

May 5, 2023

Mr. Benjamin McPherson, P.E.
Environmental Professional Engineer 1
New York State Department of Environmental Conservation
Division of Environmental Remediation, Region 9
700 Delaware Avenue
Buffalo, New York 14209

Re: 251 Homer Street Redevelopment Site, Olean NY
BCP Site No. C905037
Site Management Plan Errata Sheet

Dear Mr. McPherson:

On behalf of Olean Solar Land LLC, Benchmark Civil/Environmental Engineering & Geology, PLLC (Benchmark) has prepared this Errata Sheet to document changes to the September 2016 Site Management Plan (SMP). Per your email dated June 10, 2022 and June 13, 2022 Periodic Review Report (PRR) response letter, we are herein submitting an errata sheet per DER-10 Section 6.3(a)5.iii to formalize the SMP changes. This errata documents changes in the use of the Site, ownership, and frequency of analytical monitoring.

The changes described herein as well as the revised tables and appendices supersede those in the September 2016 SMP. Once approved by the Department, this Errata Sheet will be appended to the client's and document repository's copy of the September 2016 and noted on the SMP cover page as Revision No. 1.

Benchmark herein updates the following components of the NYSDEC-approved September 2016 SMP for the 251 Homer Street Redevelopment Site:

Cover Page: The attached Cover Page has been revised to reflect the new ownership from "Benson Construction and Development LLC & Homer Street Properties LLC" to "Olean Solar LLC and Homeridae LLC."

Executive Summary: The table within the executive summary has been revised to reflect the new groundwater monitoring frequency of every two years.

1.1 General: Revised to include the name and date of new ownership "On June 28, 2018, the properties were sold by Homer Street Properties LLC to Olean Solar Land LLC. Both parties were named as Volunteers on the BCA prior to the sale; therefore, no COC transfer was requested."

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Table 1 Notifications: Revised NYSDEC Regional HW Engineer from “Chad Staniszewski” to “Andrea Caprio.”

Section 2.2.1: Revised this section to update the site use from vacant to developed as indicated below:

“The subject property, located at 251 Homer Street, is situated in a commercial/industrial area in the City of Olean, and is zoned for commercial/industrial use. The 16.68-acre area was previously vacant land that was originally developed in 1890 for the oil industry and used for refinery purposes, as well as a petroleum storage tank farm. The Site remained undeveloped until August 2018 when construction of the on-site solar electric generation facility began. The solar facility includes 11,808 solar modules and associated infrastructure for in-feed to the nearby National Grid commercial electric systems.”

Section 4.4: Revised this section to reflect current sampling requirements and schedule. The first paragraph, first sentence has been revised to read “This Site Monitoring Plan will include routine groundwater monitoring.” The second paragraph, first sentence has been revised to read “Groundwater monitoring to assess overall reduction in contamination was conducted semi-annually from 2017 to 2018, annually from 2019 to 2022, and biennially starting in 2023.”

Section 4.4.1: Revised this section to reflect current sampling requirements and schedule. The first paragraph, first sentence has been revised to read “Groundwater monitoring was performed semi-annually from 2017 to 2018, annually from 2019 to 2022, and biennially starting in 2023.”

Section 7.2: The first sentence has been revised to read “The first Periodic Review Report (PRR) was submitted to the Department in May 2018. Annual PRRs are submitted by May 16 for the reporting period ending April 16.”

Tables: The following updated tables are attached:

- Table 1 – Revised to provide updated NYSDEC contact information.
- Table 6 – Post-Remediation Sampling Requirements and Schedule has been revised to reflect actual requirements and schedule changes.
- Table 8 – Schedule of Interim Monitoring/Inspection Reports

Appendix A – List of Site Contacts: Appendix A has been revised to provide an updated list of site-related contacts.

Appendix B – Excavation Work Plan: The following revisions apply:

- Cover Page is revised to reflect new ownership, revision 1 date, and updated Benchmark name from “Benchmark Environmental Engineering & Science, PLLC” to “Benchmark Civil/Environmental Engineering & Geology, PLLC.”
- Section B-1 Notification, Table 1: Revised to provide updated NYSDEC contact information.

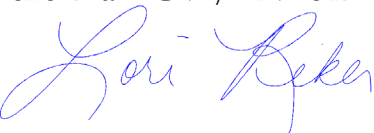
Appendix C – Responsibilities of Owner & Remedial Party: Appendix C has been revised to reflect Olean Solar Land LLC and Homeridae LLC as the owners.

Appendix E – HASP: The following revisions apply:

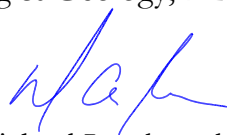
- Cover Page: Added Errata date of May 2023, revised “prepared for,” and edited Benchmark’s name from “Benchmark Environmental Engineering & Science, PLLC” to “Benchmark Civil/Environmental Engineering & Geology, PLLC.”
- Acknowledgement: Revised Designated Site Safety and Health Officer to “Michael Lesakowski.”
- Section 1.2 Background: The following text was revised to reflect the current Site use “The subject property, located at 251 Homer Street, is situated in an industrially zoned area of the City of Olean, Cattaraugus County, New York. The Site consisted of approximately 16.68 acres of vacant land that was originally developed in 1890 for the oil industry and used for refinery purposes and as a petroleum storage tank farm until August 2018 when construction of the on-site solar electric generation facility began. The solar facility includes 11,808 solar modules and associated infrastructure for in-feed to the nearby National Grid commercial electric systems. Three easement agreements currently exist for the Site property for the purpose of constructing a commercial sign or billboard. The Site has undergone remediation for commercial and industrial use, and there were no Site occupants at the time of the original submittal of this SMP in 2016.”

Please contact us if you have any questions or require additional information.

Sincerely,
Benchmark Civil/Environmental Engineering & Geology, PLLC



Lori E. Riker, P.E.
Sr. Project Manager
Att.



Michael Lesakowski.
President

BROWNFIELD CLEANUP PROGRAM

SITE MANAGEMENT PLAN

**251 HOMER STREET REDEVELOPMENT SITE
NYSDEC SITE NUMBER: C905037
OLEAN, NEW YORK**

August 2015
Revised September 2016
Errata May 2023

0311-014-001

Prepared for:

**Olean Solar Land LLC
&
Homeridae LLC**

Prepared By:

Benchmark Civil/Environmental Engineering & Geology, PLLC
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In Association With:

TurnKey Environmental Restoration, LLC
2558 Hamburg Turnpike, Suite 300
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Revisions to Final Approved Site Management Plan:

Revision #	Submitted Date	Summary of Revision	DEC Approval Date
1	5-5-23	Site use, ownership, frequency of groundwater monitoring	

CERTIFICATION

I, Lori E. Riker, P.E. of Benchmark Civil/Environmental Engineering & Geology, PLLC certify that I am currently a NYS registered professional engineer and that the September 2016 Site Management Plan (SMP) and May 2023 SMP Errata Sheet for the 251 Homer Street Redevelopment Site (BCP Site No. C905037) were prepared in accordance with all applicable statutes and regulations and in substantial conformance with the DER Technical Guidance for Site Investigation and Remediation (DER-10).

DATE: 5/5/23

STAMP:



TABLES

Table 1: Notifications*

Name	Contact Information
NYSDEC Project Manager: Benjamin McPherson	(716) 851-7220 benjamin.mcpherson@dec.ny.gov
NYSDEC Regional HW Engineer: Andrea Caprio	(716) 851-7220 andrea.caprio@dec.ny.gov
NYSDEC Site Control: Kelly Lewandowski, P.E.	(518) 402-9543 kelly.lewandowski@dec.ny.gov

* Note: Notifications are subject to change and will be updated as necessary

Table 6 - Post-Remediation Sampling Requirements and Schedule

Sampling Location	Analytical Parameters			Schedule
	TCL VOCs & SVOCs (+TICs), arsenic, and lead (USEPA SW-846 Methods) [2017-2020]	TCL VOCs and SVOCs (+TICs) [2021-present]	Total and dissolved arsenic [2021-present]	
MW-1	X	X	X	Semi-annually [2017-2018] Annual [2019-2022] Biennial [starting in 2023].
MW-6R	X	X	X	
MW-7	X			
MW-8R	X			
MW-10	X			
MW-12R	X	X	X	
MW-14	X	X	X	

Table 8: Schedule of Intermin Monitoring/Inspection Reports

Task/Report	Reporting Frequency*
Groundwater Monitoring	Data collected biennially and provided with annual Periodic Review Report
Annual Site Inspection	Annually, or as otherwise approved by the NYSDEC
Periodic Review Report	Annually, or as otherwise approved by the NYSDEC

*The frequency of events will be conducted as specified until otherwise approved by the NYSDEC.

APPENDIX A

LIST OF SITE CONTACTS

SITE MANAGEMENT PLAN
251 HOMER STREET REDEVELOPMENT SITE

Appendix A
List of Site Contacts

Name	Phone/Email Address
Site Owners (Olean Solar Land LLC and Homeridae LLC): Paul Curran	(845) 473-0300 Paul.curran@bqenergy.com
Qualified Environmental Professional: Lori Riker, P.E. Michael Lesakowski	(716) 856-0599 lriker@bm-tk.com mlesakowski@bm-tk.com
NYSDEC DER Project Manager: Benjamin McPherson	(716) 851-7220 benjamin.mcpherson@dec.ny.gov
NYSDEC Regional HW Engineer: Andrea Caprio	(716) 851-7220 andrea.caprio@dec.ny.gov
NYSDEC Site Control: Kelly A. Lewandowski, P.E.	(518) 402-9543 kelly.lewandowski@dec.ny.gov
NYSDOH: Renata Ockerby	(518) 402-7860 renata.ockerby@health.ny.gov