

(Fact Sheet Begins Next)

## Act Now to Continue Receiving Information About This Site!

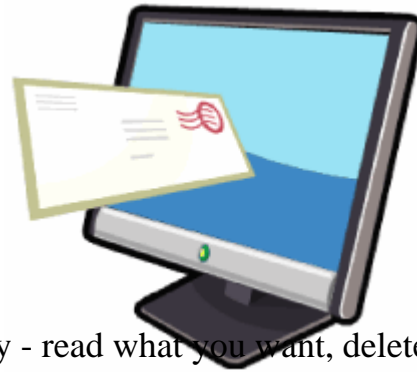
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# FACT SHEET

## Brownfield Cleanup Program

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

**Site Name:** 229 Homer Street  
**DEC Site #:** C905044  
**Address:** 229 Homer Street  
Olean, NY 14760

Have questions?  
See  
"Who to Contact"  
Below

### Revised Cleanup Plan Proposed for Brownfield Site Contamination; Public Comment Period Announced

The public is invited to comment on a revised remedy proposal being reviewed by the New York State Department of Environmental Conservation (NYSDEC) to address contamination related to the 229 Homer Street site ("site") located at 229 Homer Street, Olean, Cattaraugus County. Please see the map for the site location. Documents related to the cleanup of this site can be found at the locations identified below under "Where to Find Information."

The cleanup activities will be performed and funded by Benson Construction and Development, LLC (applicant) with oversight provided by NYSDEC. When NYSDEC is satisfied that cleanup requirements have been achieved, the applicant may be eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's website at:

<http://www.dec.ny.gov/cfm/externalapps/derexternal/haz/details.cfm?pageid=3&progno=C905044>

#### How to Comment

NYSDEC is accepting written comments about the revised cleanup plan for 45 days, from **July 5, 2017** through **August 18, 2017**. The revised alternatives analysis report (revised AAR) is available for public review at the location(s) identified below under "Where to Find Information." Please submit comments to the NYSDEC project manager listed under Project Related Questions in the "Who to Contact" area below.

#### Revised Proposed Remedy

The revised proposed remedy consists of:

- Removal and disposal/recycling of approximately 2,500 linear feet of refinery piping and properly dispose of material contained in the piping;
- Limited excavation and off-site disposal of approximately 5,000 tons of grossly contaminated media (GCM) identified as soil/fill with visual and or odor impacts from petroleum contamination;
- Installation of an Air Sparge/Soil Vapor Extraction (AS/SVE) to address remaining VOC-impacted soil in lieu of large-scale excavation and off-site disposal of contaminated soil. The AS/SVE system was added to the original remedy in place of excavation to remediate soils in place, thereby reducing the amount of material requiring off-site disposal, and to address impacts immediately adjacent to the on-site building and adjacent railroad tracks where excavation would be limited;

- Placement of a cover system, which may include existing building slabs, hardscape, or a minimum 12 inches of clean soil or gravel over the entire site;
- Installation of an active sub-slab Depressurization system (SSDS) within the existing building and any future buildings; and,
- Implementation of a Site Management Plan (SMP) including an Environmental Easement, Engineering and Institutional Control Plan, Site Monitoring Plan, Excavation Work Plan, Operation and Maintenance Plan, site use limitations, and groundwater use restrictions.

## **Summary of the Investigation**

The Remedial Investigation (RI) included the collection of environmental samples from surface soil, subsurface soil, soil vapor, and groundwater. Samples were screened in the field for indicators of contamination in addition to being sent to a laboratory for analysis.

The RI identified widespread soil contamination at the site related to past petroleum refining processes. Grossly contaminated material (GCM) was the most common indicator of contamination. Arsenic, lead, and polycyclic aromatic hydrocarbons (PAHs) were also detected in analytical samples above levels that allow for commercial use. GCM at the site is typically identified by the presence of petroleum product, staining, or strong petroleum odors in soil. A petroleum like sheen was observed in 4 of the 5 site monitoring wells, which is attributed to GCM in the surrounding soil. The RI also discovered abandoned underground piping from the former refinery in the southern, eastern and northern portions of the site.

The remedy was revised because AS/SVE will allow removal of additional soil impacts beneath the on-site building and proximate to the active railroad and limit the amount of soil requiring off-site disposal.

## **Next Steps**

NYSDEC will consider public comments received on the revised proposed remedy presented in the revised AAR and ultimately issue a final Decision Document Amendment. The New York State Department of Health (NYSDOH) must also concur with the revised remedy. The final revised AAR (with revisions if necessary) and the Decision Document Amendment will be made available to the public. The applicant(s) may then design and perform the cleanup action to address the site contamination, with oversight by NYSDEC and NYSDOH.

NYSDEC will keep the public informed throughout the investigation and cleanup of the site.

## **Background**

**Location:** The Site is a 3.34 acre site in an urban area bound by Two Mile Creek and Homer Street to the west, a solid waste transfer station to the northeast, Southern Tier Rail Authority rail lines to the southeast, and the 251 Homer Street BCP site to the southwest.

**Site Features:** The site is relatively flat and includes one approximate 5,575 square foot building used for office, maintenance, and storage.

**Current Zoning and Land Use:** The site is zoned for commercial use and currently occupied by a construction contractor with an office and yard used for storage of construction equipment.

**Past Use of the Site:** From the 1880s to 1950 the site was used for oil refinery purposes and as a petroleum tank farm which has led to site contamination. Former refinery tanks and buildings were removed in 1964. Abandoned refinery piping containing petroleum has been identified as extending onto 229 Homer Street Site.

Site Geology and Hydrogeology: Site soils consist of 0-4 feet of fill material (sand, gravel, brick and shale fragments) underlain by sequences of sand, gravel, silt and clay. Depth to groundwater is 7-14 feet below ground surface (fbgs) and flows southeast.

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**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 may include recreation, housing, business or other uses.

A **brownfield** site is any real property where a contaminant is present at levels exceeding the soil cleanup objectives or other health-based or environmental standards, criteria or guidance adopted by DEC that are applicable based on the reasonably anticipated use of the property, in accordance with applicable regulations.

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.

Olean Public Library  
Attn: Lance Chaffee  
134 N. 2nd Street  
Olean, NY 14760-2583  
(716) 372-0200

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

Anthony Lopes, P.E.  
Department of Environmental Conservation  
Division of Environmental Remediation  
270 Michigan Ave  
Buffalo, NY 14203-2915  
716-851-7220  
[anthony.lopes@dec.ny.gov](mailto:anthony.lopes@dec.ny.gov)

#### Site-Related Health Questions

Renata Ockerby  
New York State Department of Health  
Bureau of Environmental Exposure Investigation  
Empire State Plaza, Corning Tower, Rm 1787  
Albany, NY 12237  
518-402-7860  
[BEEI@health.ny.gov](mailto:BEEI@health.ny.gov)

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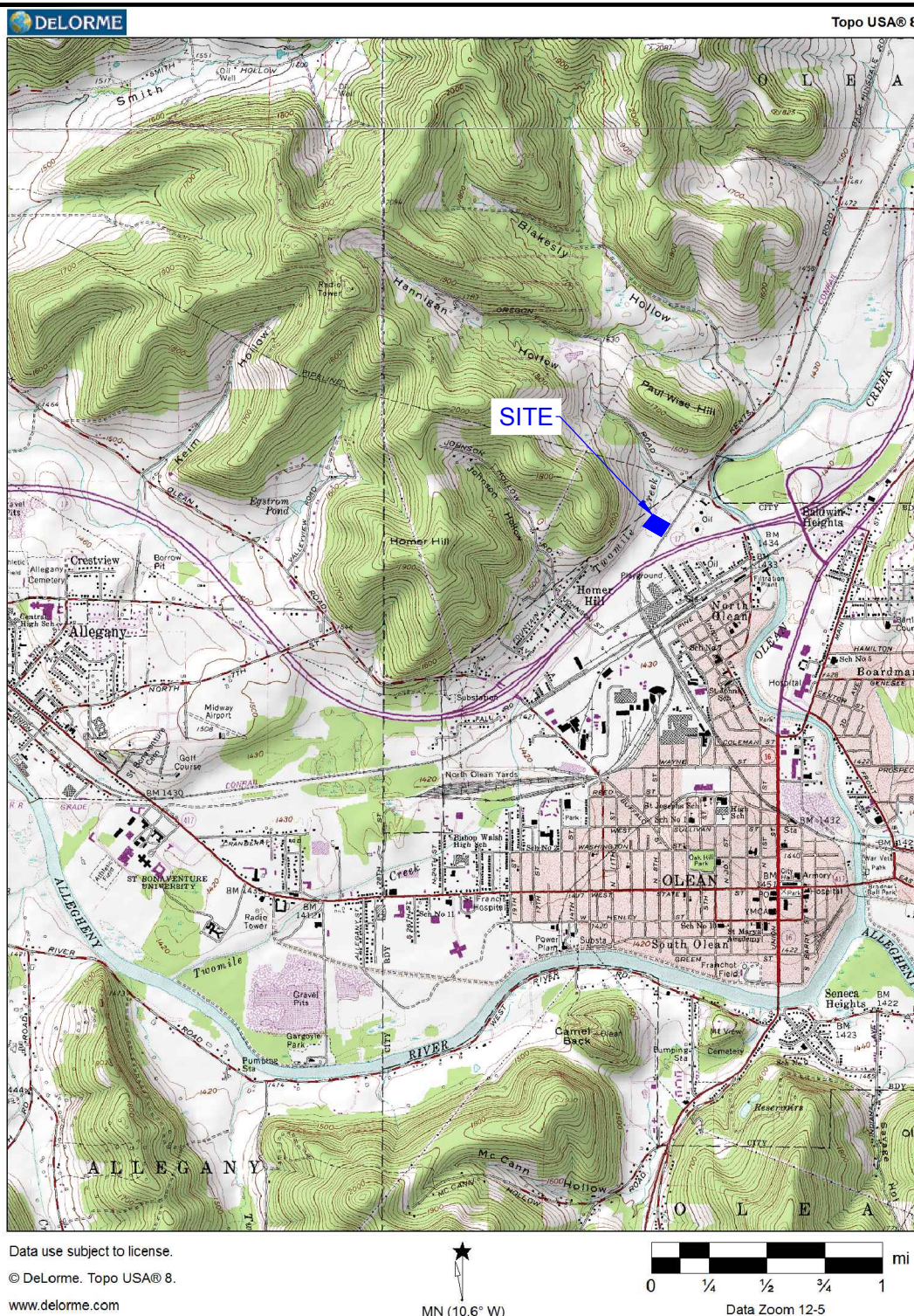


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# FIGURE 1



2558 HAMBURG TURNPIKE  
SUITE 300  
BUFFALO, NY 14218  
(716) 856-0635

PROJECT NO.: 0225-015-001

DATE: JANUARY 2016

DRAFTED BY: KRR

## SITE LOCATION AND VICINITY MAP

RI / AA REPORT  
229 HOMER STREET SITE

OLEAN, NEW YORK  
PREPARED FOR  
BENSON CONSTRUCTION AND DEVELOPMENT, LLC

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PROPERTY OF TURNKEY ENV. REST., LLC. IMPORTANT: THIS DRAWING PRINT IS LOANED FOR MUTUAL ASSISTANCE AND AS SUCH IS SUBJECT TO RECALL AT ANY TIME. INFORMATION CONTAINED HEREON IS NOT TO BE DISCLOSED OR REPRODUCED IN ANY FORM FOR THE BENEFIT OF PARTIES OTHER THAN NECESSARY SUBCONTRACTORS & SUPPLIERS WITHOUT THE WRITTEN CONSENT OF TURNKEY ENV. REST., LLC.



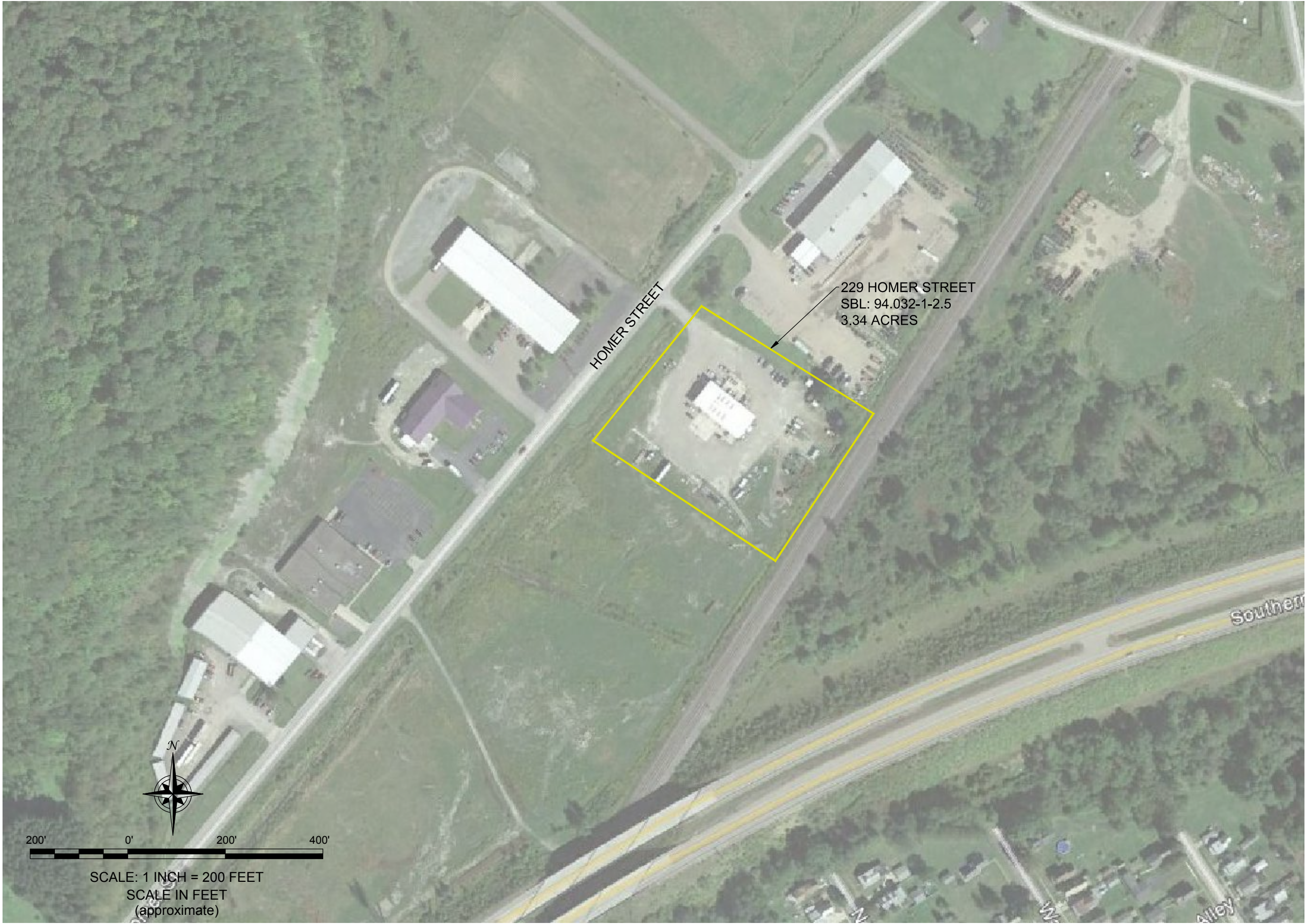


FIGURE 2

SITE PLAN (AERIAL)

RI / AA REPORT  
229 HOMER STREET SITE  
OLEAN, NEW YORK  
PREPARED FOR  
BENSON CONSTRUCTION AND DEVELOPMENT, LLC



2558 HAMBURG TURNPIKE  
SUITE 300  
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Department of  
Environmental  
Conservation

**Where to Find Information:**

*Project documents are available at these location(s) to help the public stay informed.*

**Olean Public Library**  
134 N. 2nd Street  
Olean, NY 14760-2583  
(716) 372-0200

**Who to Contact:**

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

**Project-Related Questions**

Anthony Lopes, P.E., Project Manager  
NYSDEC  
270 Michigan Avenue  
716-851-7220  
[Anthony.lopes@dec.ny.gov](mailto:Anthony.lopes@dec.ny.gov)

**Project-Related Health Questions**

Renata Ockerby  
NYSDOH  
Empire State Plaza  
Corning Tower Rm 1787  
518-402-7860  
[bee@health.ny.gov](mailto:bee@health.ny.gov)

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# FACT SHEET

## Brownfield Cleanup Program

229 Homer Street  
229 Homer Street  
Olean, NY 14760

**SITE No. C905044**

**NYSDEC REGION 9**

**December 2018**

## Cleanup Action Completed at Brownfield Site

Action has been completed to address the contamination related to the 229 Homer Street Site ("site") located at 229 Homer Street in Olean, NY, Cattaraugus County under New York State's Brownfield Cleanup Program (BCP). Please see the map for the site location.

Cleanup activities were performed by Benson Construction and Development, LLC ("applicant(s)") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). The applicant(s) has submitted a draft Final Engineering Report (FER) for NYSDEC 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 following activities have been or will shortly be completed to achieve the remedial action objectives:

- Removal and off-site disposal/recycle of approximately 2,500 linear feet of refinery piping and proper off-site disposal of material contained in the piping;
- Excavation and off-site disposal of approximately 5,000 tons of grossly contaminated media identified as soil/fill with visual and/or odor impacts from petroleum contamination;
- Installation of an Air Sparge/Soil Vapor Extraction (AS/SVE) system to address remaining contaminated soil in lieu of large-scale excavation/disposal;
- Placement of a cover system, which may include existing building slabs, hardscape, or a minimum 12 inches of clean soil or gravel over the entire site;
- Installation of an active sub-slab depressurization system within the existing building and any future buildings; and,
- Implementation of a Site Management Plan (SMP) including an Environmental Easement, Engineering and Institutional Control Plan, Site Monitoring Plan, Excavation Work Plan, Operation and Maintenance Plan, site use limitations, and groundwater use restrictions.

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# BROWNFIELD CLEANUP PROGRAM

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**Next Steps:** When NYSDEC approves the FER, it will be made available to the public (see "Where to Find Information" at left). NYSDEC then will issue a Certificate of Completion (COC) that will be announced in a fact sheet. The applicant(s) would be able to redevelop the site after receiving a COC. In addition, the applicant(s):

- Will have no liability to the State for contamination at or coming from the site, subject to certain conditions; and
- Will be eligible for tax credits to offset a portion of the costs of performing cleanup activities and for redevelopment of the site.

A COC may be modified or revoked if, for example, an applicant does not comply with the terms of its Brownfield Cleanup Agreement with NYSDEC.

**Site Description and Background:** This 3.34-acre site is located in an urban area bound by Two Mile Creek and Homer Street to the west, a solid waste transfer station to the northeast, Southern Tier Rail Authority rail lines to the southeast, and the 251 Homer Street BCP site to the southwest. Historic operations conducted at the site, related to past petroleum refining, resulted in contamination of the subsurface with grossly contaminated petroleum product, arsenic, lead, and polycyclic aromatic hydrocarbons (PAHs), which have been cleaned up under the Brownfield Cleanup Program.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the Site ID, C905044 at:

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For more information about the BCP, visit:

<http://www.dec.ny.gov/chemical/8450.html>

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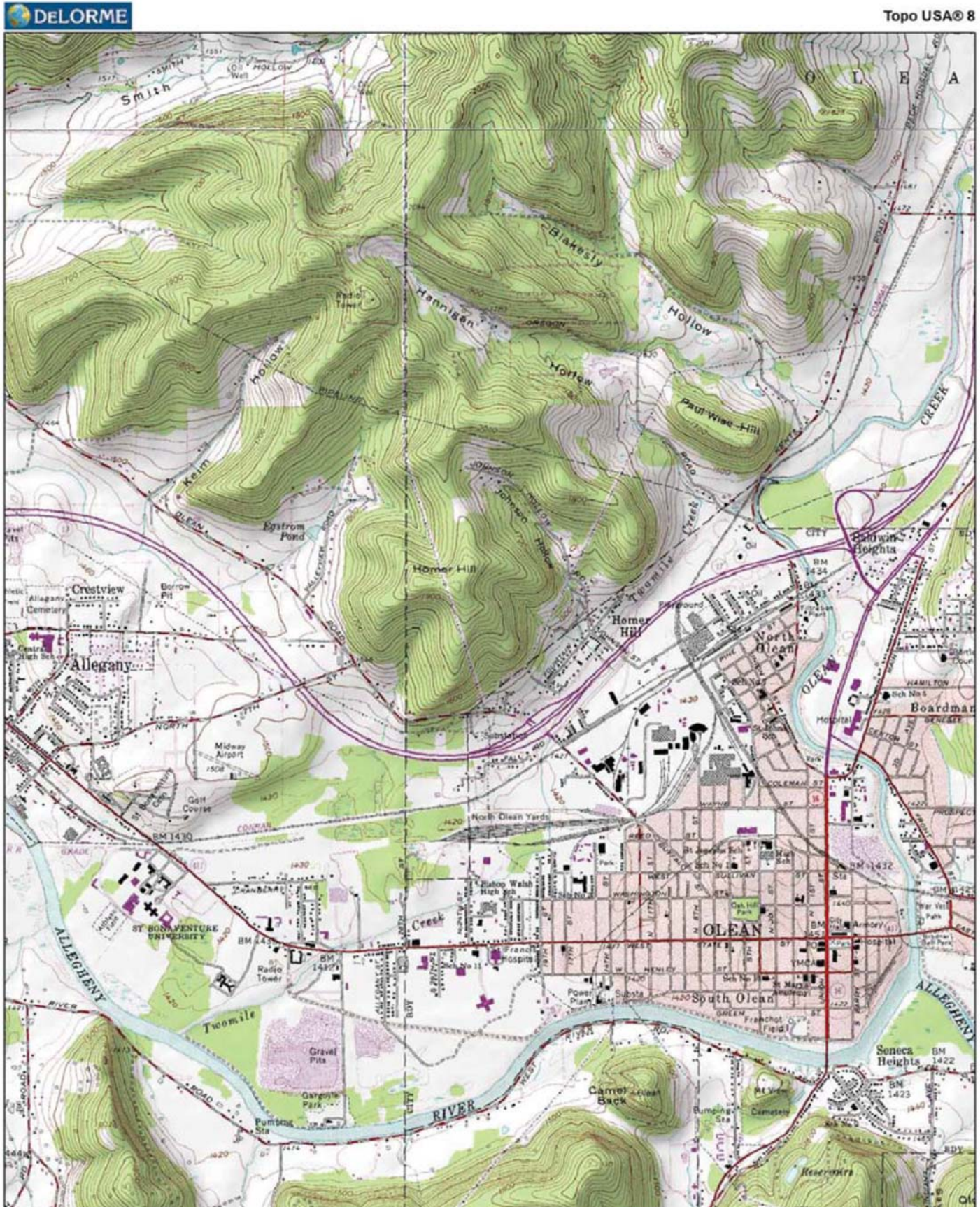
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# BROWNFIELD CLEANUP PROGRAM







Department of  
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# FACT SHEET

**Brownfield Cleanup Program**

**229 Homer Street**

**229 Homer Street  
Olean, NY**

**SITE No. C905044**

**NYSDEC REGION 9**

**January 2019**

## **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 229 Homer Street site ("site") located at 229 Homer Street in 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 Benson Construction and Development, LLC and Homer Street Properties, LLC ("applicants") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). NYSDEC has approved a Final Engineering Report (FER) and issued a Certificate of Completion (COC) for the site. Copies of the FER and Notice of the COC are available at the location(s) identified to the left under "Where to Find Information."

**Completion of the Project:** The following activities have been completed to achieve the remedial action objectives:

- Removal and off-site disposal/recycle of approximately 2,500 linear feet of refinery piping and proper off-site disposal of material contained in the piping;
- Limited excavation and off-site disposal of approximately 5,000 tons of grossly contaminated media (GCM) identified as soil/fill with visual and or odor impacts from petroleum contamination;
- Installation of an Air Sparge/Soil Vapor Extraction (AS/SVE) system to address remaining volatile organic compound-impacted soil;
- Placement of a cover system, including existing building slabs, hardscape, or a minimum 12 inches of clean soil or gravel over the entire site;
- Installation of an active sub-slab depressurization system within the existing building and any future buildings; and
- Implementation of a Site Management Plan (SMP) including an Environmental Easement, Engineering and Institutional Control Plan, Site Monitoring Plan, Excavation Work Plan, Operation and Maintenance Plan, site use limitations, and groundwater use restrictions.

**Final Engineering Report Approved:** NYSDEC has approved the FER, which:

- 1) Describes the cleanup activities completed.
- 2) Certifies that cleanup requirements have been or will be achieved for the site.

# BROWNFIELD CLEANUP PROGRAM

- 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 put in place on the site:

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

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

- Cover System
- AS/SVE System
- Sub-slab Depressurization System.

**Next Steps:** With its receipt of a COC, the applicant(s) is eligible to redevelop the site. In addition, the applicant(s):

- 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 COC may be modified or revoked if, for example, there is a failure to comply with the terms of the order or agreement with NYSDEC.

**Site Description and Background:** This 3.34-acre site is located in an urban area bound by Two Mile Creek and Homer Street to the west, a solid waste transfer station to the northeast, Southern Tier Rail Authority rail lines to the southeast, and the 251 Homer Street BCP site to the southwest. Historic operations conducted at the site, related to past petroleum refining, resulted in contamination of the

subsurface with grossly contaminated petroleum product, arsenic, lead, and polycyclic aromatic hydrocarbons (PAHs), which have been cleaned up under the Brownfield Cleanup Program.

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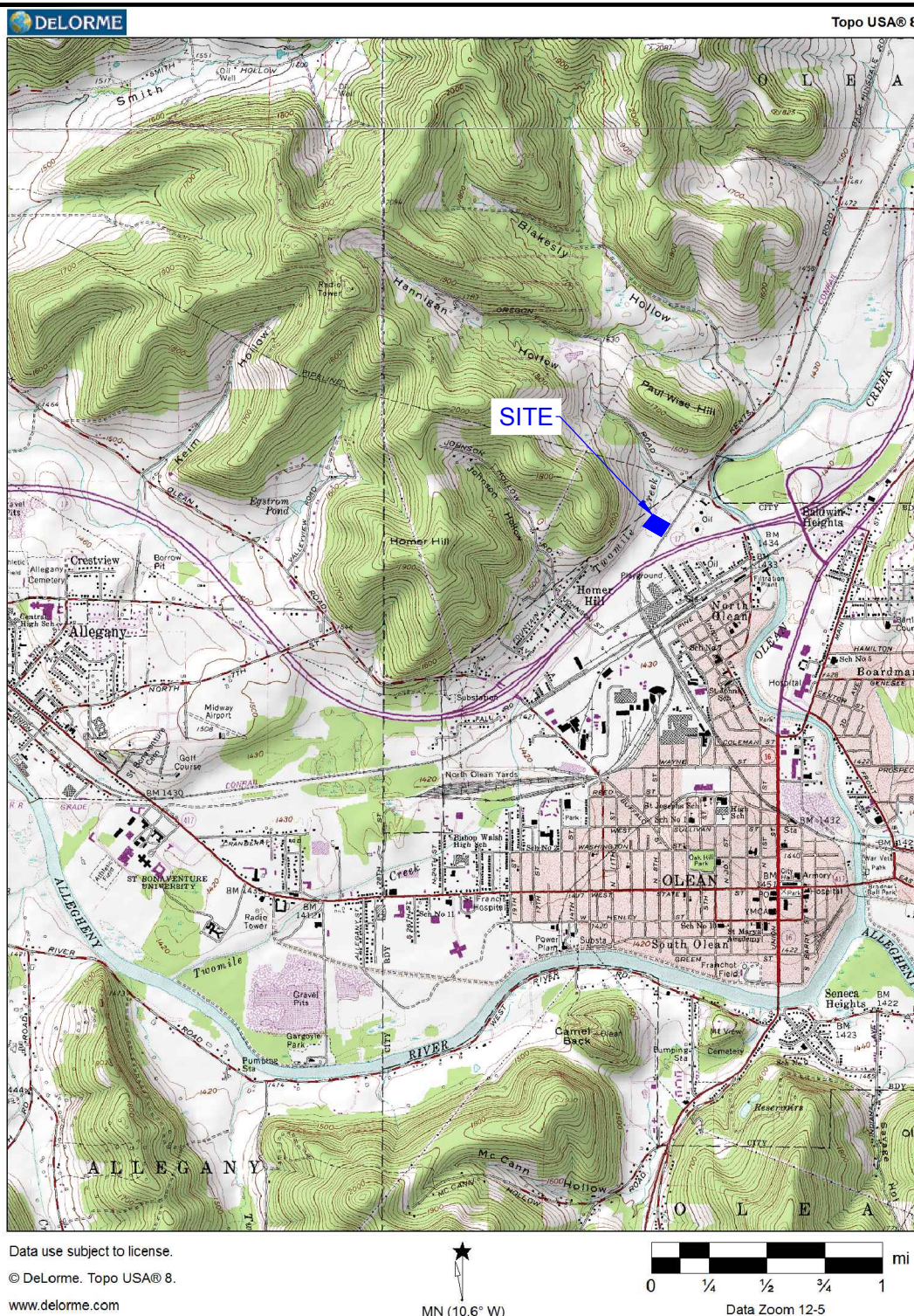
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PROJECT NO.: 0225-015-001

DATE: JANUARY 2016

DRAFTED BY: KRR

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RI / AA REPORT  
 229 HOMER STREET SITE

OLEAN, NEW YORK  
 PREPARED FOR  
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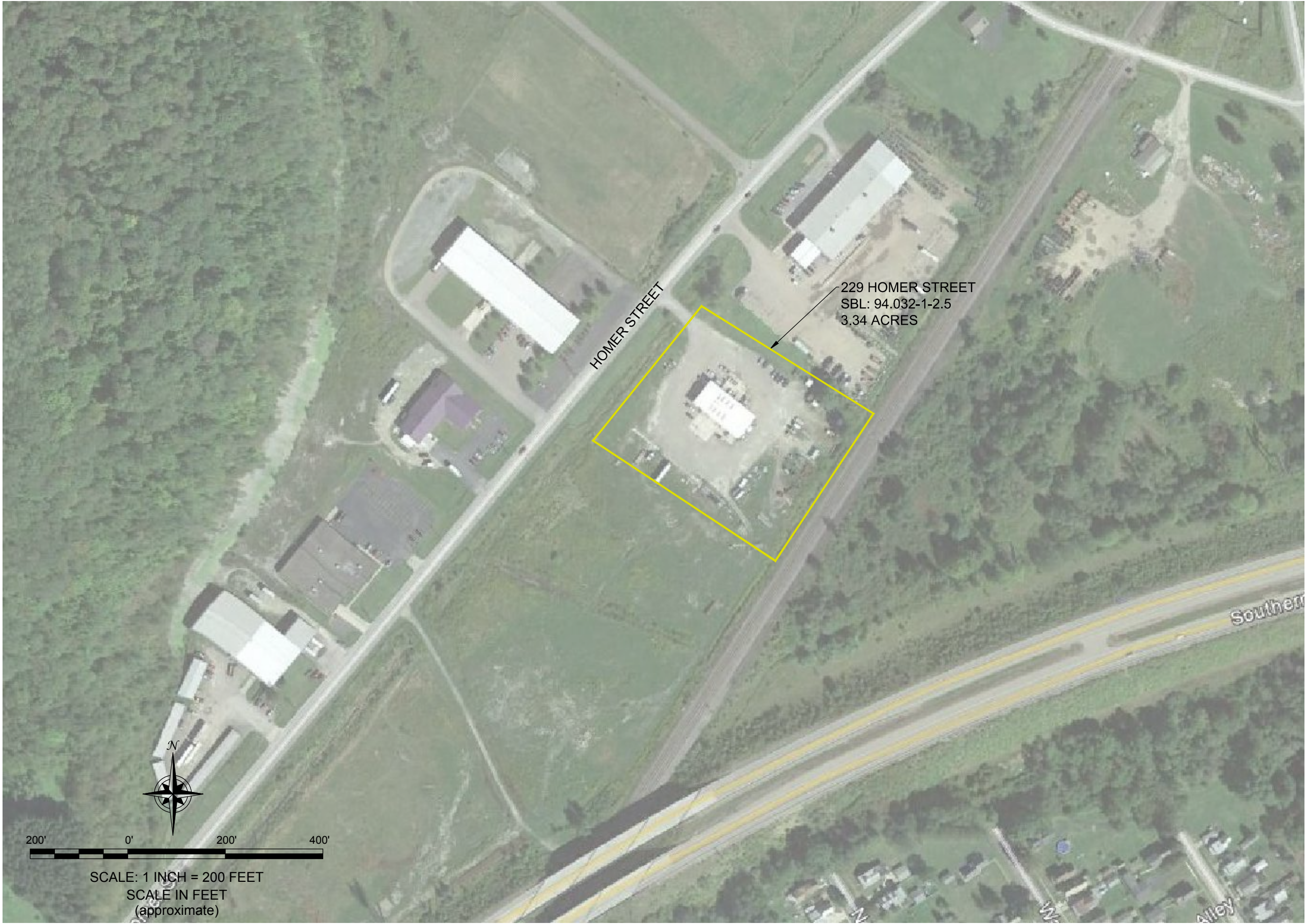


FIGURE 2

SITE PLAN (AERIAL)

RI / AA REPORT  
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