



FACT SHEET Brownfield Cleanup Program

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

Site Name: Olean Redevelopment Parcel 3
DEC Site #: C905033
Address: 1404-1406R, 1420 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 3 site ("site") located at 1404-1406R, 1420 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 and Solean, 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 approved remedy for the Site consisted of the following actions:

- Approximately 425 tons of arsenic contaminated soil/fill was excavated and disposed of off-site at an appropriately permitted facility;
Approximately 235 tons of grossly contaminated petroleum soil (GCPS) was excavated and disposed of off-site at an appropriately permitted facility;
Approximately 7,600 tons of lead contaminated soil/fill was stabilized in-place utilizing a mixture of Portland cement to treat the soil and render it non-hazardous;
Approximately 50,700 linear feet of subsurface piping (steel, cast iron, lead and copper) was removed, cleaned, and recycled or disposed of off-site. An additional 232 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 2,500 cubic yards of GCPS was excavated during piping removal activities and treated on-site for reuse as backfill below the final cover system;
Approximately 33, 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 33 drums (21 non-hazardous and 12 hazardous) were disposed of off-site at an appropriately permitted facility. In addition to the drums, approximately 4.9 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 compound (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 off-site disposal;
- A site cover system was constructed to allow for commercial use of the Olean Redevelopment Parcel 3. 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
- 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 3 Site, located at 1404-1406R, and 1420 Buffalo

Street, is in an industrial zoned area of the City of Olean. The 24.37 acre site is located just south of I-86. The site is bordered by commercial and industrial properties, including an associated BCP site to the west (Olean Redevelopment Parcel 2 Site), the Dresser Rand Company to the south and Southern Tier Rail Authority freight rail lines to the north and east. The nearest residential area is approximately 150 feet northeast of the site.

**Site Features:** The site is currently fenced and vacant with a vegetated soil cover in place. Historic concrete foundations, associated concrete pads, and abandoned below ground piping have been removed from the site during remedial action. Treatment trailers, extraction wells, and piping have been installed at the site for the operation of a soil vapor extraction (SVE) system.

**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. After several property transactions, the site was acquired by the Felmont Oil Corporation in 1964. The Felmont Oil Corporation produced ammonia on the subject property which was sold to Agway for fertilizer manufacturing on a neighboring parcel (Olean Redevelopment Parcel 1) to the southwest. Fertilizer manufacturing ceased in 1983 and 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/xtapps/derexternal/haz/details.cfm?pageid=3&progno=C905033>.

**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: Mr. 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](mailto: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](mailto: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.

