
Buffalo, NY 14203
716-851-7220

Who to Contact

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

Project Related Questions

Benjamin Mcpherson
NYS DEC
Division of Environmental Remediation
270 Michigan Ave
Buffalo, NY 14203
716-851-7220
benjamin.mcpherson@dec.ny.gov

Site-Related Health Questions

Mathew Forcucci
NYS DOH
584 Delaware Avenue
Buffalo, NY 14202
716-847-4501
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.

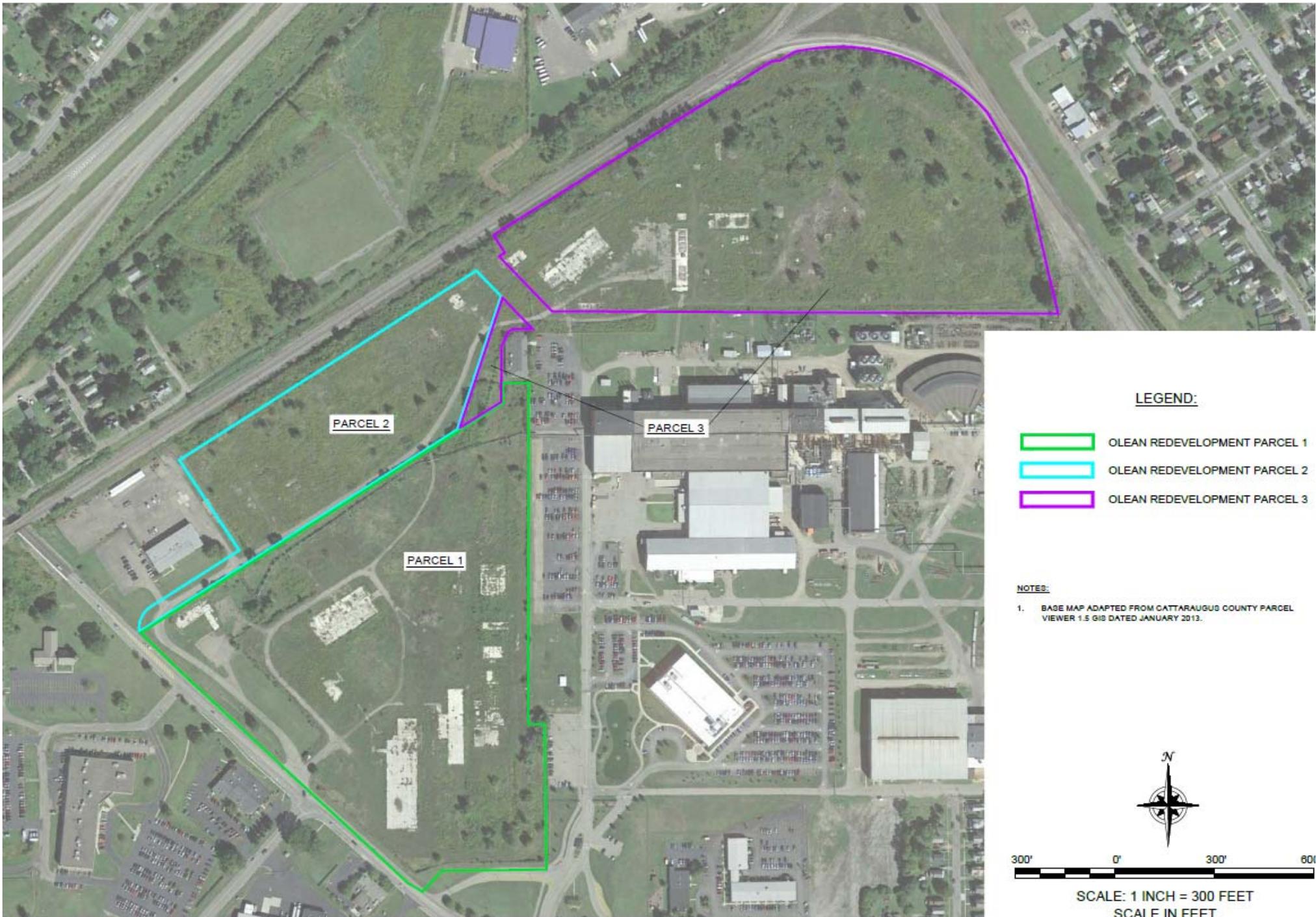
Receive Site Fact Sheets by Email

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.

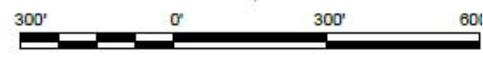


LEGEND:

-  OLEAN REDEVELOPMENT PARCEL 1
-  OLEAN REDEVELOPMENT PARCEL 2
-  OLEAN REDEVELOPMENT PARCEL 3

NOTES:

1. BASE MAP ADAPTED FROM CATTARAUGUS COUNTY PARCEL VIEWER 1.5 GIS DATED JANUARY 2013.



SCALE: 1 INCH = 300 FEET
SCALE IN FEET