

CERTIFICATION OF MAILING

FORMER SIGNORE, INC. MANUFACTURING
C905034

I certify that I mailed on Monday, September 12, 2011 a copy of the attached
Cover Letter + Fact Sheet by first class mail upon the person(s) on the attached mailing
list, by depositing a true copy thereof, securely enclosed in a postpaid wrapper, in the Post Office
box at Buffalo Air Mail Facility at 285 Cayuga Road in the
City of Town of Cheektowaga, New York, which box is under the exclusive
care and custody of the United States Post Office.

Matthew S. Roland

Signature

September 12, 2011

Date

Matthew S. Roland
Development Project Manager
Iskals Development Corp.
Manager of Iskals Ellicottville Holdings LLC



September 12, 2011

Re: Iskalo Ellicottville Holdings LLC
Former Signore Property – 55 Jefferson Street, Ellicottville, NY

Dear Fellow Ellicottville Property Owner:

As you may recall from prior correspondence, we are the current owner of the former Signore property, having acquired it in 2008. We subsequently made application to the New York State Department of Environmental Conservation and the property was accepted into the Brownfield Cleanup Program which will govern cleanup of residual contamination on the property.


The exchange of information with the local community regarding the planned cleanup of the property is an important part of the Brownfield Cleanup Program. Thus, we have been asked by the New York State Department of Environmental Conservation to distribute the enclosed Fact Sheet pertaining to the environmental investigation and cleanup work being undertaken at the former Signore Facility. This Fact Sheet also contains contact information should you have any questions.

We are pleased to provide you with the enclosed Fact Sheet and look forward to continuing our cleanup efforts at the property.

Sincerely,

ISKALO ELLICOTTVILLE HOLDINGS LLC

By: Iskalo Development Corp., Its Manager


David Chiazza
Executive Vice President

(Fact Sheet Begins on Page 2)

Act Now to Continue Receiving Information About This Site!

DEC's Division of Environmental Remediation (DER) now distributes information about contaminated sites *electronically by email*.

If you would like to continue to receive information about the contaminated site featured in this fact sheet:

You must sign up for the DER email listserv:

www.dec.ny.gov/chemical/61092.html

DER cannot register your email address – only the email address owner can do so. If you already have signed up for the listserv for the county in which the site is located, you need do nothing.



Why You Should Go “Paperless”:

- ☒ Get site information faster and share it easily;
- ☒ Receive information about all sites in a chosen county – read what you want, delete the rest;
- ☒ It helps the environment and stretches your tax dollars.

If “paperless” is not an option for you, write to the DER project manager identified in this fact sheet. Indicate that you need to receive paper copies of fact sheets through the Postal Service. Include the site name in your correspondence. The option to receive paper is available to individuals only. Groups, organizations, businesses, and government entities are assumed to have email access.



FACT SHEET

Brownfield Cleanup Program

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

Environmental Investigation and Cleanup Work to begin at the Former Signore Facility Work Plans Available for Public Comment

September 2011

Project No. C905034

Introduction

The New York State Department of Environmental Conservation (NYSDEC) welcomes public comment as it reviews a draft Supplemental Remedial Investigation (SRI) Work Plan for the Former Signore Facility Brownfield Cleanup Program Site located at 55 Jefferson Street, Ellicottville, Cattaraugus County. The SRI work plan outlines supplemental environmental investigation activities to be performed at the site which will help to further determine the nature and extent of contamination and aide in developing cleanup options, if necessary. In addition, an Interim Remedial Measures (IRM) Work Plan has been prepared that outlines remedial activities that can be taken quickly without extensive investigation to address an environmental problem. This interim work is scheduled to commence in early September 2011. Previous industrial activities at the site have contaminated soil, groundwater, and soil vapor.



The investigation work will be performed under New York State's Brownfield Cleanup Program (BCP). The BCP provides existing or potential property owners financial incentives to promote the voluntary cleanup and redevelopment of brownfield sites. Brownfields typically are former industrial properties where the real or perceived presence of contamination impedes reuse of the site. Iskalo Ellicottville Holdings LLC took ownership of the property in 2008. Iskalo submitted a BCP Application to NYSDEC for an 8.43-acre portion (Signore BCP Area) of the property. The Signore BCP Area was accepted into the BCP in January 2011, when NYSDEC issued and executed a Brownfield Cleanup Agreement with Iskalo Ellicottville Holdings.

Is the Site a Threat to Public Health?

Previous investigations at the site have identified contamination in site soil and groundwater. Currently, there are no known immediate health impacts to site users or the surrounding community. In the early 1990's,

significant off-site migration of contaminants was addressed through the New York State Superfund Program. Remedial work completed under the NYS Superfund program included: 1) Installation of an interceptor well upgradient of the Town drinking water well; 2) Connection of 34 residential properties to the municipal water supply source; and 3) Installation of an interceptor well on a downgradient portion of the Signore property. The current proposed investigation and IRM work is intended to evaluate potential health risks associated with remaining residual on-site contamination.

Public Comments about the Remedial Investigation Work Plan

The SRI Work Plan and IRM Work Plan are available for public viewing at the locations listed in this fact sheet. NYSDEC will accept written public comments about the SRI Work Plan for 30 days, from **September 12 to October 19, 2011**. Written comments should be submitted to the DEC project manager listed on the following page. Please be aware that cleanup work included in the IRM work plan is scheduled to begin at the beginning of September. Comments regarding the IRM work plan, received after implementation of the IRM work will be considered when determining a final remedy for the site.

What Will the Upcoming Investigation Work Involve?

The planned IRM work will address known areas of petroleum contamination present in the vicinity of underground storage tanks (USTs) present outside of the building. The IRM work will include:

- Excavating USTs;
- Removal and off-site disposal of contaminated soil around the USTs, if present and
- Collection of soil and groundwater samples.

The planned SRI will provide further environmental data to determine the nature and extent of contamination and if certain areas of the site require cleanup or other remedial precautions. The RI work will include:

- Demolishing, or partial demolition, of on-site buildings;
- Drilling soil probes;
- Installing temporary groundwater monitoring wells, and
- Sampling and analyzing surface and subsurface soil, groundwater, and sub-slab soil vapor and indoor air to evaluate risks to human health, if any.

Next Steps

NYSDEC will consider public comments before it approves the SRI work plan and will consider comments regarding the IRM Work Plan during evaluation of the final remedy. The approved plan will be available for public review at the locations listed below and on the DEC website (see link below). The SRI fieldwork is expected to occur in summer/fall 2011. NYSDEC will keep the public informed during the cleanup and redevelopment process of the Former Signore Facility site through fact sheets similar to this one.

Site Background

The former Signore facility property has been used for manufacturing purposes for over 50 years. The facility was primarily used for the machining and fabrication of metal parts. In 1986, the Signore facility underwent a soil and groundwater sampling program which identified Volatile Organic Compound (VOC) contamination. Specifically, trichloroethene (TCE) and trichloroethane (TCA) were identified as contaminants of concern at the site. Downgradient public and private drinking water wells were impacted. The contamination was attributed to spills, leakage and other plant operations. In August 1989 the property was placed in the NYSDEC State Superfund Program as Site Number 905023. In the early 1990s, the site was investigated and remediated to address public health issues associated with the off-site migration of contaminants.

In October 2007, a Phase II Environmental Site Assessment identified VOC contamination and separate phase petroleum (SPP) product in soil and groundwater on the site. Three areas of concern (AOC) were identified. AOC-1 and AOC-2 will be addressed as part of the proposed IRM Work. AOC-3 is located beneath the existing building and will be addressed at a later time after the building is demolished. The proposed SRI work will be completed following existing building demolition, or partial demolition to better assess contamination that may exist beneath the building, as well as, assess potential off-site soil vapor contamination.

Who Should I Call If I Have Questions About the Site?

Site-Related Environmental Questions

Mr. Chad Staniszewski
Project Manager
NYSDEC
270 Michigan Avenue
Buffalo, NY 14203
(716) 851-7220

Site-Related Health Questions

Ms. Scarlett Messier
Public Health Specialist, NYSDOH
Bureau of Environmental Exposure Investigation
Flanigan Square, Rm. 300, 547 River St.
Troy, NY 2180
(518) 402-7859

Project-Related Questions

Mr. David Chiazza
Executive Vice President
Iskalo Ellicottville Holdings, LLC
5166 Main Street
Williamsville, NY 14221
(716) 633-2096

Locations to View Project Documents

To keep you informed, NYSDEC has set up two locations at which you may view project documents. These locations include:

Ellicottville Memorial Library

6499 Maples Road
PO Box 1266
Ellicottville, New York 14731
Phone: (716) 699-2842
Hours: Mon., Thurs. to Sat., 10am to 6pm
Tues. & Wed. 10am to 8 pm

NYSDEC Region 9 Office

270 Michigan Avenue
Buffalo, New York 14203-2999
Phone: (716) 851-7220
Hours: M-F 8:30am-4:45pm
(Please call for appointment.)

You may also view project documents on NYSDEC's Region 9 Environmental Remediation Project Information page at <http://www.dec.ny.gov/chemical/37554.html>. Look for the Former Signore Facility entry under the Cattaraugus County heading.

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: 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.

You may continue also to receive paper copies of site information for a time after you sign up with a county listserv, until the transition to electronic distribution is complete.

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

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