



FACT SHEET

Brownfield Cleanup Program

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

Site Name: 251 Homer Street Development

DEC Site #: C905037

Address: 251 Homer Street
Olean, NY 14760

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 251 Homer Street Development site ("site") located at 251 Homer Street, Olean, Cattaraugus County under New York State's Brownfield Cleanup Program have been or will be met. Please see the map for the site location.

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=C905037>

The cleanup activities were performed by Homer Street Properties, 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

Cleanup activities were completed at the site between October 2012 and April 2016. The site cleanup included the:

- removal, cleaning, and recycling of over 10,000 feet of abandoned refinery piping;
- excavation and off-site disposal of approximately 52,000 tons of petroleum contaminated soil;
- excavation and off-site disposal of approximately 2,000 tons of arsenic contaminated soil;
- restoration of a portion of Two Mile Creek following removal of surrounding contaminated soil and sediments;
- collection and treatment of impacted excavation water, with discharge to the City of Olean publically owned treatment works;
- Placement of a cover over the entire site to allow for commercial use. The cover consists of buildings, pavement, or one foot of soil meeting commercial use criteria.
- Execution of an environmental easement for the property that restricts it to commercial or industrial use(s); and

- Development of a Site Management Plan that identifies all use restrictions and engineering controls for the site and details the steps and media-specific requirements necessary to ensure the remedy remains in place and effective.

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 cover or vapor mitigation system.
- 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:

- Environmental Easement
- Land Use Restriction
- Groundwater Use Restriction
- Site Management Plan
- Soil Management Plan
- Monitoring Plan
- Institutional Control/Engineering Control Plan

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

- Cover System

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 251 Homer Street Development Site is approximately 16.68 acres in area and is located at 251 Homer Street in the northern part of the City of Olean. The site is situated immediately northwest of Interstate I-86.

Site Features: The site is currently vacant, and is covered with grass or small shrubs. A gravel driveway connects the site to Homer Street. Two Mile Creek borders the site immediately to the north and traverses the south-western portion of the site.

Current Zoning and Land Use: The site is currently zoned for industrial use. The surrounding parcels are currently used for a mixture of light industrial and commercial uses. The nearest residential area is located approximately 300 feet northwest of the site.

Past Use of the Site: The site was historically a portion of a larger petroleum refinery and petroleum bulk storage facility known as the former SOCONY Vacuum facility, which operated from the late 1800s until the 1950s. The site and surrounding area were historically developed as a petroleum refinery with numerous aboveground storage tanks (ASTs) and heavy industrial operations.

Site Geology and Hydrogeology: The site surface consists of a cover that is at least one foot thick. Beneath the cover, soil at the site consists of 3 to 11 feet of sandy silt and clay interspersed with fill materials consisting of gravel, brick, concrete, cinders, etc. This material is underlain by native soils consisting of medium to coarse sand and gravel, with clay layers in some areas.

The depth to groundwater ranges between 8 to 16 feet below ground surface. Groundwater in the uppermost water bearing unit generally flows toward the southeast. A perched water table may exist in portions of the site where significant clay layers are present.

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 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 North Second Street
Olean, NY 14760
phone: 716-372-0200

Department of Environmental Conservation
Division of Environmental Remediation
270 Michigan Ave
Buffalo, NY 14203-2915

Who to Contact

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

Project Related Questions

Benjamin McPherson
Department of Environmental Conservation
Division of Environmental Remediation
270 Michigan Ave
Buffalo, NY 14203-2915
716-851-7220
benjamin.mcpherson@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

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

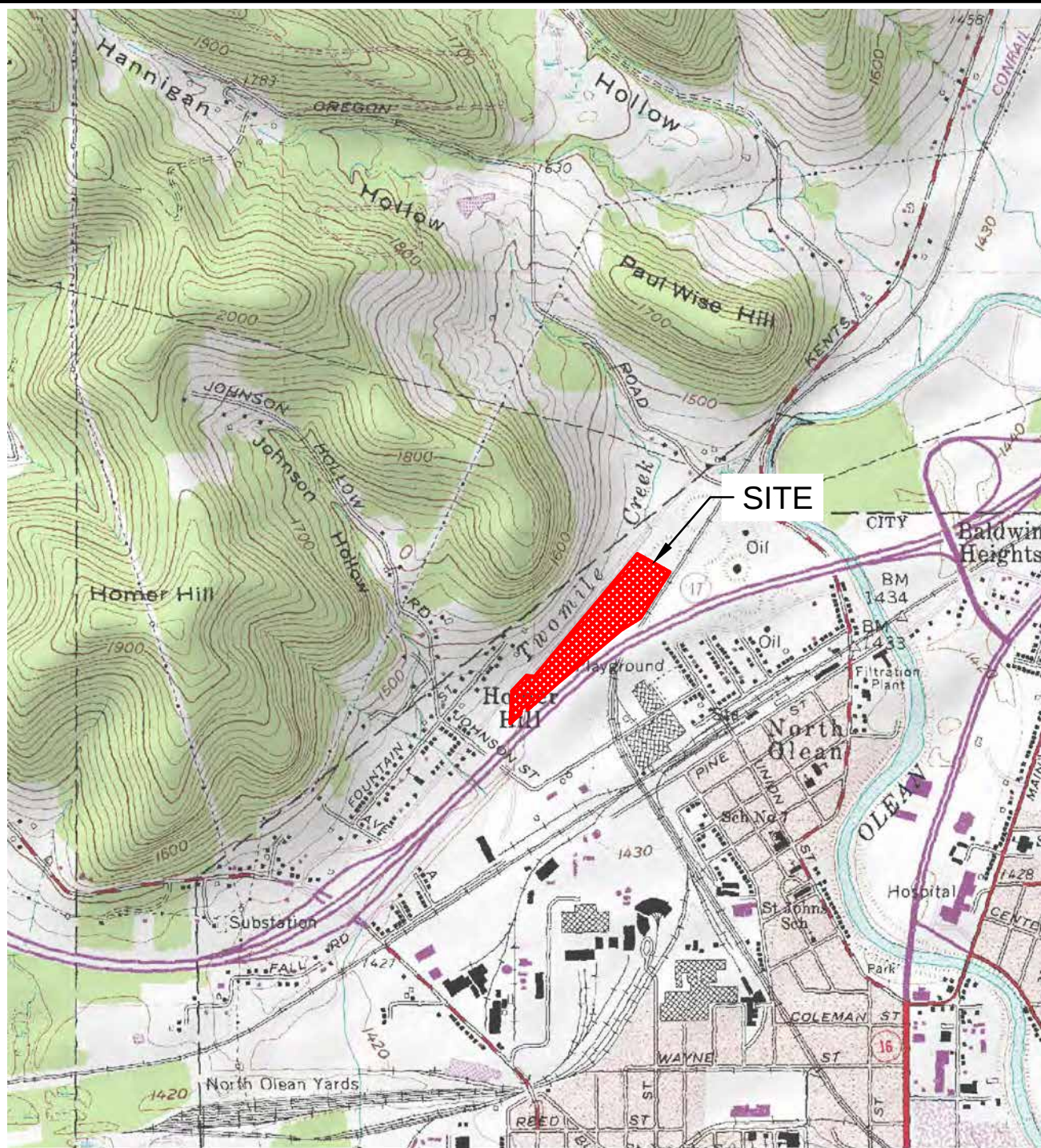
Have site information such as this fact sheet sent right to your email inbox. NYSDEC invites you to sign up with one or more contaminated sites county email listservs available at the following web page:
<http://www.dec.ny.gov/chemical/61092.html>. It's quick, it's free, and it will help keep you *better 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.

FIGURE 1



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SITE LOCATION AND VICINITY MAP

RI-IRM-AA REPORT

251 HOMER STREET REDEVELOPMENT SITE
BCP SITE NO. C905037
OLEAN, NEW YORK

PREPARED FOR

BENSON CONSTRUCTION AND DEVELOPMENT & HOMER STREET PROPERTIES, LLC

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