



# 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

Have questions?  
See  
"Who to Contact"  
Below

### NYSDEC Certifies Cleanup Requirements Achieved at Brownfield Site

The New York State Department of Environmental Conservation (NYSDEC) has determined that the cleanup requirements to address 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 have been or will be met. Please see the map for the site location.

The cleanup activities were performed by Iskalo Ellicottville Holdings LLC with oversight provided by NYSDEC. NYSDEC has approved a Final Engineering Report and issued a Certificate of Completion for the site. Copies of the Final Engineering Report and Notice of the Certificate of Completion are available at the location(s) identified below under "Where to Find Information."

#### Completion of Project

Final remedy consisted of:

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 to address residual contamination due to chlorinated volatile organic compounds in an approximately 12,000 ft<sup>2</sup> 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/industrial operations and prevent future exposure to any contamination remaining at the Site.
5. Implementation of a Site Management Plan (SMP) detailing requirements for management of remaining contamination as required by the Environmental Easement.
6. Excavation Work Plan to assure that future intrusive activities and soil/fill handling at the Site are completed in a safe and environmentally responsible manner; and

7. Certification that the institutional and engineering controls are still in place and effective will be made annually.

### **Final Engineering Report Approved**

NYSDEC has approved the Final Engineering Report, which:

- 1) Describes the cleanup activities completed.
- 2) Certifies that cleanup requirements have been or will be achieved for the site.
- 3) Describes any institutional/engineering controls to be used. An *institutional control* is a non-physical restriction on use of the site, such as a deed restriction, when contamination left over after the cleanup action makes the site suitable for some, but not all uses. An *engineering control* is a physical barrier or method to manage contamination such as a cap or vapor barrier.
- 4) Certifies that a site management plan for any engineering controls used at the site has been approved by NYSDEC.

The following institutional controls have been or will be put in place on the site:

- Site Management Plan
- Environmental Easement
- Groundwater Use Restriction
- Land Use Restriction

The following engineering controls have been or will be put in place on the site:

- Groundwater Treatment Systems

### **Next Steps**

With its receipt of a Certificate of Completion, the applicant is eligible to redevelop the site. In addition, the applicant:

- has no liability to the State for contamination at or coming from the site, subject to certain conditions; and
- is 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, there is a failure to comply with the terms of the order or agreement with NYSDEC.

### **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 NYS 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 more sandy 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 NYSDEC's website at:

<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 location(s) to help the public stay informed.

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

Project documents are also available on the NYSDEC website at:

<http://www.dec.ny.gov/chemical/37554.html>

### Who to Contact

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

#### Project Related Questions

Jaspal S. Walia  
Department of Environmental Conservation  
Division of Environmental Remediation  
270 Michigan Ave  
Buffalo, NY 14203-2915  
716-851-7220  
jaspal.walia@dec.ny.gov

#### Site-Related Health Questions

Scarlett McLaughlin  
New York State Department of Health  
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.**

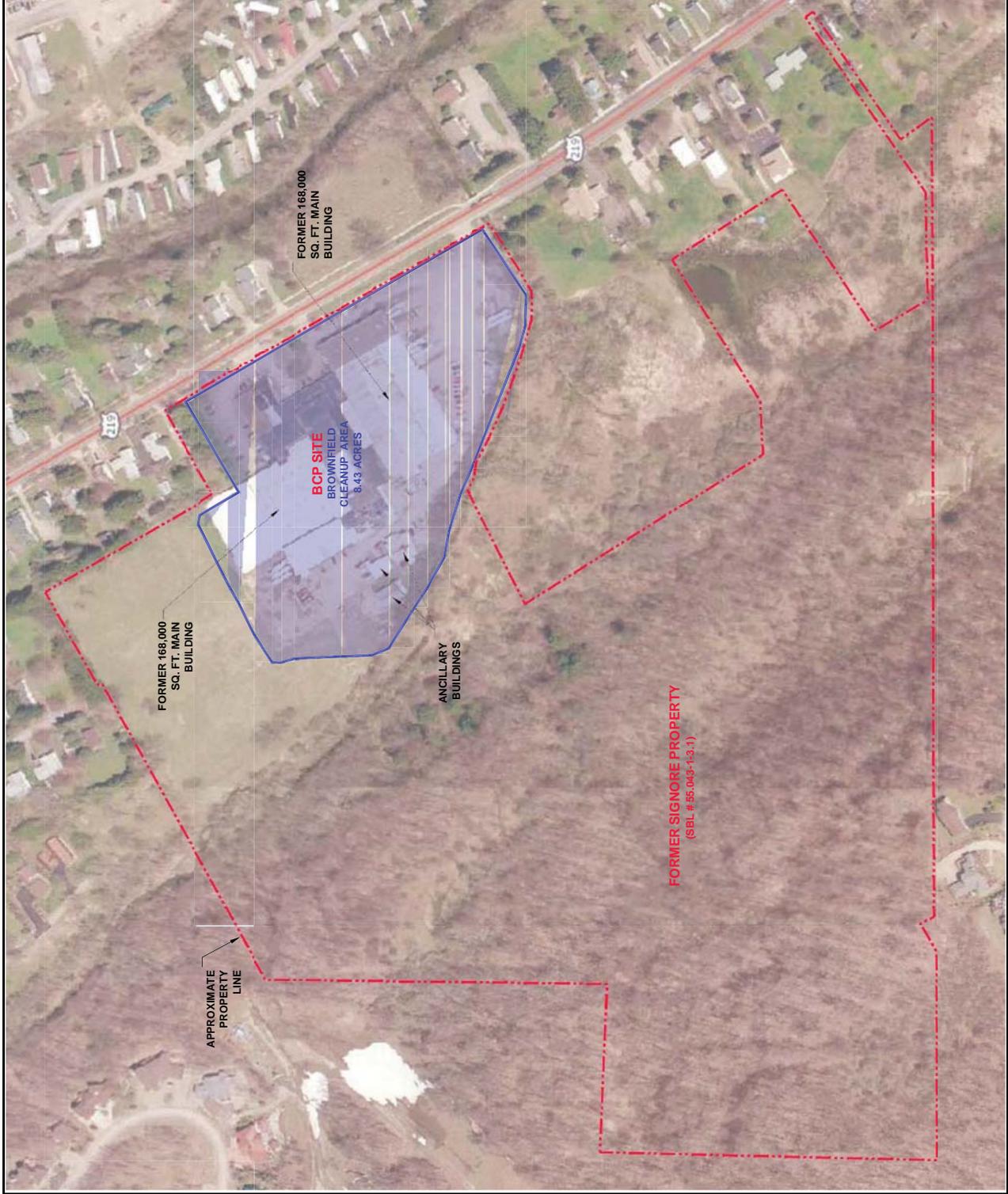
#### **Receive Site Fact Sheets by Email**

Have site information such as this fact sheet sent right to your email inbox. NYSDEC 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.



**NOTES:**

1. BASE MAP ADAPTED FROM A 2006 AERIAL PHOTOGRAPH AND PROPERTY LINES DOWNLOADED FROM <http://maps.caitco.org/website/ParcelViewer.htm> AND FIELD OBSERVATIONS.
2. THE SIZE AND LOCATION OF EXISTING SITE FEATURES SHOULD BE CONSIDERED APPROXIMATE.



NO.	REVISION DESCRIPTION	BY	DATE

PREPARED FOR:  
**GZA** GeoEnvironmental of NY  
 Engineers and Scientists  
 www.gza.com

PROJECT NO. \_\_\_\_\_  
 DATE: OCTOBER 2015

REVIEWED BY: JR  
 CHECKED BY: MP  
 DRAWN BY: MT/BEW  
 SCALE: 1" = 200'  
 REVISION NO. \_\_\_\_\_

FIGURE  
 FORMER SIGNORE FACILITY  
 55-57 JEFFERSON STREET  
 ELLICOTTVILLE, NEW YORK  
 BROWNFIELD CLEANUP PROGRAM SITE NO. C905034  
 SITE LAYOUT MAP