



Periodic Review Report

**Reporting Period: June 1, 2023
to June 1, 2026**

Scott Rotary Seals
BCP Site No. C905036
Olean, New York

June 2026

Prepared for:

DST Properties NY, LLC
13829 Jay Street NW
Andover, MN 55304

Prepared by:

Roux Environmental Engineering and Geology, D.P.C.
2558 Hamburg Turnpike, Suite 300
Buffalo, NY 14218

Table of Contents

1. Introduction	1
1.1 Site Description and Background	1
1.2 Remedial History	1
1.3 Compliance and Recommendations	2
2. Site Management Plan	3
2.1 Operation, Monitoring and Maintenance Plan	3
2.1.1 Sub-Slab Depressurization System	3
2.2 Annual Inspection and Certification Program	3
2.3 Excavation Work Plan (EWP)	4
2.3.1 Well Decommissioning	4
2.4 Engineering and Institutional Control Requirements and Compliance	4
2.4.1 Institutional Controls	4
2.4.2 Engineering Controls	4
3. Conclusions and Recommendations	5
3.1 Conclusions	5
3.2 Recommendations	5
4. Declaration/Limitation	6

Figures

1. Site Location and Vicinity Map
2. Site Plan Pre-Remediation
3. Site Plan Post-Remediation
4. Cover System Layout & Details (As-Built)

Appendices

- A. Institutional & Engineering Controls Certification Form
- B. Site Photographic Logs

1. Introduction

Roux Environmental Engineering & Geology, D.P.C. (Roux)¹ has prepared this Periodic Review Report (PRR), on behalf of DST Properties NY, LLC (DST), to summarize the post-remedial status of New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) Site No. C905036, located in Olean, Cattaraugus County, New York (see Figure 1), referred to as Scott Rotary Seals.

This PRR has been prepared for Scott Rotary Seals in accordance with NYSDEC DER-10/Technical Guidance for Site Investigation and Remediation (May 3, 2010). The NYSDEC's Institutional and Engineering Controls (IC/EC) Certification Form has been completed for the Site (see Appendix A).

This PRR and associated inspection forms have been completed for the post-remedial activities at the Site for the reporting period June 1, 2023 to June 1, 2026.

1.1 Site Description and Background

Scott Rotary Seals, identified as SBL 94.040-1-29.2, is bounded by Franklin Street to the north; railroad tracks to the south and east; and commercial and former industrial properties to the west. The Site was redeveloped as an approximately 15,000-square foot facility for the manufacture of rotating unions and rotary timing valves along with commercial office space in Olean, New York. The Site was formerly a portion of a larger refinery and petroleum bulk storage facility commonly known as the former Socony-Vacuum facility situated in a heavily industrialized area of Olean. Figure 2 is an aerial view of the Site prior to remediation and redevelopment (April 2007). Figure 3 is an aerial view of the Site following remediation and redevelopment (August 2016).

Grossly contaminated petroleum soil (GCPS) was observed site-wide during a Phase II Investigation completed by TurnKey Environmental Restoration, LLC (TurnKey) in 2009. The investigation also identified the presence of volatile organic compounds (VOC) tentatively identified compounds (TICs) and semi-volatile organic compounds (SVOC) TICs in soil, and sec-butylbenzene and phenanthrene in groundwater above NYSDEC Class GA groundwater quality standards (GWQS). Groundwater was also impacted by light non-aqueous phase liquids (LNAPL) on at least one occasion in monitoring wells MW-2, MW-4, and MW-6. It was concluded that, based on visual/olfactory observations, photoionization detector (PID) measurements, and analytical results, significant site-wide petroleum-VOC and -SVOC impacts were evident, with GCPS present in some areas, and that the confirmed presence of contamination in Site groundwater and soil complicated the planned use of the property.

1.2 Remedial History

After acceptance into the New York State BCP in March 2010, an Interim Remedial Measures (IRM) Work Plan was prepared and subsequently approved by the NYSDEC. IRM activities were completed between March and May 2011 to address the removal of abandoned underground piping (and the contents thereof) and removal of four soil/fill/ debris piles. A Remedial Action Work Plan (RAWP) was prepared to address the

¹ Formerly Benchmark Civil/Environmental Engineering and Geology, PLLC and TurnKey Environmental Restoration, LLC (Benchmark-TurnKey)

residual soil and groundwater remediation, submitted by DST, and approved by the NYSDEC. The remedial activities included:

Interim Remedial Measures

- Removal, cleaning, and recycling of historic piping; collection of solid and liquid pipe contents; and off-site treatment/disposal of pipe contents.
- Excavation and off-site disposal of soil/fill/debris piles.

Remedial Actions

- Removal of shallow GCPS.
- Extraction and treatment of soil/gas using a soil vapor extraction (SVE) system consisting of nine extraction wells and treatment of the recovered gas with carbon prior to discharge to the atmosphere. Carbon usage was suspended as agreed upon with the NYSDEC (refer to Section 1.3 for further detail).
- Implementation of the Excavation Work Plan (EWP) during Site redevelopment.
- Implementation of LNAPL recovery including absorbent socks and a Petrotrap™ free product skimmer in selected wells.
- Installation of a vapor barrier and an active sub-slab depressurization (ASD) system beneath the newly constructed manufacturing and commercial office space
- Semi-annual groundwater monitoring.
- Placement of a soil cover system.

Remedial activities were completed in July 2012. The Final Engineering Report (FER) and Site Management Plan (SMP) for the Site were approved by the Department in November 2012. The COC was issued for the Site on December 11, 2012.

1.3 Compliance and Recommendations

Appendix B includes the Site photographic logs. At the time of the most recent Site inspection (April 9, 2026), the Site was fully compliant with the Department's approved SMP.

The original SMP called for monitoring nine SVE wells, semi-annual groundwater quality monitoring at six monitoring wells, and LNAPL monitoring at three wells. Based on improved unsaturated soil quality observed after COC issuance, Benchmark-TurnKey proposed in a request to NYSDEC dated January 20, 2016 that the SVE system be terminated; this request was approved by the NYSDEC on March 7, 2016. The 2016 PRR recommended termination of the groundwater quality and LNAPL monitoring as groundwater quality had greatly improved and LNAPL had not been detected in over two years. This recommendation was approved in a September 8, 2016 letter from NYSDEC. Section 2.3.1 describes the well decommissioning for the SVE, groundwater, and LNAPL monitoring wells.

Benchmark-TurnKey submitted a Soil Vapor Intrusion Assessment Report on behalf of Scott Rotary Seals on June 25, 2021. The Department approved ASD system termination on July 28, 2021, at which time the ASD system was removed from operation.

2. Site Management Plan

An SMP was prepared for the Site and approved by the Department on November 27, 2012. The SMP includes an Operation, Monitoring and Maintenance (OM&M) Plan, an EWP, and a copy of the Environmental Easement. In May 2020, NYSDEC requested an update to the SMP to reflect the modification in PRR frequency; groundwater sampling and LNAPL monitoring cessation; and SVE system termination. The updated SMP was submitted on September 25, 2020 and approved by NYSDEC on December 2, 2020. NYSDEC approved termination of the ASD system in July 2021 and requested an update to the SMP. A revised SMP was submitted on September 24, 2021 and approved by NYSDEC on October 14, 2021. A brief description of the components of the SMP is presented below.

2.1 Operation, Monitoring and Maintenance Plan

The OM&M Plan consisted of four major components including the ASD system; LNAPL recovery system; SVE system; and annual inspection and certification. As discussed in Section 1.3, the ASD system, LNAPL recovery system, SVE system, and groundwater monitoring components of the SMP have been terminated (as approved by the NYSDEC) and, as such, these aspects of the OM&M are not discussed further.

2.1.1 Sub-Slab Depressurization System

The ASD system was removed from operation subsequent to NYSDEC's approval of system termination on July 28, 2021. Appendix C of the 2020-2023 PRR includes a summary of the monthly ASD system readings through July 2021.

2.2 Annual Inspection and Certification Program

The annual inspection and certification program outlines the requirements for the Site, to certify and attest that the IC/ECs employed at the Site are unchanged from the previous certification. The certification consists of annual Site inspections to complete the NYSDEC's IC/EC Certification Form.

The Site inspections verify that:

- The IC/ECs are in place and effective and are performing as designed.
- Nothing has occurred that would impair the ability of the controls to protect public health and environment.
- Nothing has occurred that would constitute a violation or failure to comply with any operation and maintenance plan for such controls.
- Access is available to the Site to evaluate continued maintenance of such controls.

Annual Site inspections were conducted by Ms. Lori Riker, P.E. of Roux on May 3, 2024 and April 16, 2025. Ms. Riker is a licensed and registered NY State Professional Engineer and meets the requirements of a Qualified Environmental Professional (QEP) per 6NYCRR Part 375.12. An annual Site inspection was conducted by Ms. Charlotte Clark of Roux under report to Ms. Lori Riker, P.E. on April 9, 2026. At the time of the inspections, the property was being used for the manufacture of rotary seals and unions (Scott Rotary Seals) with surface parking and landscaped areas, and no observable indication of intrusive activities were noted. Scott Rotary Seals uses the local municipal water supply, and no observable use of groundwater was noted during the Site inspections. At the time of the inspections, the cover systems remained intact and functioning as intended.

Appendix A includes the completed Site Management Periodic Review Report Notice – Institutional and Engineering Controls Certification Form. Appendix B includes photographic logs of the Site inspections. Figure 4 shows the cover system layout and details.

2.3 Excavation Work Plan (EWP)

The EWP was included in the approved-SMP for the Site. The EWP provides guidelines for the management of soil/fill material during any future intrusive activities. No intrusive activities requiring management of on-site soil/fill or the placement of backfill materials were reported or observed to have occurred during the reporting period.

2.3.1 Well Decommissioning

SVE wells SVE-1 through SVE-9 and groundwater monitoring wells MW-1 through MW-6 were decommissioned on October 17 and 18, 2016. Well decommissioning logs are contained in Appendix D of the 2017 Periodic Review Report.

2.4 Engineering and Institutional Control Requirements and Compliance

As detailed in the Environmental Easement, several IC/ECs need to be maintained as a requirement of the BCA for the Site.

2.4.1 Institutional Controls

- Groundwater-Use Restriction: The use of groundwater for potable and non-potable purposes is prohibited.
- Land-Use Restriction: The property may only be used for commercial and/or industrial use. Vegetable gardens and farming on the Site are prohibited.
- Vapor Intrusion: The potential for vapor intrusion must be evaluated for any additional buildings developed on-Site, and any potential impacts that are identified must be monitored or mitigated.
- Future Activities: All future activities on the property that will disturb remaining contaminated material must be conducted in accordance with this SMP.
- Implementation of the SMP including the OM&M Plan and EWP.

2.4.2 Engineering Controls

- Cover System: The cover system, including building foundations; concrete sidewalks; asphalt and gravel driveways and parking areas; and landscaped vegetated areas are all being maintained in compliance with the SMP.

3. Conclusions and Recommendations

3.1 Conclusions

At the time of the Site inspections, the Site complied with the SMP. Specifically, the Site is fully compliant with the ICs including land-use restrictions, groundwater-use restrictions, and the EWP component, and the EC maintenance of the cover system.

3.2 Recommendations

Based on our observations, Roux recommends continued annual Site inspections and triennial reporting, with the next PRR due July 1, 2029.

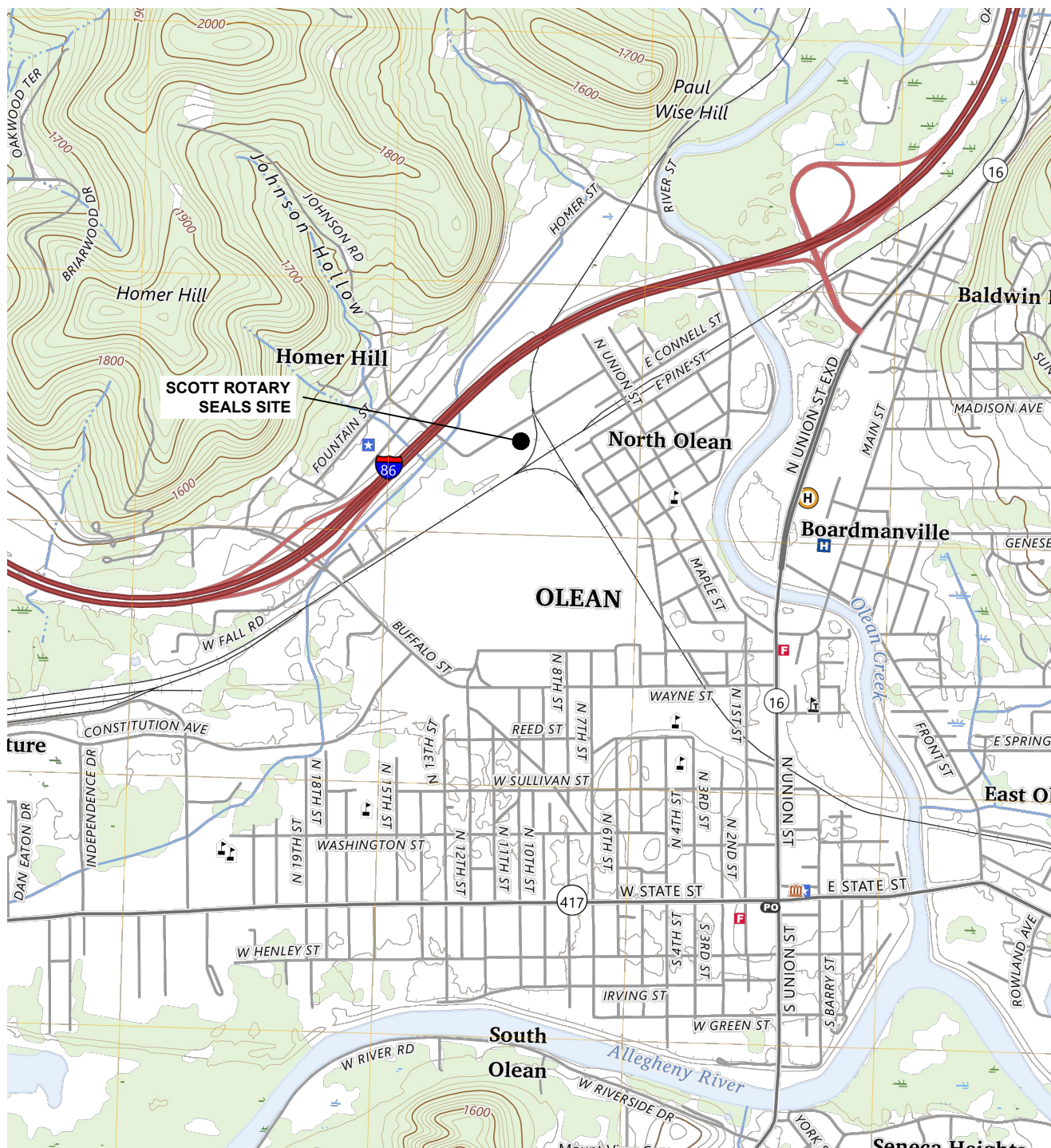
4. Declaration/Limitation

Roux Environmental Engineering & Geology, D.P.C. personnel conducted the annual Site inspections for BCP Site No. C905036, Olean, New York, according to generally accepted practices. This PRR complied with the scope of work provided to DST Properties NY, LLC by Roux Environmental Engineering & Geology, D.P.C.

This PRR has been prepared for the exclusive use of DST Properties NY, LLC. The contents of this PRR are limited to information available at the time of the Site inspection. The findings herein may be relied upon only at the discretion of DST Properties NY, LLC. Use of or reliance on this PRR or its findings by any other person or entity is prohibited without written permission of Roux Environmental Engineering & Geology, D.P.C.

FIGURES

1. Site Location and Vicinity Map
2. Site Plan Pre-Remediation
3. Site Plan Post-Remediation
4. Cover System Layout & Details (As-Built)



1	2	3
4	5	6
7	8	

- 1 Humphrey
- 2 Hinsdale
- 3 Cuba
- 4 Knapp Creek
- 5 Portville
- 6 Derrick City
- 7 Eldred
- 8 Bullis Mills

OLEAN, NY
2023

ADJOINING QUADRANGLES

OLEAN QUADRANGLE
NEW YORK - CATTARAUGUS COUNTY
7.5-MINUTE SERIES

2000' 0 2000'



Title:
SITE LOCATION AND VICINITY MAP

2026 PERIODIC REVIEW REPORT

SCOTT ROTARY SEALS SITE
OLEAN, NEW YORK

Prepared for:
DST PROPERTIES NY, LLC

Compiled by: JJY	Date: APRIL 2026	FIGURE 1
Prepared by: JJY	Scale: AS SHOWN	
Project Mgr: LER	Project: 4330.0002B000	
File: FIGURE 1: SITE LOCATION AND VICINITY.DWG		





APPROXIMATE SCALE 1" = 100'



Property Boundary (Approximate)

Base Image Google Earth April 2007

Title:

SITE PLAN PRE-REMEDATION

2026 PERIODIC REVIEW REPORT

SCOTT ROTARY SEALS SITE
OLEAN, NEW YORK

Prepared for:

DST PROPERTIES NY, LLC



Compiled by: JJY	Date: APRIL 2026	FIGURE 2
Prepared by: JJY	Scale: AS SHOWN	
Project Mgr: LER	Project: 4330.0002B000	
File: FIGURE 2; SITE PLAN PRE-REMEDATION.DWG		



Base Image Cattaraugus County GIS
August 2026

Property Boundary
(Approximate)

Approximate Scale 1" = 120'

Title:

SITE PLAN POST-REMEDATION

2026 PERIODIC REVIEW REPORT

SCOTT ROTARY SEALS SITE

OLEAN, NEW YORK

Prepared for:

DST PROPERTIES NY, LLC

ROUX

Compiled by: JJY

Prepared by: JJY

Project Mgr: LER

File: FIGURE 3; SITE PLAN POST-DEVELOPMENT AERIAL.DWG

Date: APRIL 2026

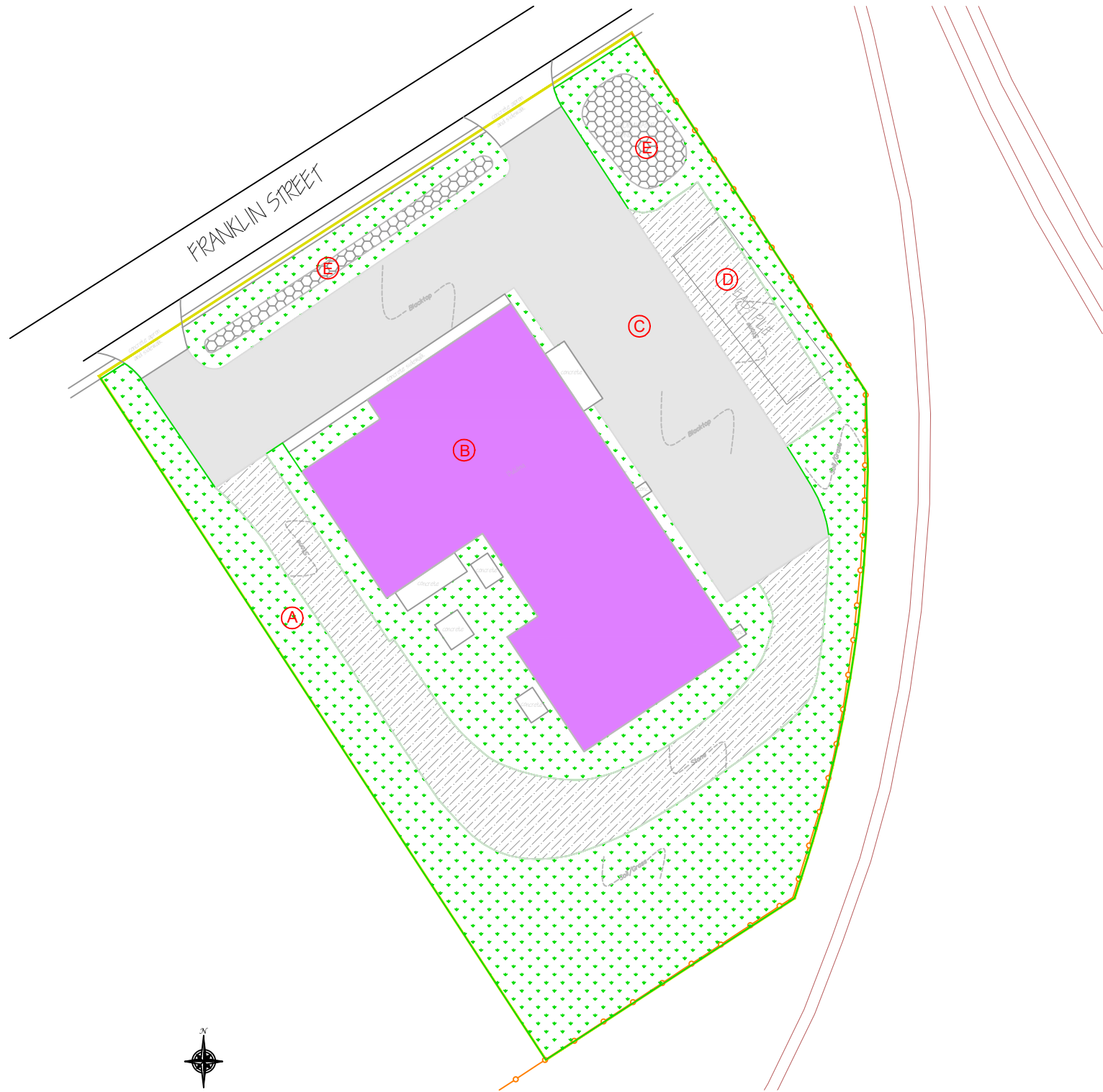
Scale: AS SHOWN

Project: 4330.0002B000

FIGURE

3

F:\CAD\TURNKEY\SCOTT ROTARY SEALS\PRR\2026\FIGURE 4; COVER SYSTEM.DWG

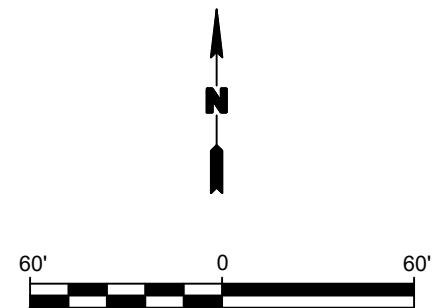
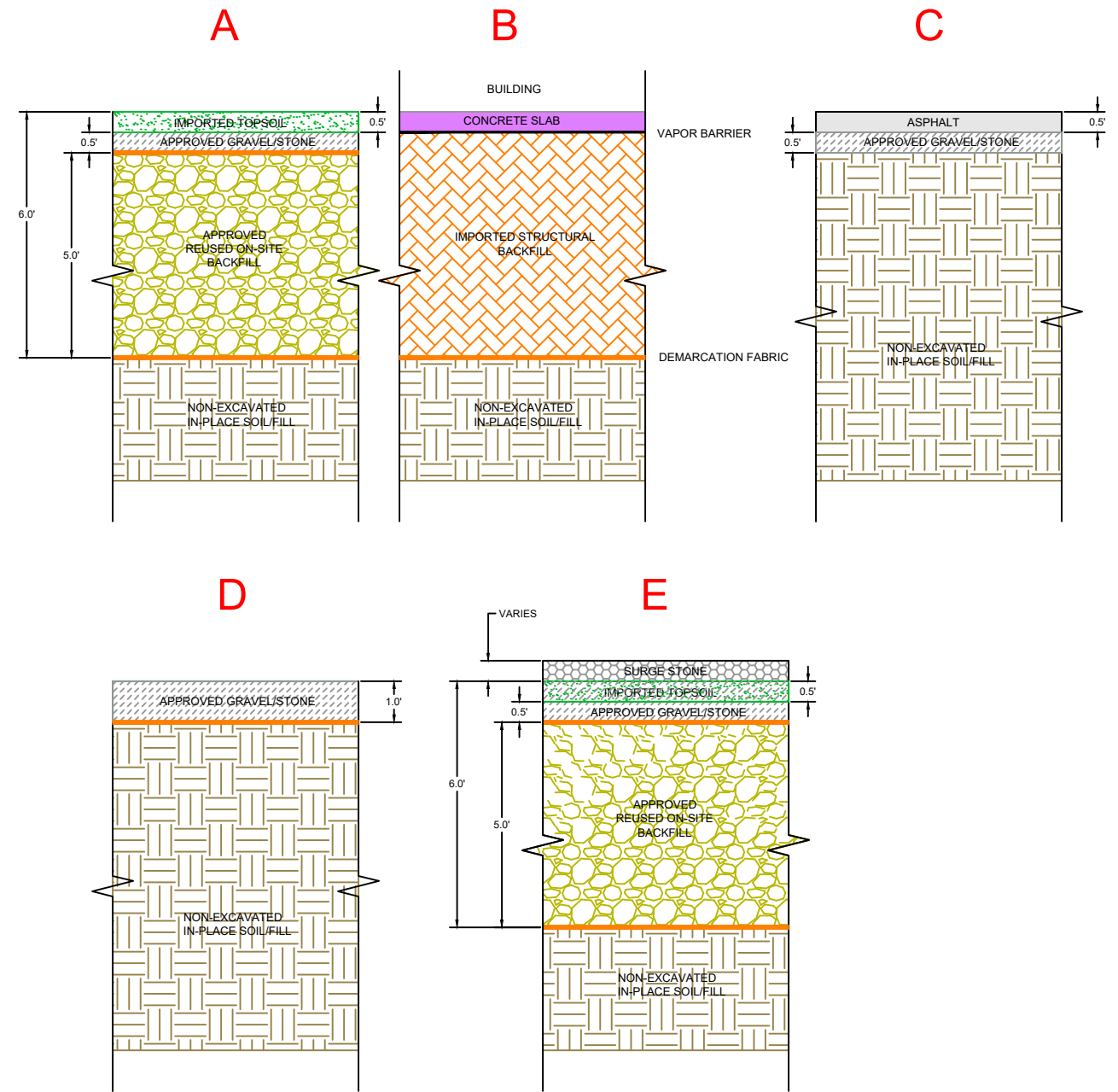


LEGEND

- PROPERTY BOUNDARY
- FENCE
- RAILROAD TRACKS (approximate)
- COVER SYSTEM - CONCRETE BUILDING SLAB
- COVER SYSTEM - STONE/GRAVEL
- COVER SYSTEM - SOIL/LANDSCAPE/GRASS

- COVER SYSTEM - ASPHALT
- COVER SYSTEM - SURGE STONE

COVER SYSTEM DETAILS:



Title: COVER SYSTEM LAYOUT & DETAILS (AS-BUILT)			
PERIODIC REVIEW REPORT			
SCOTT ROTARY SEALS 301 FRANKLIN STREET, OLEAN NEW YORK			
Prepared for: DST PROPERTIES NY, LLC			
	Compiled by:	Date: APRIL 2026	FIGURE 4
	Prepared by: CMC	Scale: AS SHOWN	
	Project Mgr: LER	Project:	
	File: FIGURE 4; COVER SYSTEM.DWG		

APPENDICES

- A. Institutional & Engineering Controls Certification Form
- B. Site Photographic Logs

Institutional & Engineering Controls Certification Form



Enclosure 2
NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
Site Management Periodic Review Report Notice
Institutional and Engineering Controls Certification Form



Site Details

Box 1

Site No. **C905036**

Site Name **Scott Rotary Seals**

Site Address: 301 Franklin Street Zip Code: 14760
City/Town: Olean
County: Cattaraugus
Site Acreage: 2.000

Reporting Period: June 01, 2023 to June 01, 2026

YES NO

1. Is the information above correct? ☒ ☐

If NO, include handwritten above or on a separate sheet.

2. Has some or all of the site property been sold, subdivided, merged, or undergone a tax map amendment during this Reporting Period? ☐ ☒

3. Has there been any change of use at the site during this Reporting Period (see 6NYCRR 375-1.11(d))? ☐ ☒

4. Have any federal, state, and/or local permits (e.g., building, discharge) been issued for or at the property during this Reporting Period? ☐ ☒

If you answered YES to questions 2 thru 4, include documentation or evidence that documentation has been previously submitted with this certification form.

5. Is the site currently undergoing development? ☐ ☒

Box 2

YES NO

6. Is the current site use consistent with the use(s) listed below? ☒ ☐
Commercial and Industrial

7. Are all ICs in place and functioning as designed? ☒ ☐

IF THE ANSWER TO EITHER QUESTION 6 OR 7 IS NO, sign and date below and DO NOT COMPLETE THE REST OF THIS FORM. Otherwise continue.

A Corrective Measures Work Plan must be submitted along with this form to address these issues.

Signature of Owner, Remedial Party or Designated Representative

Date

Box 2A

YES NO

8. Has any new information revealed that assumptions made in the Qualitative Exposure Assessment regarding offsite contamination are no longer valid?

☐ ☒

If you answered YES to question 8, include documentation or evidence that documentation has been previously submitted with this certification form.

9. Are the assumptions in the Qualitative Exposure Assessment still valid?
(The Qualitative Exposure Assessment must be certified every five years)

☒ ☐

If you answered NO to question 9, the Periodic Review Report must include an updated Qualitative Exposure Assessment based on the new assumptions.

SITE NO. C905036**Box 3****Description of Institutional Controls**ParcelOwnerInstitutional Control**94.040-1-29.2**

DST Properties NY, LLC

Ground Water Use Restriction
Landuse Restriction
Monitoring Plan
Site Management Plan

Soil Management Plan
IC/EC Plan

The Environmental Easement filed on 08/15/2012 requires compliance with the approved Site Management Plan (SMP). Controls required under the SMP include:

- Property may only be used for commercial or industrial uses. Lower uses (residential/restricted residential), farming and vegetable gardens prohibited.
- Groundwater use restriction.
- soil and hardscape cover system covering the entire surface of the site (approximately 2 acres)
- Future on-site buildings require vapor intrusion assessment or mitigation.
- Annual site inspection and certifications.

Box 4**Description of Engineering Controls**ParcelEngineering Control**94.040-1-29.2**

Cover System

Periodic Review Report (PRR) Certification Statements

1. I certify by checking "YES" below that:

a) the Periodic Review report and all attachments were prepared under the direction of, and reviewed by, the party making the Engineering Control certification;

b) to the best of my knowledge and belief, the work and conclusions described in this certification are in accordance with the requirements of the site remedial program, and generally accepted engineering practices; and the information presented is accurate and complete.

YES NO

☒☐

2. For each Engineering control listed in Box 4, I certify by checking "YES" below that all of the following statements are true:

(a) The Engineering Control(s) employed at this site is unchanged since the date that the Control was put in-place, or was last approved by the Department;

(b) nothing has occurred that would impair the ability of such Control, to protect public health and the environment;

(c) access to the site will continue to be provided to the Department, to evaluate the remedy, including access to evaluate the continued maintenance of this Control;

(d) nothing has occurred that would constitute a violation or failure to comply with the Site Management Plan for this Control; and

(e) if a financial assurance mechanism is required by the oversight document for the site, the mechanism remains valid and sufficient for its intended purpose established in the document.

YES NO

☒☐

**IF THE ANSWER TO QUESTION 2 IS NO, sign and date below and
DO NOT COMPLETE THE REST OF THIS FORM. Otherwise continue.**

A Corrective Measures Work Plan must be submitted along with this form to address these issues.

Signature of Owner, Remedial Party or Designated Representative

Date

**IC CERTIFICATIONS
SITE NO. C905036**

Box 6

SITE OWNER OR DESIGNATED REPRESENTATIVE SIGNATURE

I certify that all information and statements in Boxes 1,2, and 3 are true. I understand that a false statement made herein is punishable as a Class "A" misdemeanor, pursuant to Section 210.45 of the Penal Law.

I Jeffrey Meister at DST Properties NY, LLC
13829 Jay Street NW, Andover, MN 55304,
print name print business address

am certifying as President and Owner (Owner or Remedial Party)

for the Site named in the Site Details Section of this form.



Signature of Owner, Remedial Party, or Designated Representative
Rendering Certification

6/29/2026

Date

IC CERTIFICATIONS
SITE NO. C905036

Box 7

Professional Engineer Signature

I certify that all information in Boxes 4 and 5 are true. I understand that a false statement made herein is punishable as a Class "A" misdemeanor, pursuant to Section 210.45 of the Penal Law.

I Lori E. Riker at Roux Environmental Engineering & Geology, D.P.C.
2558 Hamburg Turnpike, Buffalo, NY 14218
print name print business address

am certifying as a Professional Engineer for the Owner
(Owner or Remedial Party)

Lori E. Riker

Signature of Professional Engineer, for the Owner or
Remedial Party, Rendering Certification



Stamp
(Required for PE)

6/24/26

Date

Site Photographic Logs

SITE PHOTOGRAPHS (May 3, 2024)

Photo 1:



Photo 2:



Photo 3:



Photo 4:



- Photo 1: Front of Scott Rotary Seals (SRS) Building showing vegetative and asphalt cover (looking southeast)
- Photo 2: Entrance to SRS Building from Franklin St. showing asphalt and concrete cover (looking east)
- Photo 3: West side of SRS Building showing vegetative and stone cover (looking south)
- Photo 4: South side of SRS Building showing vegetative cover (looking north)
-

SITE PHOTOGRAPHS (May 3, 2024)

Photo 5:



Photo 6



Photo 7:



Photo 8:



- Photo 5: Rear side (south) of SRS Building showing vegetative and stone cover (looking northeast)
- Photo 6: East side of SRS Building showing stone and asphalt cover (looking north)
- Photo 7: East side of SRS Building showing vegetative cover and storm water detention basin (looking south)
- Photo 8: Interior of SRS Building showing concrete floor
-

SITE PHOTOGRAPHS (April 16, 2025)

Photo 1:



Photo 2:



Photo 3:



Photo 4:



- Photo 1: View along Franklin Street from northwestern corner of Site showing the NYSEG work from October 2024; no intrusive work occurred on the BCP Site (looking northeast)
- Photo 2: View of the western end of the Scott Rotary Seals (SRS) building showing the vegetative, concrete, and asphalt covers (looking southeast)
- Photo 3: Front view of the SRS building, asphalt cover, and storm water swale (looking southeast)
- Photo 4: View of the vegetative cover and south side of the SRS building from the southwestern corner of the Site (looking north)

SITE PHOTOGRAPHS (April 16, 2025)

Photo 5:



Photo 6



Photo 7:



Photo 8:



- Photo 5: View of the south side of the SRS building showing the vegetative and stone covers (looking northwest)
- Photo 6: View of the east side of the SRS building showing stone and asphalt covers (looking north)
- Photo 7: View of the vegetative and asphalt covers and storm water detention basin (looking southwest)
- Photo 8: View of intact concrete floor inside the SRS building

SITE PHOTOGRAPHS (April 9, 2026)

Photo 1:



Photo 2:



Photo 3:



Photo 4:



- Photo 1: View of Scott Rotary Seals (SRS) building, storm water swale, and asphalt and vegetative covers from northwestern corner of Site (looking northeast)
- Photo 2: View of SRS building and vegetative, concrete, and asphalt covers from northwestern corner of Site (looking southeast)
- Photo 3: View of front of SRS building, asphalt cover, and storm water swale (looking southeast)
- Photo 4: View of vegetative cover and south side of SRS building from southwestern corner of Site (looking north)

SITE PHOTOGRAPHS (April 9, 2026)

Photo 5:



Photo 6:



Photo 7:



Photo 8:



Photo 5: View of south side of SRS building and vegetative and stone covers (looking northeast)

Photo 6: View of south side of SRS building and vegetative and stone covers (looking northwest)

Photo 7: View of vegetative and asphalt covers and storm water detention basin from northeastern corner of Site (looking southwest)

Photo 8: View of stone, asphalt, and vegetative covers and on-Site refuse containers (looking north)

SITE PHOTOGRAPHS (April 9, 2026)

Photo 9:



Photo 10:



Photo 11:



Photo 12:



Photo 9: View of intact concrete floor inside SRS building

Photo 10: View of intact concrete floor inside SRS building

Photo 11: View of intact concrete floor inside SRS building

Photo 12: View of intact concrete floor inside SRS building