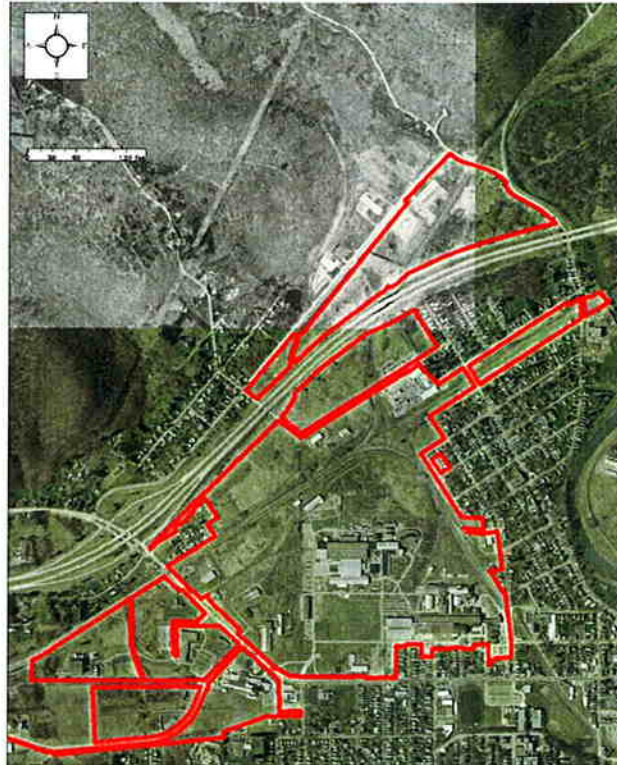


**BROWNFIELDS OPPORTUNITY AREA
CITY OF OLEAN
CATTARAUGUS COUNTY, NEW YORK**

PRE-NOMINATION STUDY



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DRAFT PRE-NOMINATION STUDY

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1.0 INTRODUCTION

1.1 The BOA Program

Through the efforts of the City of Olean Department of Community Development and the Cattaraugus Empire Zone, the City of Olean was awarded a Brownfield Opportunity Area (BOA) grant by the New York Department of State (NYSDOS) and New York Department of Environmental Conservation (NYSDEC). The BOA grant program provides municipalities and community-based organizations with the resources to plan for the revitalization of areas with high concentrations of brownfield sites.

According to the United States Environmental Protection Agency, "Brownfields are real property, the expansion, redevelopment or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant or contaminant." Like most cities in Upstate New York, the historical uses of properties throughout portions of Olean have left a legacy of properties with the stigma of contamination, and, also like most cities in Upstate New York, the real estate market in Olean is not strong enough to drive redevelopment of these sites without some intervention by the community. The BOA Program was developed with this focus, enabling communities to identify a clear vision for redevelopment of blighted areas that will ultimately lead to the successful redevelopment of these properties and revitalization of the community.

The Pre-Nomination Study for the proposed Olean BOA is the first of three steps in the BOA program. The Pre-Nomination Study (Step 1) involves the selection of an area with a high concentration of brownfield sites in need of redevelopment. The Pre-Nomination Study also collates basic information about the characteristics of the BOA and specific information on the brownfields contained within it. Additionally, a vision for redevelopment of the study area is developed through the implementation of a community-based visioning process. Finally, the Pre-Nomination Study provides a preliminary analysis and recommendations that are intended to facilitate the revitalization of the proposed BOA and support the City's initiative to participate in the subsequent stages of the BOA program.

The second step of the BOA program is the Nomination Phase (Step 2), in which more specific information on the area is obtained and this information is utilized in an analysis of economic and market trends. The visioning process initiated in Step 1 is also advanced in this step, further fleshing out the community's vision for successful redevelopment. Based on the results of the study described in this report, the City of Olean's proposed BOA is an area that could use additional study and consideration, and, therefore, the City intends to apply for enrollment in the second phase of the BOA program upon acceptance of this study.

The third and final step of the BOA program is the Implementation Strategy and/or Site Assessments (Step 3). This phase includes strategic planning to define the specific activities necessary to achieve the successful redevelopment of high-priority sites and the area as a whole. Where appropriate, site assessments will be used to evaluate the environmental conditions of targeted brownfield sites and determine the remedial efforts necessary, if any, to make those sites shovel-ready.

1.2 The City of Olean's BOA Project

Prior to the initiation of the BOA project, the City of Olean has been involved in other brownfield projects with the knowledge that the real estate market alone will not support the development of brownfield sites, leaving a legacy of unproductive, tax delinquent vacant properties. The city has worked with the Olean Urban Renewal Agency (OURA) to make positive strides in addressing brownfields restoration and redevelopment through the New York State Department of Environmental Conservation's Environmental Restoration Program (ERP) with the advancement of a Remedial Investigation/Alternatives Analysis (RI/AA) Program at the Former Felmont Oil site. The City and OURA believed that this property had development potential due to its proximity to an exit of Route I-86. The City and OURA worked together to initiate the foreclosure of the tax delinquent Felmont property to complete the RI/AA program, which will be completed in the fall of 2007. During the investigation it was learned that the contamination at the site is relatively benign and that the property does indeed have development potential, contrary to popular opinion prior to the investigation.

The Felmont property is only a small piece of the former Standard Oil of New York (SOCONY) refinery site, or what is known as the Exxon/Mobil Legacy Site. As a result of the City's and OURA's activities at the Felmont site, the positive attributes and development potential of the larger Exxon/Mobil Legacy Site has captured the interest of prospective developers. As a result of this interest, the City of Olean has identified the area as a prime opportunity for brownfield redevelopment and begun to focus efforts to promote development of this site. Because of these efforts, the City's entrance into the BOA program is a natural fit, allowing the City to obtain the planning and community visioning assistance necessary to achieve the desired result: successful redevelopment.

The advancement of the Pre-Nomination Study has also allowed the City to build upon existing relationships with regional planning and development agencies, state and local governmental agencies and private developers. Some of these relationships were developed during the RI/AA program at the Felmont property, and this report describes how these existing relationships, as well as new relationships, were further advanced during the BOA project.

In addition to building on the foundation provided by the work at the Felmont site, this BOA project is consistent with the City of Olean's 2005-2025 Comprehensive Plan objectives, and embodies many of the initiatives that are discussed in the Plan. It also incorporates ideas in New York State's Quality Communities initiative, which was intended to assist communities in implementing effective land development, preservation and rehabilitation strategies that promote both economic development and environmental protection. This initiative also strongly embraced the concept of Smart Growth, which encourages the redevelopment of brownfield properties so as to return abandoned and underutilized sites to their fullest potential as community and economic assets. Using smart growth principles in brownfield redevelopment can create greater benefits from the reuse of infill sites, reduce demand for land for development in green spaces, and improve the air and water quality. Smart Growth principals embrace developments that are pedestrian friendly and accessible to multiple modes of transportation. Smart Growth principals

also encourage compact developments with a mixture of land uses and access to public spaces, parks, or plazas.

Olean's economy, much like that of Western New York as well as the rest of the northeastern United States, has not kept pace with that of the rest of the nation. This poor economic performance reflects the slow transformation from an economy based on manufacturing to an economy based upon service provision. Successful redevelopment strategies must take into account the regional economy and must respond to economic realities in order to create realistic expectations and sustainable results. The City is excited to embark on the planning of the redevelopment of the proposed BOA, and this Pre-Nomination Study has whetted the City's appetite for action. The subsequent Nomination and Strategic Planning/Site Investigation phases of the BOA program are expected to chart a widely supported course for the sustainable redevelopment of the environmentally challenged properties within the City of Olean BOA, resulting in a prospering, revitalized community.

2.0 DESCRIPTION OF THE PROPOSED PROJECT, BOUNDARY AND PUBLIC PARTICIPATION

2.1 Community Overview and Description

2.1.1 Historical Perspective

The City of Olean lies within the Allegheny River Valley, surrounded by the foothills of the Appalachian Mountains. Before there were roads, pioneers gathered here to travel down the Allegheny River each spring. As a result of the unique geography, a settlement developed and the area became a hub for transportation and trade in the early 1800's. The lumber industry evolved into a foundation for the local economy as early settlers began to harvest the rich forest resources in the area. Lumber and wood products were transported to markets down the Allegheny River by raft and barge. The construction of the Erie and Genesee Valley Canals opened markets to the north and east, which began the decline of the river as a transportation corridor. With the arrival of railroads in the 1850's, the canals were also soon abandoned as the primary mode of transportation.

The first crude oil in the United States was found on land near Cuba Lake, less than 15 miles away from the proposed BOA and the first oil well in Cattaraugus County was drilled in 1865. Oil refining became a major industry and was a significant component of the local economy. Olean was once noted to have been home to the largest petroleum storage facility in the world and was a terminal for the first commercial oil products pipeline, giving employment to a large part of the labor force. Olean became incorporated as a city in 1893 and by the early 1900's had become an industrial center. The City's Comprehensive Plan notes that the name Olean was derived from the Latin word *oleum*, meaning oil. As Olean continued to grow, it became the home of other industries including tanneries, glass and brick manufacturers, railroad maintenance shops, industrial equipment manufacturers and chemical manufacturers. Olean's downtown developed around the intersection of east/west and north/south highway corridors (I-86 and NYS Route 16) while its industrial core is built around the intersection

of east/west and north/south railroad corridors (Southern Tier Railway Authority). Olean developed into a transportation hub that included a large rail yard and a passenger station.

Olean's tanneries, glass and brick factories closed after the turn of the century, and the refineries were dismantled by the late 1950's. The railroads reached their zenith during the 1960's and struggled to compete with trucks that used the expanding interstate highway system.

The industrial character of the City continued to evolve as other industries found a home in the City. Fertilizer and specialty chemical manufacturers, cutleries, machine shops, electronics and industrial equipment manufacturers prospered in Olean. The City of Olean remains an important economic center of the region and contains many of the top employers in Cattaraugus County, including Alcas-Cutco, Dresser-Rand, Olean General Hospital, and Cattaraugus-Allegany BOCES and Cattaraugus County local government offices.

Today, the City of Olean has many historic buildings and places that are nominated or included on the National Register of Historic Places. The City boasts a historic downtown with scenic views of the mountains and mature public green spaces. The City is pedestrian friendly and is a hub for the Allegheny River Greenway Corridor, which provides an important linkage between the City and the Allegheny River, as well as nearby St. Bonaventure University.

Olean has traditionally been known as a retail center that serves many of the communities in Southwestern New York and Northwestern Pennsylvania. Olean is also known for having some of the finest restaurants and other cultural amenities in the region.

Although Olean's central downtown features wide streets and is developed with a mix of traditional storefronts, the Jamestown Community College campus, and modern box-style commercial developments (pharmacies and fast food restaurants). Although most of the traditional storefronts are occupied, notable downtown anchor stores such as Sears, Roebuck & Company, have closed and their storefronts are empty. In recent years, the evolution of big box retailers has shifted the focus of retail development from the downtown to the congested Route 417 corridor, west of the City and within the adjoining Town of Allegany. This circumstance is not unique to Olean: big box retailers often locate outside of the traditional central business districts because large, shovel-ready lots are not available in downtown areas.

2.1.2 Demographic Context

Demographics are an important tool that enables us to understand characteristics of a select population, such as those people who live in a defined area or who share common characteristics. Commonly-used demographics include race, age, income, educational

attainment and employment status. Demographics allow us to understand changes in the general population as well as identify changes occurring in a community and predict trends that are likely to continue into the future.

Demographics can also help us to gain insight into what people embrace in terms of employment opportunities so that the community will support the economic development that is necessary to revitalize the economy. It is important to understand what businesses need to thrive and the availability of prospective employees available to meet those needs. Understanding the gaps between the existing economy and a new business' available workforce will allow the creation of programs and approaches and develop strategies to close potential gaps.

U.S. Census Bureau data from the 2000 census were generally used as a basis for the demographics presented in this section. Information obtained from the New York State Department of Labor, the Institute for Local Governance and Regional Growth at the University of Buffalo, the Southern Tier Empire Zones of Western New York is also typically based upon U.S. Census Bureau data. Demographic data is presented in terms of the populations of New York State, the three Southern Tier counties, and for the City of Olean, when available. The Census Bureau also produces population estimates at the State and County level for the years in-between the decennial census.

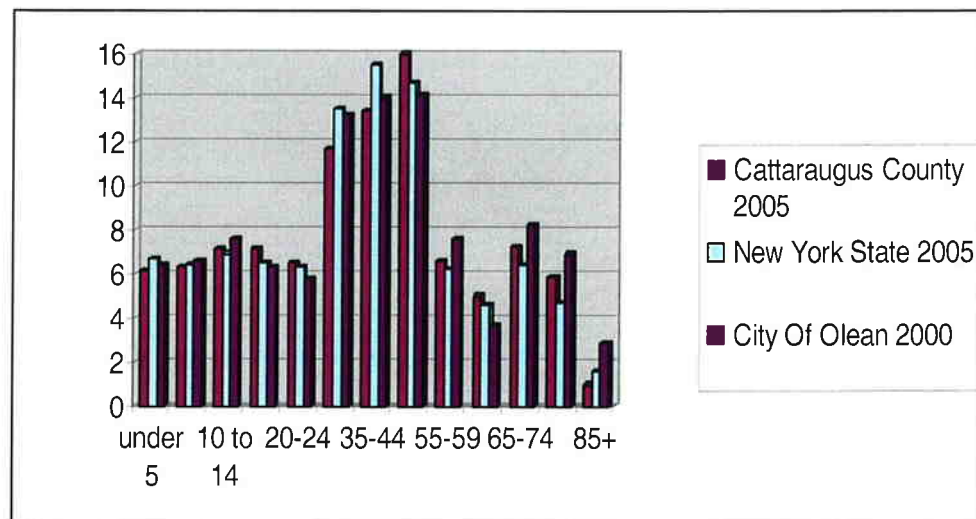
A review of the US Census Bureau data indicated that between 2000 and 2006, New York State's population grew from 18,976,457 to 19,258,082, which represented a nominal increase of 1.48 percent.

In 2000, Cattaraugus County had a population of 83,955 that was distributed between 32,023 households. Between 2000 and 2006, the population of Cattaraugus County decreased to 81,534, which represented a 2.8 percent decline.

In 2000, the City of Olean had a population of 15,347, which was distributed between 7,121 households. Like many cities in the northeastern United States, the City of Olean has experienced a steady population decline throughout the last few decades. Historical data shows that the population of the City of Olean has declined by 45 percent since its peak in 1950.

According to the Institute for Local Governance and Regional Growth at the University of Buffalo, a 3 percent drop in the number of young adults, ages 25 – 34, was observed nationwide during the 1990's and early 2000's. Largely a result of the "Baby Boom" of the 1950's, which spiked the young adult population age 25 to 34 years afterwards, the subsequent "Baby Bust" has resulted in a diminished young adult population. This trend was more pronounced in New York State than nationwide and particularly more pronounced in Upstate New York. In upstate New York populations of young adults declined at twice the rate of New York State as a whole and nearly four times the national rate between 1990 and 2005. A declining young adult population of approximately 30% was observed in the nearby Buffalo metropolitan area.

The decline in state and local populations of young adults represents a culmination of general population loss and stagnancy in the region as well as a generational correction in the size of the age group. US Census Bureau data indicated that median age for a resident of the City of Olean was 38.3 years, which is older than the Cattaraugus County median age of 37.4 years and New York State's median age of 35.9 years. What is also significant is that the City of Olean also has a larger percent of the population in the 65 to 74 age group, the 74 to 85 age group and the 85 and older age group than both the County and State. The graph below shows the breakdown of the population into age groups, highlighting the fact that the City has an increasingly graying population.



Data Source: US Census Bureau, American Factfinder

The available data suggests the City of Olean's population will continue to age and decline. Conversely, the population of New York State is projected to grow slightly, with an expected population of 19,477,429 persons by 2030. Although, this growth would represent a nominal increase of 2.57 percent since 2000, it is less than the growth that is forecasted for the rest of the nation.

US Census Bureau data indicates that 96 percent of the population of Southern Tier Region (Allegany, Cattaraugus and Chautauqua Counties) is white, with 3 percent of the population being Native Americans, largely belonging to the Seneca Nation. The Seneca Nation includes three reservations in Cattaraugus County: the Allegany, Oil Springs, and the Cattaraugus Reservations. The remaining 1 percent of the population is composed of all other races.

Within the City of Olean, 92.6 percent of residents are whites, followed by 3.5 percent African Americans, 1.4 percent mixed races, 1.2 percent Hispanics and 0.7 percent Native Americans.

2.1.3 Economic Context

The City of Olean and Cattaraugus County is poorer than average for New York State, as both per capita income and median family income are much lower than the state average. The table below presents a comparison between the per capita incomes and median household incomes for the City, Cattaraugus County and New York State.

Income Overview						
Year	Olean Per Capita Income	Olean Median Household Income	Cattaraugus County Per Capita Income	Cattaraugus County Median Household Income	New York State Per Capita Income	New York State Median Household Income
2000	\$17,169	\$30,400	\$15,959	\$33,404	\$23,329	\$43,393
2005	N/A	N/A	\$19,069	\$37,580	\$28,158	\$49,480

Data Source: U.S. Bureau of the Census, American Factfinder

As illustrated by the Income Overview Table, in 2000, the median household income for the County was \$33,404 and the per capita income was \$15,959. The per capita income for the City of Olean was \$17,169. This was slightly higher than the County per capita income but significantly lower than State's per capita income of \$23,329. The City's median household income of \$30,400 lagged behind the County's median household income and was substantially less than the New York State median household income of \$43,393.

According to the University of Buffalo Regional Institute, the distribution of poverty is such that 18,019 people from Western New York, or about 11.9 percent of the population, lived in poverty in 1999; however, the overall percentage of Western New York's residents that live in poverty has declined slightly in recent years. The poverty thresholds vary by family size. As a point of reference, the poverty income cutoff for a family of four was \$17,050 in the year 2000. Poverty rates in the Southern Tier Counties of Allegany, Cattaraugus and Chautauqua are currently the highest in Western New York. This data also indicated that Allegany County had the 5th highest poverty rate of counties in the state with 18.5 percent living below the poverty line, while Chautauqua County had the 8th highest poverty rate with 16.5 percent living below the poverty line. Cattaraugus County fared slightly better, having the 13th highest poverty rate in the state with 15.3 percent of its residents living in poverty.

Poverty rates also vary widely by racial and ethnic groups. For example, in Western New York, 36 percent of all Hispanics, 34 percent of all African Americans, 28 percent of all American Indians and 23 percent of all Asians live in poverty. Although the majority of the regions poor are white (61 percent) this accounts for less than 9 percent of all whites living in poverty.

The 2000 U.S. Census data indicated that approximately 15.9 percent of the population of Olean lives below poverty line, which is slightly higher than the poverty rate for

Cattaraugus County but close to the poverty rate for State of New York, which was 14.9 percent in 1999.

2.1.4 Workforce Context

Although no specific information was available for the City of Olean, the demographics of labor force within Cattaraugus County were analyzed by the New York State Department of Labor Bureau of Statistics in 2004.

LABOR FORCE BY RACE AND SEX IN CATTARAUGUS COUNTY		
Race/Ethnic Group	Male	Female
Total Labor Force	21,523	19,322
Whites	20,345	18,345
African Americans	254	150
Native Americans	440	416
Hispanics	176	147
Asians and Pacific Islanders	125	95
Mixed Race	123	117
Others	60	52

Data provided by the New York State Department of Labor Division of Research and Statistics

As indicated by the above table, the workforce in Cattaraugus County is substantially white and only minimally diversified. It is worthwhile to note that minorities have begun to enter the county workforce in greater numbers; however, the greatest gains in terms of diversity is largely the result of women entering the workforce in increasing numbers, which mirrors national trends.

According to information available from the City of Olean's Comprehensive Plan, employment opportunities in Cattaraugus County are distributed across the following industry sectors:

EMPLOYMENT BY INDUSTRY	
SECTOR	PERCENTAGE
Agriculture	0.6
Construction	5.2
Manufacturing	10.0
Wholesale Trade	3.4
Retail Trade	10.5
Transportation and Public Utilities	5.5
Information	4.1
Finance, Insurance and Real Estate	8.8
Professional, scientific, management and administrative	10.1
Educational, health and social services	24.3
Arts, entertainment, recreation and food service	7.3
Other Services	5.1
Public Administration	5.2
TOTAL	100%

Data provided by US Census Bureau, summarized in the City of Olean Comprehensive Plan

This data indicates that the service, government and trade (including retail) sectors comprise nearly 73 percent of employment opportunities in Cattaraugus County, while manufacturing, agricultural employment, construction and all other employment opportunities comprise only approximately 27 percent. This is significant because the manufacturing, agricultural and construction employment sectors typically provide the highest economic multipliers, and therefore, provide the greatest benefit in terms of economic benefit and job creation. Reports from the National Association of Manufacturing indicate that each dollar's worth of manufactured goods creates another \$1.43 of activity in other sectors, twice the \$.71 multiplier for services. Multipliers for agricultural and construction employment sectors are higher yet.

Data provided by the New York State Department of Labor indicated that the annual average unemployment for Cattaraugus County is generally similar to that of the Western New York and the rest of New York State.

UNEMPLOYMENT RATES – ANNUAL AVERAGES						
Area	2000	2001	2002	2003	2004	2005
New York State	4.5	4.9	6.2	6.4	5.8	5.0
Western New York	4.3	4.8	5.6	6.0	5.8	5.3
Cattaraugus County	4.5	5.1	5.7	5.9	6.0	5.5

Data provided by the New York State Department of Labor Division of Research and Statistics

2.1.5 Educational Context

Education provides the framework for our future and a foundation for a region's quality of life and economic competitiveness. A successful educational system improves the social and economic outlook for future generations, strengthens neighborhoods, and attracts businesses and residents while keeping existing ones here.

The Southern Tier is home to an outstanding public school system with a curriculum that is overseen by the New York State Board of Regents. Class sizes and curriculum vary from district to district; however, the class sizes are generally small. A New York State education is highly regarded by many colleges and universities. The New York State Department of Labor Division of Research and Statistics has compiled the following information relative to the educational attainment for residents of Cattaraugus County, based upon 1990 – 2000 census data.

EDUCATIONAL ATTAINMENT – CATTARAUGUS COUNTY			
Category	1990	2000	Net Change 1990 - 2000
Educational Attainment of Persons 25 Years Old or Older			
Percent with high school graduate or higher	74.5	81.2	6.7
Percent with associates degree or higher	20.1	23.4	3.3
Percent with bachelor's degree or higher	12.8	14.9	2.1

Data provided by the New York State Department of Labor Division of Research and Statistics

Between 1990 and 2000, the County outperformed the state in reducing the share of adults without a high school diploma or general equivalency degree, as the statewide level dropped from 25 percent to 21 percent during the same period, the decrease in Cattaraugus County was 24 percent to 18 percent. The number of adults earning associates degrees increased by over 3 percent, while the number of adults that earned bachelor's degrees increased approximately 2 percent.

The available data indicates that educational attainment is increasing within the County, particularly for those who have graduated high school. Although Western New York adults have realized high levels of educational attainment, the region still lags behind the rest of the state and the nation in the number of adults earning professional degrees.

The Southern Tier counties of Western New York host a secondary education system that includes both public and private learning institutions. The following is a brief summary of the secondary educational institutions that are located in proximity to the proposed BOA and have the potential to provide the skilled workforce necessary to support a variety of redevelopment opportunities:

- St. Bonaventure University offers undergraduate programs in the Schools of Arts and Sciences, Education, Business and Journalism/Mass Communication. Graduate programs in from the School of Arts and Sciences, Education, Business, and Franciscan Studies are available. The 2006 enrollment at the University was 2,772.
- The Cattaraugus County Campus of Jamestown Community College (JCC) is located in downtown Olean. The JCC Olean campus is an example of redevelopment/adaptive re-use of existing structures, and the construction of the downtown campus has had a significant economic impact on Olean. The campus showcases the public/private partnership at work between JCC, the City of Olean and local employers. JCC offers managerial courses; computer applications and training including CAD and CAM programs; long-distance learning and virtual instruction via the internet; and associate degrees from the State University of New York. The 2006 enrollment at the JCC Cattaraugus Campus was 991.
- Olean Business Institute (OBI) is also located in downtown Olean, approximately one-quarter mile from the proposed BOA. Since 1961, OBI has offered practical instruction in programs including Computer Technology, Accounting, Medical Assistant, Office Technology, Business Management and Paralegal Studies. OBI boasts a 90 percent job placement rating. The 2006 enrollment at OBI was 128.
- Houghton College is located in the Village of Houghton in Allegany County. The college operates a satellite campus in Cattaraugus County for nontraditional students, where a four-year Business Degree can be achieved through the PACE

Program. The total enrollment for Houghton College for undergraduate and graduate level programs was over 1,300 in 2006.

- Alfred University is also located in Allegany County. Alfred University, together with the Corning Glass Works and the State of New York, have partnered to create the Ceramic Corridor, a high-tech incubator project designed to take advantage of the emerging ceramics industry and to create new jobs. This unique program is the only one in the United States concentrating on high-tech ceramics. Alfred University's enrollment consists of 2,000 undergraduates and 300 graduate students.
- Alfred State College, a part of the SUNY system, currently enrolls approximately 3,200 students. Alfred State College is a State University of New York College of Technology located in Alfred, New York in Allegany County. This fully accredited college grants baccalaureate degrees in 14 areas and associate degrees in nearly 60 areas.
- In addition to the traditional classroom setting, there are other opportunities for workforce based training in Cattaraugus County. The Board of Cooperative Educational Services (BOCES) provides vocational and continuing education and offers a variety of courses at its Olean facility. The Cattaraugus County Small Business Development Corporation (CCBDC) provides computer applications and training, entrepreneurship seminars, and one-to-one business counseling. The Cornell Cooperative Extension offers business management and technical training, agricultural, horticultural, livestock, pest control, and water quality seminars and workshops.

One of the greatest challenges that face the region is the retention of educated young adults who are ready to enter the workforce and contribute to the economy. It is vitally important that we identify sustainable opportunities for redevelopment and economic growth that will enable the City of Olean to keep pace with the rest of the nation and the world.

2.2 Project Overview and Description

The City of Olean is located in the southeastern corner of Cattaraugus County. This area, along with Allegany and Chautauqua Counties, is generally referred to as the Southern Tier area of Western New York. This relationship is illustrated by the Community Context Map (Figure 1).

Approximately 78 percent of the City is developed with the prominent land use being residential. The undeveloped land is either within the proposed BOA or green space located within the floodplain of the Allegany River. The area proposed to be considered a BOA is depicted on the Proposed BOA Study Area Context Map (Figure 2). The proposed BOA encompasses approximately 457 acres, 55 acres of which are located in

the Town of Olean. This area represents approximately 10 percent of the total area of the City and accounts for approximately half of all undeveloped land in the City. Of the 457 acres included in the proposed BOA, approximately 186 acres, or 41 percent, is comprised of brownfields. The proposed BOA contains at least 18 vacant and underutilized sites, which range in size from under an acre to greater than 25 acres.

Properties within the proposed BOA have significant potential for redevelopment for the following reasons:

- Much of the proposed BOA is located within the Cattaraugus Empire Zone;
- Much of the proposed BOA is zoned for general industrial or commercial use;
- The proposed BOA is in close proximity to two interchanges on Interstate 86 and NYS Route 16;
- Two railroad corridors intersect within the proposed BOA;
- Electric, natural gas, municipal water and wastewater services, and telecommunication infrastructure is in place;
- The topography and soils are well suited for development;
- Some properties within the proposed BOA are capable of supporting larger scale developments; and
- Property values are relatively low when compared to other areas in the state and nation.

Redevelopment of these underutilized sites will create new employment opportunities, generate additional revenues, improve environmental quality and create new public amenities and recreational opportunities.

2.3 Brownfield Opportunity Area Boundary Description and Justification

The proposed BOA encompasses an area that was historically utilized for industrial purposes for over 150 years. As depicted on the Historical Land Use Map (Figure 3), industries that were formerly located in this area include: petroleum refineries; oil storage facilities; chemical manufacturers; tanneries; barrel manufacturers; chrome plating facilities; railroad yards and railroad maintenance facilities; and ammonia and fertilizer manufacturing facilities. Today, this area remains Olean's industrial center and is the home for a number of industries, including Dresser Rand Turbo Products, Henkle-Loctite, Cytek, as well as Cattaraugus County local government offices. However, the presence of the Exxon/Mobil Legacy Site and two New York State Superfund Sites within this area contributes to the challenge of redeveloping this area.

The proposed BOA area is located near the intersections of regional highway corridors and around active railroad corridors. The area is also traversed by several secondary transportation corridors (Wayne Street and Constitution Avenue) and the Allegany River Trail corridor. In addition, the proposed BOA serves as a gateway to the northwest

portion of the City (Buffalo Street). Utility infrastructure including public water, wastewater, electric, natural gas and telecommunications are already in place.

The generalized boundaries of the proposed BOA are depicted on the Proposed BOA Boundary Map (Figure 4). This area is defined by the following physical and cultural contexts:

- The northern boundary of the proposed BOA extends slightly beyond the northern corporate limits of the City of Olean, which trend in a northeast/southwest direction. In addition, this portion of the proposed BOA is defined by the I-86 interstate highway corridor as well as the Southern Tier Railway Authority railroad corridor. This boundary is also generally considered as the northern extent of the Exxon/Mobil Legacy Site, on which the Homer Street and Blue Bird Industrial Parks are located. Development within these industrial parks has historically been challenged by environmental concerns.
- The eastern boundary of the proposed BOA is somewhat complex because it follows a number of city streets (Vine Street and Spruce Streets) so as to exclude residential properties; however, it is generally parallel with the Pennsylvania Railroad corridor and is defined in context by a residential portion of the City known as North Olean. During the 1950's, when the City of Olean's population was at its zenith, this part of the City was perceived as a blue collar residential area, where many of the City's residents lived in close proximity to their workplaces.
- The southern boundary of the proposed BOA trends in an east/west direction and generally follows Wayne Street, which is a transitional mixed-use corridor. In response to public input, the southern boundary was drawn to exclude the residential properties in the vicinity of North 4th through North 8th Streets. The southern boundary of the proposed BOA extends westward across Buffalo Street to include the eastern end of Constitution Avenue. This part of the proposed BOA encompasses the former Pennsylvania Railroad yards and maintenance complex that has been partly redeveloped by the Dresser Rand Turbo Products manufacturing complex. It also encompasses the Cytec specialty chemical manufacturing facility as well as vacant properties along Constitution Avenue.
- The western boundary of the proposed BOA extends north from Constitution Avenue corridor and through a portion of the former Pennsylvanian railroad yards. This part of the BOA includes the Cattaraugus County Office Building, the Rehabilitation Center office building and the Indeck Cogeneration Facility as well as a number of underutilized properties. The extreme southwestern corner of the proposed BOA also includes a part of the Allegany River Trail greenway, which is an important part of the City's recreational infrastructure.

2.4 Community Vision and Goals and Objectives

An important part of the Pre-Nomination Study is building a consensus about what the proposed BOA program should achieve. A well-defined Community Vision was developed in association with the City of Olean 2005-2025 Comprehensive Plan:

The City of Olean is an important regional center that attractively blends urban amenities, small town character and charm, and a sense of history, with beautiful natural surroundings. The city is a vital and dynamic place that is content and comfortable with its role as a small city that serves the commercial, service and cultural center for surrounding towns and counties. Strong partnerships with educational institutions support a creative, learning community that attracts students, employers, workers and retirees. A strong focus on and commitment to Olean's residential character is an essential aspect of the City's identity.

2.4.1 Community Vision for Olean's BOA

As an outcome of the public participation process and within the purview of the Olean BOA Steering Committee, a Vision Statement for the proposed Olean BOA was developed that supports the goals and objectives identified in the City of Olean 2005-2025 Comprehensive Plan, yet is specific in nature and application to the proposed BOA. The Vision Statement for the Olean Brownfield Opportunity Area is as follows:

Former vacant, underutilized brownfield sites in the selected Brownfield Opportunity Area (BOA) have been cleaned up and restored to productive uses. Land use patterns have been restricted to commercial and industrial development in order to minimize the potential for exposure to residual contaminants. Now a designated urban renewal area, previously abandoned and blighted portions of this land have been reclaimed and private investment has increased due to recruitment of environmentally compatible industry. Utility service and necessary infrastructure have been enhanced to meet all reasonable demands. Economic strategies and incentives that recognize the potential for growth in a fiscally and environmentally sound manner have been created to produce a more vibrant and prosperous BOA. We see a community of workers with good paying, value-added jobs. Partnerships with area economic development organizations and funding agencies continue to provide a strong foundation of support in the development of this prime, ready-for-occupation property.

2.4.2 Goals and Objectives

2.4.2.1 2005 – 2025 Comprehensive Plan Goals & Objectives

As identified in the 2005-2025 Comprehensive Plan, three Economic Goals were established that are consistent the BOA program. The City will utilize the BOA program as a platform from which to realize the following Preliminary Goals and Objectives:

Preliminary Goal #1 - Preserve and Strengthen the Economy

Objectives

- In order to preserve and strengthen the economy, Olean will ensure that the needs of existing businesses are met, so that they will be retained and expand. This effort includes providing adequate municipal services and infrastructure, including railroad infrastructure.
- Olean will identify specific business/industry types that are globally viable, sustainable, and are based on the regions inherent natural, transportation, population, education and other assets.
- The City will continue working to attract new industries that will provide employment opportunities for local residents.
- The City will promote the expansion of the Cattaraugus Empire Zone within the City.

Preliminary Goal #2 - Promote Partnerships that Foster a Growing and Diverse Economy

Objectives

- Opportunities that represent the best combination of feasibility and impact will receive the most resources. Olean will pursue the low hanging fruit that provide good and timely return on investment, time and resources.
- Because limited financial resources have challenged Olean, it's important to realize that City's brownfields initiative cannot rely upon the City's resources alone. The City must continue its proactive and opportunistic approach to continue to develop and expand its brownfields initiative.
- Olean will promote partnerships that foster a growing and diverse economy, continue to cooperate and coordinate economic development activities with local and regional educational institutions, agencies and organizations. Olean must expand upon existing relationships with of Cattaraugus County Department of Economic Development, Planning and Tourism, Southern Tier West Regional Planning and Development Board,

New York State Department of Environmental Conservation, and New York State Department of State. Additionally, the City must continue to forge partnerships with community organizations, public and Not-For-Profit agencies, as well as responsible developers. Most importantly, the community must continue to be engaged and involved in the brownfields redevelopment process.

Preliminary Goal #3 - Provide Appropriate and Adequate Land for Industry

Objectives

- One of the most difficult challenges Olean faces is that the City is largely built-out with only a few potential development sites remaining. A large portion of the land that is available for economic development is within the proposed BOA and is challenged with real or perceived environmental contamination.
- Because there are sites within the proposed BOA that are available for economic development, a concerted effort to make these sites “shovel ready” could be an impetus for an industrial and business development campaign that expands existing businesses while attracting new ones.
- For continued economic viability, Olean must provide adequate and appropriate land for industry. The proposed BOA is an area where the City can focus its efforts. The City must undertake an aggressive role in enhancing the business climate by purchasing important property for development where city intervention is appropriate; pursuing state and federal funding sources to assist business development; and directing development activities to meet comprehensive plan goals and objectives.
- The City must continue to work with the NYSDEC to remediate the Exxon/Mobil Legacy Site as well as pursue federal and state funding for the remediation of brownfields in the BOA, in order to return these lands to productive economic uses.

2.4.2.2 BOA Project Goals and Objectives

Based on the goals and objectives described in the Comprehensive Plan and for the BOA Program, the City of Olean developed the following goals and objectives for the BOA project:

- Clearly define and identify a manageable study area.

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- Begin to describe study area.
 - Begin to form the partnerships the community will need to succeed through public outreach and a visioning process.
 - Prepare a preliminary analysis that identifies compelling opportunities for revitalization, and describes other public and private measures needed to stimulate investment, promote revitalization and enhance community health and environmental conditions.
 - Develop concept plan for targeted area (Exxon/Mobil Legacy site).
 - Maintain consistency with the 2005-2025 Comprehensive Development Plan.

2.5 Community Participation Techniques and/or Process

Community participation is an important part of the BOA process. The Olean BOA program community participation component was facilitated by a team approach, the establishment of a steering committee comprised of individuals with strong ties to the community, and finally, the creation of a community participation plan.

2.5.1 The Team Approach

Within the City of Olean's local government structure, a team has emerged whose general focus has been to advance economic development through brownfields redevelopment and planning. Beginning in 2003, the Olean Urban Renewal Agency (OURA) partnered with the City of Olean to advance an ERP Remedial Investigation at the former Felmont Oil Site. In 2005, the Cattaraugus Empire Zone partnered with the City of Olean to enter the NYSDOS/NYSDEC's BOA program. The City of Olean DCD has played a key role as the main point of contact in coordinating these activities. TVGA was retained as a consultant to support both of these projects.

Through the interactions fostered by the BOA program, the City has expanded on existing relationships with the Cattaraugus County Department of Economic Development, Planning and Tourism (CCDED, P&T), the Southern Tier West Regional Planning and Development Board (STW) and the Cattaraugus County Department of Health (CCDOH) as well as new relationships with the NYSDOS and NYSDDEC. In addition, relationships between members of the public, local businesses and private developers have begun to emerge and play a vital role as team members in the redevelopment of the environmentally challenged properties that are located within the proposed BOA.

2.5.2 Community Participation Plan

In advance of beginning the community participation process, TVGA prepared a draft Community Participation Plan (CPP). The plan followed guidelines set forth by the NYSDDEC in their Citizen Participation in New York's Hazardous Waste Site Remediation Program and was reviewed and approved by the City of Olean, NYSDDEC and the

NYSDOS. The CPP was tailored to the particular needs of the Olean BOA Pre-Nomination Study, as administered by the NYSDOS.

The primary function of the CPP was to support City of Olean's effort to solicit public participation early and consistently in the process through visioning workshops, informational meetings, project presentations, public education and other techniques. The CPP established a framework of effective activities that facilitated communication between the community and the project team.

Relevant documents were placed in the Olean Public Library, which is the designated repository identified in the CPP. In addition, these documents were also translated into electronic format and provided to the DCD for posting on the City of Olean's official website. The intent of these activities was to provide members of the public with free and easy access to the meeting minutes, presentations, environmental reports and other information relative to the proposed BOA.

2.5.3 Steering Committee and Public Meetings

The first task for the City of Olean's BOA team was to assemble a Steering Committee. The Steering Committee was a group of individuals that were selected by the DCD in light of their relationship with the community, connection with a community-based organizations, businesses or properties within the community, or position in local or regional government.

First Steering Committee Meeting

The first Steering Committee meeting was held on February 15, 2007 and was open to the public, as were all subsequent meetings associated with the proposed BOA. The purpose, location and time of this meeting, as well as all following meetings were properly advertised in the local newspaper (The Times Herald) in accordance with the New York State's Open Meetings Law.

The venue selected for the meeting was Common Council Chambers, located in the City of Olean Municipal Building. This meeting was facilitated by Mr. John Sayegh, Executive Director of the Cattaraugus Empire Zone and the Greater Olean Area Chamber of Commerce. During the meeting, TVGA Consultants presented an overview of the proposed BOA area from a historical perspective, the BOA program and its goals and objectives. Steering Committee members were tasked with understanding the implications of initiatives being pursued through the BOA program, the potential significance of the BOA project for stakeholders, and advocating for their interests. Individual Steering Committee members were not directly tasked with managing project activities but were directed to provide support and guidance for the project team.

Comments included concerns pertaining to the wastewater infrastructure problems near the Two Mile Creek that are a potential constraint to redevelopment of the BOA and

deteriorated sewer lines that residents in the West Fall Road area are suffering from. These concerns were already listed in City's Comprehensive Development Plan (CDP) 2005-2025; however, these concerns were added to the list of issues/concerns that would be addressed in the BOA planning process.

The outcome of this meeting was that the Steering Committee's role was defined. Their charge was to take on responsibility for the following:

- Guide the preparation of the BOA Plan
- Define the study area and finalize the Brownfields Opportunity Area Boundary Map
- Assist the DCD with the preparation of a Vision Statement
- Attend Steering Committee meetings, public meetings and other public outreach activities

First Public Meeting

The first public meeting was conducted on March 15, 2007 to present the BOA program to the community and to solicit initial public input for the vision for the study area. All land owners in the proposed BOA and within 500 feet of the proposed BOA were provided invitations to the meeting via first class mail. The meeting was also advertised by local radio stations and the local newspaper in accordance with the Open Meetings Law.

This meeting was held Common Council Chambers and was attended by approximately 50 members of the community. A fact sheet was distributed to those in attendance that detailed the study area and the goals and objectives of the BOA program. The public was also updated with respect to developments in connection with the Environmental Restoration Project currently underway by the OURA on the Former Felmont Oil Site and Exxon/Mobil Corporation's connection with the former SOCONY oil refinery (Exxon/Mobil Legacy site). The need for additional task of developing a "conceptual site plan", which would typically be undertaken during later stages of the BOA program, was introduced to the public. Public questions and comments are summarized below:

- Why were some residential areas were included in the proposed BOA?
- Several residents expressed concerns for what types of development would be occur in the proposed BOA. The residents suggested their preference for developments such as high technology offices to keep college graduates in the area. One resident thought another venue for grocery shopping, such as a Wegman's, would provide the community with a new varieties and selections. Several residents expressed their disdain for "big box" developments such as Wal-Mart.
- Other residents suggested the development of alternative energy facilities, such as windmills in the proposed BOA, while one resident noted that photovoltaic panels were being installed on brownfield properties in other parts of the country.

As a result of this first public opportunity to provide input into the study the following outcomes resulted:

- The boundary of the proposed BOA was revised to exclude residential properties;
- Specific areas for the development of offices were identified in the Conceptual Site Plan;
- Specific areas for retail development were identified in the Conceptual Site Plan; and
- The Former Van Der Horst State Superfund Site was identified on the Conceptual Plan as a potential site for an alternative energy facility.

Second Steering Committee Meeting

The second Steering Committee meeting was held on April 19, 2007 to discuss the progress on the proposed Olean BOA. This meeting was held in the City of Olean's new water filtration plant, located in North Olean. TVGA delivered a presentation that detailed the project progress to date and discussed the responses to public questions and comments as a result of the first public meeting.

The NYSDEC then discussed Exxon/Mobil's interest in assisting with remediation efforts. Mr. Martin Doster explained that Exxon/Mobil has two options; to advance cleanup through the NYS SPILLS program or to participate in the Brownfields Cleanup Program (BCP), which holds certain advantages for all parties involved.

Mr. Thomas Barnes, Chairman of the City of Olean Planning Board and Senior Regional Economic Coordinator with STW, noted that the Western NY and PA Railroad has expressed interest in the land in the BOA to be used for industrial development that could utilize the railroads for shipment. A new rail yard or intermodal facility could provide warehousing, shipping, operating and production and track access. The area was noted to be of special interest because it is where the north-south and east-west railroad lines intersect.

Alternative energy facilities were briefly discussed again during this meeting. It was noted that a portion of the Van Der Horst Plant II site was available for development and the cleanup on the site has NYSDEC approval.

Outcomes of the second Steering Committee meeting included:

- The Steering Committee embraced the public's input and responses to the proposed BOA boundaries, specific areas and end uses, a potential alternative energy und use.
- An understanding of Exxon/Mobil's role as a potential partner in the remediation of the Exxon/Mobile Legacy Site was advanced.

-
- An interest in expanding the role of the railroads that are located in the proposed BOA for commerce and potential development of an intermodal facility or warehouse was facilitated.

Third Steering Committee Meeting

The third Steering Committee was held on May 23, 2007 in City of Olean Council Chambers. This meeting focused on the development of a Vision Statement for the proposed BOA. A draft Vision Statement was presented to the committee by DCD Director Mary George, who also requested written comments from the attendees. TVGA then delivered a presentation that detailed project progress and draft deliverables including:

- Pre-Nomination Study Text
- Community Context Map
- Proposed BOA Study Area Context map
- Proposed BOA Boundary Map
- Existing Land Use Patterns
- Existing Zoning
- Underutilized Sites Map
- Land Ownership Patterns
- Historical Land Use Map
- Three Conceptual Plans for the Exxon/Mobil Legacy Site that focused upon:
 - Mixed Use
 - Office Park Reuse
 - Commercial Reuse

Mr. Don Benson asked if adjoining properties he owned within the Town of Olean could be included in the Proposed BOA. The rationale for this proposed action was that the additional acreage shared the same historical context (i.e., a part of the former oil storage facility that operated between the City of Olean and the Town of Olean). Concern was voiced relative to introducing another municipality to the project. The City of Olean agreed to contact the Town of Olean to gauge their level of interest in participation. The NYSDOS agreed to investigate the implications of this action relative to participation of multiple agencies after the State Assistance Contract was executed.

Mr. Barnes noted that the Southern Tier Railroad Authority (STARA) had recently acquired the north/south railroad corridor that passes through the east side of the proposed BOA. This railroad corridor intersects an east/west railroad that STARA already controlled. He noted that STARA had an interest in expanding the role of the railroads for commerce and potential development of an inter-modal facility or warehouse in the proposed BOA.

An access road into the proposed BOA (an easterly extension of Constitution Avenue) was included on each of the conceptual plans for the Exxon/Mobil Legacy Site. The proposed road alignment was depicted with at grade crossing of the existing railroad corridors. Mr. Barnes noted that Federal railroad regulations discouraged new at-grade railroad crossings, so any new crossings would most likely require bridges.

The committee then discussed the types of development which might be attracted to the BOA. Mr. Chris Crawford of the Cattaraugus County Department of Economic Development, Planning and Tourism noted the potential for a “Life Style” development that creates a faux downtown with a defined character, such as one he visited in Cape Cod. Although the development is retail oriented, it is a new type of development that has proven to be very popular in other parts of the country and could be a destination retail center that attracts visitors from a wider area than a typical retail center. Mr. McCoy noted that the City’s existing downtown area should not be in competition with this type of development and Mr. Barnes concurred, indicating that too much additional retail will detract from existing retailers.

Outcomes of the third Steering Committee meeting included:

- The Steering Committee was provided with a better defined perspective of the proposed BOA through the presentation of the draft deliverables, within the context of historical land use, existing land use and land ownership patterns, the distribution of vacant and underutilized sites, and conceptual development plans for the Exxon/Mobil Legacy Site.
- No comments were received regarding the draft Vision Statement for the proposed BOA; therefore, the Vision Statement was generally embraced by the Steering Committee and will be presented to the public.
- Upon communicating with the Town of Olean and NYSDOS concurrence, the northern boundary of the proposed BOA was expanded into the Town of Olean to include several adjoining properties that were a part of the existing Homer Street Industrial Park.
- The Steering Committee gained a better understanding of the Southern Tier Railway Authority’s transportation infrastructure and the potential role of these facilities may play in the revitalization of the proposed BOA.

It was generally agreed that TVGA would continue to advance the draft Pre-Nomination Study to a point where it would be reviewed by the Steering Committee, the NYSDOS and NYSDEC, where upon the draft document would be made available for public review and comment.

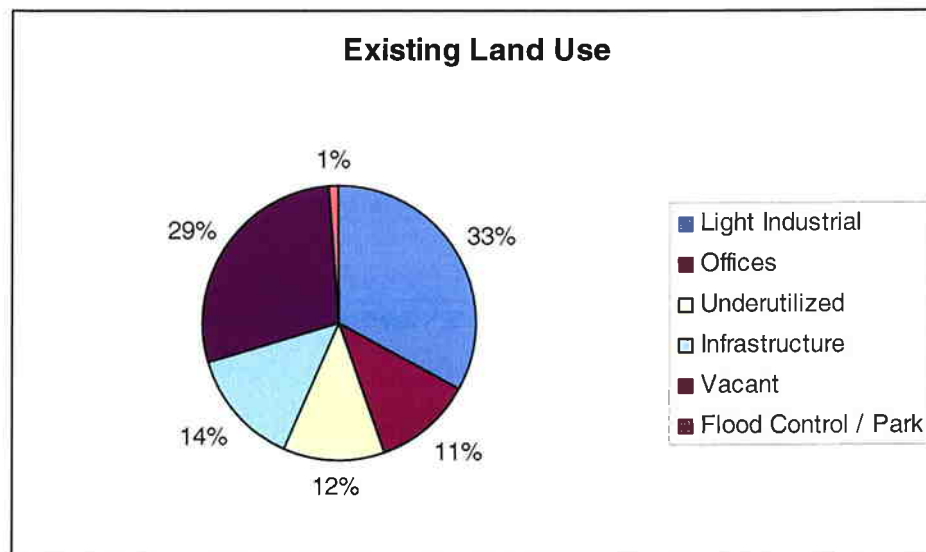
3.0 PRELIMINARY ANALYSIS OF THE BROWNFIELD OPPORTUNITY AREA

3.1 Existing Land Use and Zoning

The existing land use and zoning within the proposed BOA was evaluated using the Cattaraugus County Department of Economic Development, Planning and Tourism's county-wide geographic information system (GIS) data and zoning maps available from the City. GIS is a powerful tool used to assemble large data sets into useful information. The City of Olean was licensed by Cattaraugus County to use this information for the sole purpose of the study. Existing land use, ownership and other important metrics for the study area were utilized to develop a series of interactive maps using ArcView GIS version 9.2.

3.1.1 Existing Land Use

The proposed BOA lies to the northwest of downtown Olean, taking up a large portion of land between the I-86 and the main commercial area for the city. The existing land use within the proposed BOA is depicted in the Existing Land Use Map (Figure 5). These uses include: light industrial, utilities, transportation (highway and railroad), offices and parks; however, a significant number of vacant and underutilized properties are present in this area. The following figure shows existing land use by category.



Data provided by the Cattaraugus County Department of Economic Development, Planning and Tourism

TVGA's field reconnaissance, combined with data supplied by the CCDED, P&T was used to determine the extent of vacant and underutilized properties within the study area. This investigation revealed that vacant and underutilized properties comprise approximately 41 percent of the proposed BOA. There are 18 main brownfield or underutilized areas. These areas make up 185.6 acres of the 457-acre proposed BOA.

There are active businesses currently in operation in the proposed BOA. Active light industrial businesses utilize approximately 152 acres, or 33 percent, of the BOA, and active office-type businesses utilized approximately 52 acres, or 11 percent. The most significant businesses located within the proposed BOA are profiled below:

- Dresser Rand Company is manufacturing firm that supplies industrial engines, turbines and compressors to world-wide energy markets. The company is located on 88 acres of former Pennsylvania Railroad maintenance facilities and has been a significant component of the local economy for nearly 50 years.
- Indeck Olean Energy Center is a 78 MW Gas Turbine Combined Cycle Cogeneration Facility operating on a 16-acre parcel. The fairly new energy producer can use natural gas or fuel oil and supplies energy to merchants and the steam produced is sold to Dresser Rand Company.
- Henkel Loctite Corporation, a manufacturer of resins, operates on a 6-acre property near the intersection of the north-south and east-west rail lines. This property was the former site of the Olean Chemical Works plant, a manufacturer of various acids, ammonia and glycerin.
- Cytec Industries Inc. manufactures electrical insulation and resin products.
- The Olean Industrial Park was developed by the Cattaraugus County IDA in the 1970's. The partially developed industrial park is located in the northern portion of the proposed BOA, along Homer Street. Businesses that are currently operation within the park include; the Southern Tier Recycling Center; Benson Construction and Development; MJ Painting Contractors; a crematorium; Swatt Bakery; Olean General Services; Kabar Cutlery; and Southern Tier Moving and Storage.
- Valley Tire Co operates a tire retail and automobile service station on an 8-acre property between the railroad tracks and the I-86.
- Additional businesses in proposed BOA are a church, a county office building, a credit union, a banquet center, a building supply retailer, a rehabilitation facility, a cancer center, a YMCA child care facility and several self-storage warehouses.

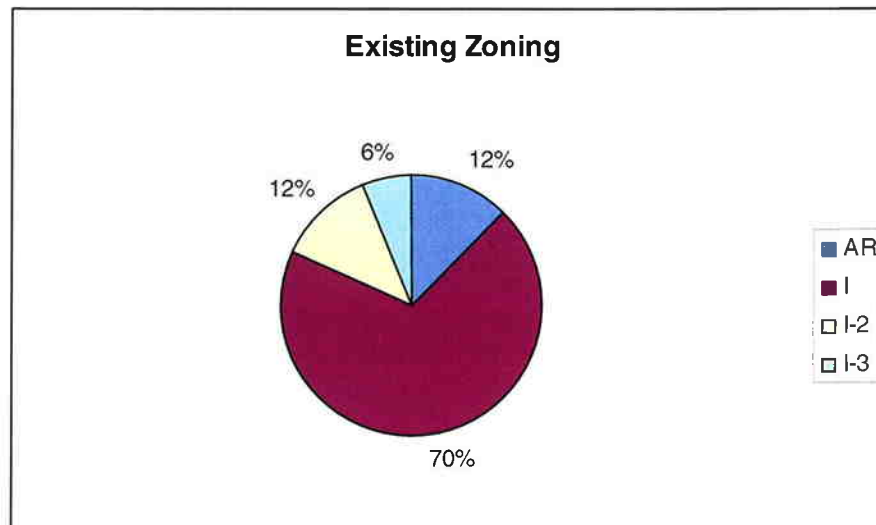
Approximately 63 acres, or 14 percent, throughout the proposed BOA are infrastructure related properties, including both transportation related infrastructure and utility related infrastructure. Approximately 13.7 acres are owned by National Grid and contain power lines. Verizon operates a communications infrastructure maintenance facility on a 4.6-acre property on Buffalo Street, adjacent to the former Agway site. Additionally, 45 acres are occupied by active railroad corridors. STARA owns and operates the rail line running east/west through the center of the proposed BOA and has recently acquired a north/south railroad corridor. These railroads intersect at a 90 degree angle and the associated sidings forms a railroad diamond where the trains switch tracks.

Only 1 percent of the proposed BOA is occupied by greenspaces. There is a 1.6-acre public park that the Cattaraugus County IDA leased to the City to create the 1.6-acre Homer Street Park (a portion of the Olean Industrial Park). This park includes a small

playground area and a baseball diamond. The remaining greenspace consists of 3.5 acres of floodplain along Two Mile Creek.

3.1.2 Existing Zoning

The following figure shows the zoning make up of the proposed BOA:



As depicted in the figure, as well as on the Existing Zoning Map (Figure 6), almost all of the properties in the proposed BOA are currently zoned as industrial. The majority of these properties, 71 percent are zoned I-Industrial. Twelve percent of the properties are zoned I2- General Industrial and 6 percent are zoned I3 – General Industrial. The final 12 percent of properties are within the Town of Olean and are zoned AR – Agriculture Residential. It's worthwhile to note that the majority of the properties surrounding the proposed BOA are zoned residential. Many of these residential properties are directly adjacent, or near brownfields.

3.1.3 Empire Zones

Many of the properties located in the BOA fall in the Cattaraugus Empire Zone. New York State's Empire Zone program is designed to provide tax incentives to attract new businesses to New York State. In addition to the NYS incentives, there are also local incentives provided by the Cattaraugus Empire Zone Corporation. Underutilized properties located within the Empire Zone include:

- Undeveloped properties within the Olean Industrial Park along Homer Street
- Undeveloped property along Franklin Street
- The Felmont Oil Sites
- The Agway Sites
- The Bethany Lutheran Church Site

- The Underutilized Constitution Avenue Sites
- The Corner lot of Buffalo and Constitution Ave.
- The underutilized Economic Development Center
- The former Van Der Horst Plant 1
- The properties on North 4th Street

3.2 Brownfield, Abandoned, and Vacant Sites

Preliminary analysis of the proposed BOA has currently identified the presence of 18 brownfield, abandoned, or vacant sites. The Underutilized Sites Location Map (Figure 7) depicts the location and distribution of these sites within the proposed BOA.

A site profile has been prepared for each underutilized site that summarizes basic property information such as acreage, ownership and improvements. The site profile also summarizes documented and anecdotal indicators of potential adverse environmental conditions or development constraints. This data was compiled based upon readily available public records, interviews with people that are familiar with the land use history of the site; field observations; aerial or regular site photographs; existing or historical records and reports; and existing remedial investigations, studies and reports and is summarized below. The individual site profiles are included in Attachment A.

The 125-acre Exxon/Mobil Legacy Site is located entirely within the proposed BOA. This site operated as an oil refinery under several different names from approximately 1880 until the 1950's. Initially, two separate refineries operated on this site from 1882 until 1902, when the two merged to become Vacuum Oil. Vacuum Oil subsequently merged with the Standard Oil Company in 1934. These companies were predecessors of the Exxon/Mobil Oil Corporation. There were three main areas of the refinery. Works #1 was the main research and administrative area, and also contained the central power house and central shops building. Works #2 contained the bulk oil loading, treating and storage departments. Works #3 is where most of refining took place. Many of the parcels identified in this section, including the Former Felmont Oil Site, are located on the Exxon/Mobil Legacy Site. The RI/AA of the Former Felmont Oil Site suggests that these areas likely contain some level of petroleum contamination in the subsurface.

A. Economic Development Center 1010 Wayne Street (Parcel 94.048-1-2.2)

The property at 1010 Wayne Street consists of 2.46 acres and the 15,960 square-foot building known as the James W. Kirkpatrick Economic Development Center. This property is owned by the Cattaraugus Empire Zone Corporation and is currently underutilized. The large building contains a warehouse as well as store/office fronts along Buffalo Street. Businesses in the building include -- Caya's Canopies, Chastain Tile and Marble, Food Pantry, Rehabilitation Today, PMG Securities, U & S Services, Cutlery, and several vacant store/ office front

spaces. Parking is located in the front of the building as well as on the western side of the building.

The economic development building can be better utilized. Many store/office locations are vacant and ready for use. The building is in good condition and is near the Buffalo Street Exit on I-86. The site is located on a busy portion of Buffalo Street, and is situated between the Dresser-Rand facility and a YMCA daycare facility. Across the street from the site is the YMCA, a credit union, a gas station and an MRI facility. This site would function well as an incubator office for future development of BOA parcels.

**B. Former Van Der Horst Corporation Plant 1
314 Penn Ave (Parcels 94.048-1-60 and 94.048-1-61)**

The property located at 314 Penn Ave is currently a vacant field of approximately 1 acre. Penn Ave ends at the eastern property line, and the site extends west to the railroad tracks. Vine Street ends at the northern property line of the site, and the site extends south to the Underutilized Warehouse/Storage Area on North Fourth Street (see Site C).

Together these two properties were the location of the former Van Der Horst Plant 1 Site. In 1916, this site was the location of the Van Atta Plant, which produced hydraulic presses. These hydraulic presses that were used in the Seaman Organization's manufacturing process of fiber containers at Site E. The Van Der Horst Corporation was a chromium plating facility that operated from the early 1940's until 1987.

The site is listed on the NYSDEC State Superfund Program registry of inactive hazardous waste sites. Phase I and Phase II investigations confirmed contamination in soils, groundwater, city storm sewers and in Olean Creek. A Phase III was completed in 1991. Remedial construction finished in 1997 and included removal of contaminated soils. The property requires long term operating and maintenance and remains listed on the Federal CERCLIS database. Annual sampling has shown chromium levels in groundwater leveling off; however, the site is listed as a Class 4 inactive hazardous waste site, meaning that it is one which still requires management.

The possible reuse of this property is included with the discussion of the Underutilized Warehouse/Storage Area.

**C. Underutilized Warehouse/Storage Area
869 and 909 Fourth Street (Parcels 94.048-1-21.2 and 94.048-1-21.1)**

The property at 869 Fourth Street is a 1.2-acre parcel which is the location of a large warehouse and office building that is in good condition. The office is

currently being used by TC Laboratories but is owned by Bluebird Industrial Park, Inc. The warehouse in the back appears to be in good condition and is for rent/sale. The property at 909 Fourth Street is a storage building on a 0.35-acre property. The property is owned by Mary B. Marra. The property contains a small warehouse building with seven vehicles parked in front. The vehicles appear to be in good condition, but lack license plates and the building may require some work before reuse. The vehicles must drive over the curb onto grass due to lack of a driveway along North 4th Street. The two properties are located in a mostly residential area. The properties are across North 4th Street from an auto shop and directly south of the Former Van Der Horst Plant 1.

These two parcels are adjacent to the site of the former Van Der Horst Plant 1. It is unknown if these parcels were ever part of the Van Der Horst facility or the prior Van Atta Company facility; however, combining these properties with the Van Der Horst properties would create a 2.5-acre site that could support a larger scale development. The properties would be ideal for a company that could use the large warehouse in back and requires parking and a building already in place. Since this facility has already undergone remediation and buildings pre-exist, a marketing strategy would improve this facilities usage.

D. Constitution Ave Underutilized Area
Constitution Avenue (Parcel 94.055-1-37.2)

The property along Constitution Avenue consists of 25.7 acres and has been split in half by the right-of-way of Constitution Ave. The property is owned by the Olean Urban Renewal Agency. The northwestern part of site is approximately 14 acres, a portion of which is developed by Premier Banquet Center. The Banquet Center is very new building and has paved parking as well as improved dirt parking. The remainder of this site is a vacant field between Armor Building Supply and the Banquet Center. Two Mile Creek runs through the property. The portion of the parcel on the south side of Constitution is approximately 12 acres containing the delivery entrance for SubCon Industries. This entrance is a private access road called F.T.& Anna Manley Drive. Additionally, the Allegheny River Trail entrance is near the entrance to the private access road and the trail trends west along this parcel next to Constitution Avenue. Cytec Industries is on northern boundary of site and a Country Fair Gas Station is located on northeast boundary of site.

This property was formerly owned by the Pennsylvania Railroad and consisted of one of the railroad's yards. These rail yards were located at this site until the 1950's.

The vacant property has many potential uses such as additional space for the SubCon Industries, which is part of the Rehabilitation Center, or green space along the Allegheny Trail. The Allegheny River Trail currently consists of a 5.6-

mile loop west of the City of Olean near the University of Bonaventure and contains a side trail running parallel along Constitution Avenue onto this parcel. The trail ends on this parcel and could be continued to both the north and to the east onto Buffalo Street. The trail could also be extended across Buffalo Street into new development there such as a pocket park. The vacant lot near this trail could be utilized as parking space for the Allegheny River Trail and/or adjoining green space along this trail.

E. Park Centre Development
Oregon Road and Homer Street (Parcel 94.001-2-13.2)

The property at the corner of Oregon Road and Homer street consists of 24.65 acres of land owned by the Cattaraugus County IDA. The property is located mainly in the Town of Olean, with a tiny sliver of the parcel located within the City Limits. The site is a vacant lot covered in brush and shrubs. Along Oregon Road, there are several residential properties adjacent to this site.

This property is located on the Exxon/Mobil Legacy site. This area was the far limits of Works #3. Prior to the use of the site as part of the refinery, the site was the location of United Lumber Company from approximately 1888.

This property would be ideal for light industrial development. There are several active light industrial businesses in this area and due to it's location within the Empire Zone, businesses would be able to receive incentives.

F. Homer Street Vacant Lot
251 Homer Street (Parcel 94.032-1-2.10)

The property at 251 Homer Street consists of 15.52 acres that are vacant. The site contains visible scrap metal, large pieces of corrugated pipe and brush. However, this is a large lot with plenty of frontage along Homer Street.

This property is located on the Exxon/Mobil Legacy site. This area was the location of Works #3. Additionally, although dates of operation are unknown, it is believed that this site was the location of Acme Barrel Works and Union Planing Mills in approximately 1895. Around this same time period, United Lumber Company was located on Homer Street, across from this property.

This property would be ideal for light industrial development. The properties surrounding this property are all currently developed with light industrial development, including Benson Construction, Ka-bar Knives, Southern Tier Moving and Storage, and MJ Painting Contractors.

G. Bluebird Industrial Park 1
1641 River Street (Parcel 94.032-1-5)

The property at 1641 River Street consists of 24.7 acres that are partially developed and currently owned by Bluebird Industrial Park, Inc. The garage building on the property appears to be in good condition and can be reused. The property includes a chain link fence along River Road and old machinery including forklifts, semi trucks and trailers and railcars. The site also contains scrap metals, lumber, and dumpsters and has unimproved access roads. The property is a part of the Homer Street Industrial Park and is close to several light industrial businesses, including Southern Tier Recycling Center and Benson Construction.

The property is a part of the Exxon/Mobil Legacy Site and is located on the site of the Former #3 Works.

This property would be a suitable location for light industrial development.

H. Bluebird Industrial Park 2
1621 River Street (Parcel 94.033-1-1)

The property at 1621 River Street consists of 1.03 acres that contains a chain-link fence along River Street and has a large billboard facing I-86. The mostly vacant lot contains shrubs and grasses with a few large trees. The property is currently owned by the estate of Ella Blazejewski.

The property is a part of the Exxon/Mobil Legacy Site and is located on the site of the Former #3 Works.

This property could make a fitting addition to the property at 1641 River Street and businesses could also use the preexisting advertising boards to promote their business.

I. Bluebird Industrial Park 3
Homer Street (Parcel 94.001-2-13.8)

This property on Homer Street consists of 3.65 acres in the Town of Olean. The mostly vacant lot contains shrubs and grasses with a few large trees and also contains an access road for the adjacent parcel. The property is currently owned by Bluebird Industrial Park.

The property is a part of the Exxon/Mobil Legacy Site and is located on the site of the Former #3 Works.

This property is ideal for light industrial development. The properties surrounding this property are all currently developed with light industrial development.

**J. Former Agway Nitrogen Complex Site 1
1404-1406 Buffalo Street (Parcel 94.047-2-29)**

The property at 1404-1406 Buffalo Street consists of 22.6 acres and currently consists of abandoned buildings and vacant property. This parcel has frontage along Buffalo Street, close to the Buffalo Street Exit of the I-86. The site is west of Dresser Rand Company and is mostly flat. A few brick buildings and parking areas remain that were once associated with the refinery and fertilizer plant. A small guard shack remains near the intersection at Buffalo Street and Constitution Avenue. The buildings are in poor condition. Various signs of former use can be seen on the property such as pipelines, metal scrap, and brick from demolished buildings. The property has paved access roads leading through the site and to adjacent properties.

This property is a part of the Exxon/Mobil Legacy Site and is located on the site of the former Works #1. Prior to being used by the companies referred to in the discussion of the Exxon/Mobil Legacy Site, this area was the location of another refinery, the Eastman Refinery which operated from 1876 until 1887.

After the closure of the oil refinery, this site was the location of the Agway Nitrogen Complex from 1964 until 1984. Agway worked together with Felmont Oil as a fertilizer manufacturing plant. Felmont supplied Agway with anhydrous ammonia and carbon dioxide for its agricultural nitrogen materials. Agway synthesized ammonium nitrate and urea to produce urea pills, urea liquid, ammonium nitrate liquid and various nitrogen mixes.

Investigations of the Agway Complex have documented the presence of polychlorinated biphenyls (PCBs) and semi-volatile organic compounds in soil and ammonia and nitrate in groundwater. The NYSDEC implemented a groundwater treatment program but the program was discontinued because of concerns related to pumping chromium contamination from the nearby Van Der Horst Plant 2 property.

Due to this property's access to I-86, frontage along Buffalo Street, and the traffic signal located at the entrance to the property near the corner of Constitution Avenue and Buffalo Street, this large parcel would be an appropriate location for a large retail center or mall with chain restaurants and would allow for plenty of space for paved parking.

K. Former Agway Nitrogen Complex Site 2
1 Buffalo Street (Parcel 94.048-1-1.2)

The property at 1 Buffalo Street consists of 13.49 acres and is currently vacant. This property is located to the north of the Dresser Rand facility and is accessible by dirt road through Agway Nitrogen Complex A and the Former Felmont Oil Site 1 property. The property does not have street access or road frontage and is also adjacent to the Felmont Oil Site 2. Utility lines and railroad tracks run parallel to this property's northern boundary. This parcel contains at least three buildings in disrepair. This property is mainly grassy habitat as well as some brush and small trees.

The property is a part of the Exxon/Mobil Legacy Site and is located on the site of the Former #2 Works. This site is also a part of the Agway-Felmont Complex, previously discussed.

This parcel would be an appropriate location for a warehousing and distribution center, particularly due to the close proximity to I-86 and the site's rail access.

L. Former Felmont Oil Site 1
1420 Buffalo Street (Parcel 94.048-1-1.1)

The property at 1420 Buffalo Street consists of 11.19 acres and is currently abandoned and vacant. This property is bound by the railroad on north and east sides and has utility lines reaching to the southwest portion of the property. The property does not have road access or frontage. This property contains grassy habitat as well as brush and small trees. Remnants of buildings, foundations, brick and various other parts of former buildings can be seen. Fertilizer pellets can also be seen near building foundations and remnants.

This property, is a part of the Exxon/Mobil Legacy Site and is located on the site of the former Works #2. After the closure of the refineries, this site was a part of the Agway-Felmont Complex, previously discussed.

This property is listed as an NYSDEC Environmental Restoration Project (ERP), site code E905027. A Site Investigation was completed in 2006 and a Remedial Alternatives Report is expected in late 2007. The investigation has confirmed petroleum contamination on the site. TVGA has monitored the groundwater of this location and the site has been found to have surface, subsurface, and groundwater contamination.

Due to the presence of subsurface contamination, redevelopment of this site will likely be restricted to commercial and industrial uses and may require a vapor barrier on any occupied buildings. This parcel would be an appropriate location

for a warehousing and distribution center, particularly due to the close proximity to I-86 and the site's rail access.

M. Former Felmont Oil Site 2
1470 Buffalo Street (Parcel 94.047-2-28.1)

The property at 1470 Buffalo Street consists of 9.25 acres and is currently vacant. This property is bounded by utility lines and railroad on northwest side and does not have paved road access or frontage. The property to the southwest of this site is a Verizon communications maintenance facility. To the southeast of this site is the Former Agway Complex Site 1. There are a few buildings remaining on this property, but the buildings will require demolition. The property is currently owned by Pownal NY LLC.

This property is a part of the Exxon/Mobil Legacy Site and is located on the site of the former Works #1. Prior to being used by the companies referred to in the discussion of the Exxon/Mobil Legacy Site, this area was the location of another refinery, the Eastman Refinery which operated from 1876 until 1887. After the closure of the refineries, this site was a part of the Agway-Felmont Complex, previously discussed.

The proposed new road through this area would make this area more accessible and the proximity and visibility from the I-86 would make this location excellent for a hotel.

N. National Grid and Vacant
West Oak & Spruce Street (Parcel 94.040-1-27)

The property at West Oak and Spruce Street consists of 2.01 acres and is owned by National Grid. A small portion of the property is developed by the National Grid Station 30, while the remainder of property is a vacant grassy field. The site is rectangular in shape and is adjacent to the railroad diamond where the two rail lines intersect. The property is a corner lot, with road frontage on both the northeast and southeast sides. The other two sides of the property are bounded by the railroad tracks. The property is located in a residential neighborhood, with residential houses across the street on both the southeast and northeast.

The historic use for this site is uncertain. It is likely that the property was simply never developed because of the location alongside the railroad diamond.

The area along Spruce Street could be developed with residential homes because this property is located in a residential neighborhood.

O. Corner of Buffalo and Constitution
1427 Buffalo Street (Parcel 94.047-1-41)

The property at 1427 Buffalo Street consists of 0.57 acres and is mostly vacant. This lot is the on the busy intersection of Buffalo and Constitution, across the street from the Former Agway and Felmont Sites. The property is owned by Cytec. The lot contains two large trees and grass. Part of an overgrown road approximately 30 feet in length comes onto the property from the Cytec entrance area. A small shed is located on the rear of the property and appears to be used by Cytec.

This property would be an ideal location for a gas station and/or convenience store given its location on a corner lot and the potential for new retail development across the street.

P. Former Van Der Horst Corporation Plant 2
314 Penn Avenue (Parcel 94.039-4-45)

The property at 314 Penn Avenue consists of 17.4 acres that are currently vacant. The parcel is actually located between Johnson Street and Avenue A, as Penn Avenue ends at the railroad tracks. Currently, the site has gated dirt road access from Johnson Street and partially paved access from West Connell Street near Avenue A. Residential properties border the site along Avenue A. The property is owned by R.G. Scott Corporation.

This property was the location of several tanneries during the late 1800's. The Wilson Roller Blind Manufacturing Company operated on this site from 1891 until 1902 and the Acme Glass Works operated on this site from 1895 until 1923. Most recently, this property was the site of the former Van Der Horst Corporation Plant 2. The Van Der Horst Corporation was a chromium plating facility that operated from the early 1940's until 1987.

In 1988, a Preliminary Investigation by NYSDEC confirmed waste materials contaminated with barium and chromium. Remediation was completed in 1996 and contaminated soils and buildings have been consolidated and encapsulated. A long-term observation and monitoring system is in place and monitoring data has shown a reduction of contaminants in groundwater across the site since the completion of remedial work.

The site would be suitable site for a warehouse or office building. Additionally, the community discussed the idea of this land being used as an alternative energy producing facility using either solar or wind power.

Q. Vacant Lot behind Church
6 Leo Moss Drive (Parcel 94.047-1-27.1)

The property at 6 Leo Moss Drive consists of 7.4 acres and is currently partially developed by Bethany Lutheran Church. The 6,686 square foot church building is new and in good condition. The property has a large newly paved parking area, a pavilion and shed in the back. An overgrown access road, parallel to the utility lines, runs along the northwest side of the property, possibly on the adjacent utility property. Two Mile Creek runs through the property near the western edge of the property. The remaining portion of the property is vacant and covered in brush.

This property was a part of a former tannery in the 1890's, the Buswell Brown and Company Tannery. It is believed that the tannery emptied refuse into the Two Mile Creek. The tanning process used many chemicals including chromium, arsenic and heavy detergents and produced numerous residual products including tanning bark, animal flesh, fat and hair, and chemical solutions and sludges. A typical former tannery site exhibits environmental concerns such as soil and groundwater contamination due to metals, semi-volatile organic compounds and dioxins. This tannery was consumed by fire in 1904 and was never rebuilt. It is unknown if any investigations have been completed on this site.

The western portion of this property, running along Two Mile Creek, could be better utilized as public green space.

R. Franklin Street Vacant Lot
350 Franklin Street (Parcel 94.040-1-2.1)

The property at 350 Franklin Street consists of 9.41 acres that are currently vacant and for sale. This site consists of mostly grass and has plenty of road frontage along both Franklin Street and Johnson Street. The site is across Johnson Street from the Former Van Der Horst Plant 2 Site and is surrounded on the other three sides by light industrial development.

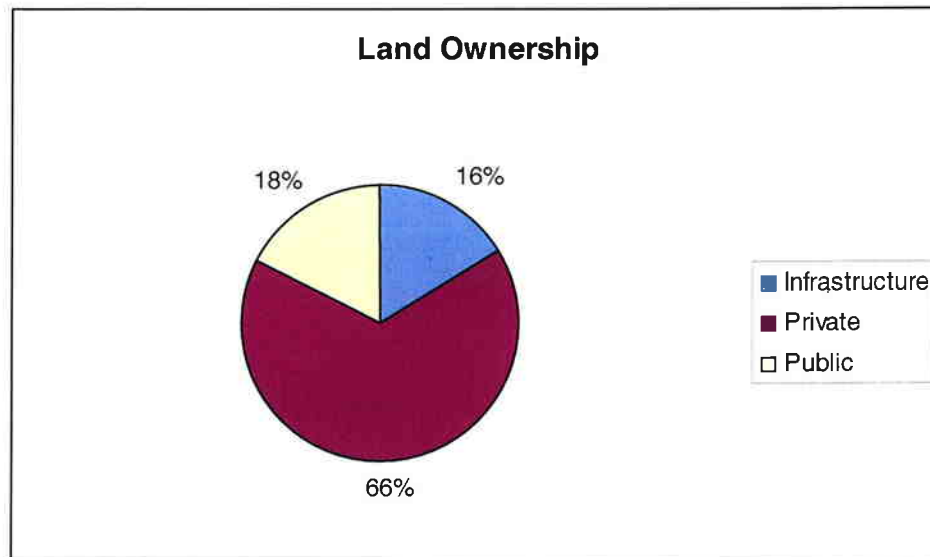
This property is a part of the Exxon/Mobil Legacy Site and is located on the site of the former Works #3.

The property would be suitable location for a large warehouse or office building.

3.3 Land Ownership

The existing land ownership patterns are depicted on the Land Ownership Patterns Map (Figure 8). This map shows that ownership within the BOA is largely private, while infrastructure (i.e. highways, railroads and utilities) and public ownership combine to

occupy the remaining one-third of the proposed BOA. An analysis of land ownership patterns revealed that private land occupies approximately 260 acres or 66 percent of the proposed BOA followed by 65 acres, or 16 percent, that are associated with transportation and utility infrastructure. Public ownership is limited to approximately 70 acres, or 18 percent. This clearly demonstrates the need for the development of public and private partnerships to advance redevelopment within the proposed BOA.



Data provided by the Cattaraugus County Department of Economic Development, Planning and Tourism

Infrastructure related properties within the proposed BOA include both transportation and utility related properties. Approximately 45 acres of railroad properties are the Southern Tier Railroad Authority. Utility related land ownership includes 16 acres owned by National Grid and used for electrical transmission and 4.3 acres owned by Verizon and used for operation and maintenance for telecommunications.

Public ownership of land within the proposed BOA that is not infrastructure related is limited to approximately 18 percent of the total area. These public properties include the following:

- Cattaraugus County owns 12 acres of land in the southwestern part of the BOA. This is the site of a large, modern office building that contains courts, social services, department of motor vehicles and other administrative offices.
- The Cattaraugus County Industrial Development Agency (CCIDA) owns 24.65 acres in the northernmost portion of the proposed BOA. This parcel includes a small sliver of land next to the crematorium property at the corner of Homer Street and River Street. This parcel then continues on the other side of Homer Street, crossing the city line into the Town of Olean.
- The CCIDA leases 1.6 acres of the Homer Street Industrial Park to the City of Olean. This property, at the corner of Homer Street and Johnson Street, is used as a park and contains a playground and baseball diamond.

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- The CCIDA also is the owner of record for the 16.65 acres upon which Indeck cogeneration facility operates.
 - The CEZ owns the James W. Kirkpatrick Economic Center on Wayne Street, an approximately 2.5-acre property utilized as an incubator site.
 - Lastly, the OURA owns 37 acres of land in the proposed BOA. OURA's holdings include a 26-acre parcel in the southernmost part of the proposed BOA which is currently leased to the Cyteck Corporation and the Former Felmont Oil Site 1 (Site L).

3.4 Natural Resources

3.4.1 Physiography

Western New York has a variety of natural resources. As noted in Section 2.1.1, these resources shaped the early settlement and development of the area, and continue to play an important part in the areas economy.

Western New York is located in the Appalachian Uplands physiographic province. Landscape features that characterize the Appalachian Uplands were developed by erosion and by periods of glaciation. The physiography of Cattaraugus County is unique among New York State counties in that both un-glaciated and glaciated topographies are present.

The contrast in relief between glaciated and un-glaciated areas is pronounced. The proposed City of Olean BOA is located on relatively level Pleistocene and Holocene sediments derived from glacial activity that were deposited in a deep valley that contains the Allegheny River. The topography of the proposed BOA and surrounding area is depicted on the USGS (Figure 9). The elevation of the central portion of the proposed BOA is approximately 1,430 feet above mean sea level (AMSL). South of the proposed BOA and the Allegheny River is the Allegany Plateau, an area that represents the most northerly extent of the un-glaciated landscapes in eastern North America. Steep slopes and narrow valleys characterize the topography of the Allegany Plateau.

The slopes of the natural landscape play a key role in development of an area. Excessive slopes tend to constrain development, while mild slopes and flat areas generally support development. As shown on the Slope Analysis Map, (Figure 10), slopes within the proposed BOA are minimal, with nearly all less than five percent.

3.4.2 Surficial Geology

The Surficial Geologic Map of New York – Niagara Sheet (1988) indicates that the overburden in the vicinity of the proposed BOA consists of recent alluvial deposits as well as older glacial outwash deposits of sands and gravels overlain by silts and clays. The alluvial deposits are characterized as oxidized, non-calcareous fine sands to gravel that were deposited in floodplains within valleys. The glacial outwash sands and gravels are

characterized as coarse to fine gravel with sand that were deposited in proglacial fluvial environments.

3.4.3 Soils

The most recent version of the United State Department of Agriculture Soil Survey of Cattaraugus County, New York is currently being completed. The preliminary data is available from the local Natural Resource Conservation Service (NRCS) and CCDED,P&T. The Soils Map (Figure 11) depicts the location of these soils within the proposed BOA as Urban Land, Silt Loams and Gravelly Silt Loams. Urban Land is generally assigned to urbanized areas where the soil profiles are concealed by developments or modified by development. The Silt Loams (Olean, Red Hook and Allard) and Gravelly Silt Loams (Chenango and Castile) are very deep, well drained, low-lime, soils formed in water-sorted glacial outwash deposits. Permeability is moderate or moderately high in the surface and subsoil, and high in the substratum. These soils possess good engineering characteristics and are generally well suited for development.

Previous environmental investigations performed at the former Felmont Oil, Agway and Van Der Horst properties indicate that the overburden material that underlies the vicinity of the project site consists of sand and gravel. In addition, a discontinuous clay layer was observed throughout the region at depths ranging from 30 to 50 feet below ground surface. The thickness of this clay layer is estimated to be up to 20 feet thick. Sand and gravel is present below this clay to depths greater than 80 feet.

3.4.4 Bedrock

The bedrock that underlies the proposed BOA consists of Upper Devonian sedimentary strata deposited over 300 million years ago. Generally, these Devonian age clastics are homoclinal with a regional dip to the southwest of approximately 40 feet per mile and exhibit only subtle post-depositional structural features.

According to the Geologic Map of New York – Niagara Sheet (1970), the Upper Devonian Chadakoin formation has numerous exposures in the vicinity of the project site. A prominent exposure of the Chadakoin formation, consisting of thin cyclical deposits of gray siltstones and shales is located immediately to the north of the BOA along Homer Street.

The depth to the bedrock has not been identified during previous investigations at sites within the proposed BOA. However, the depth to bedrock is likely to vary from near surface to greater than 80 feet below grade.

3.4.5 Surface Water Bodies

The surface water drainage in Cattaraugus County is separated into two systems: the Lake Erie-St. Lawrence system and the Allegheny-Ohio-Mississippi River system. The

proposed City of Olean BOA is located in the Allegheny-Ohio-Mississippi River system and locally within the drainage area of Two Mile Creek and the Allegheny River.

As depicted on the Surface Water Map (Figure 12), Two Mile Creek flows in a south and southwest direction and transects the north part of the proposed BOA. Two Mile Creek is a Class D stream according to 6 NYCRR Part 848. The best usage of Class D waters is fishing, and the water quality is to be suitable for primary and secondary contact recreation, although other factors may limit use for these purposes.

Olean Creek flows southward and is located along the east boundary of the proposed BOA. Historical information indicates that the alignment of Olean Creek has been modified to facilitate development within the City of Olean. Olean Creek is a Class C stream from the mouth to the intake for the Olean Water Supply intake, and generally a Class A stream above this point, according to 6 NYCRR Part 801. The best usage of Class C waters is fishing, and the water quality is to be suitable for primary and secondary contact recreation, although other factors may limit the use for these purposes.

The Allegheny River is located to the south of the proposed BOA. It flows northward from Pennsylvania to the east of Olean and the southward into Pennsylvania to the west of Olean. The Allegheny River is a Class C stream according to 6 NYCRR Part 848. As noted earlier in the Historical Context section, the City of Olean's early history centered upon the Allegheny River as a transportation corridor.

The Western New York's proximity with the Great Lakes ensures adequate potable water supplies into the future. While only a small portion of Western New York actually uses water from Lake Erie, there is a tremendous potential for increased consumption.

3.4.6 Groundwater

Groundwater resources are plentiful in Western New York. Historical information indicates that groundwater was extracted at the former Felmont Oil site for use as process water from 1966 to 1985. In addition, extraction wells were used at the Agway facility to remediate groundwater contamination at that facility from 1977 to 1985. Investigations have revealed that the depth to water at the former Felmont Oil site is approximately 21 feet below grade under natural conditions. The estimated direction of groundwater flow at the project site is generally to the southwest, towards Two Mile Creek.

The results of previous environmental investigations performed at the Agway and Van Der Horst sites indicated that the aquifer that underlies the proposed BOA consists of transmissive sand and gravel. The hydraulic conductivity of the sand and gravel was estimated to be 1×10^{-1} to 1×10^{-3} cm/second.

The City of Olean relies upon groundwater and surface water from Olean Creek for its supply of drinking water. The Olean Well Field is located to the southeast of the proposed BOA and has the capability of supplying the City of Olean with all of its drinking water needs. In addition, the City of Olean has recently completed construction of a new water filtration facility that has a significant amount of excess capacity to support additional development within the City and surrounding areas.

3.4.7 Petroleum and Natural Gas

The petroleum industry has had a presence in this area since the 1850's. At one point, 5,100 oil wells were productive in Cattaraugus County. There is a strong connection between the petroleum industry and the proposed City of Olean BOA. As noted in the Historical Context section, the proposed BOA once contained refineries, a large oil storage facility and a terminal for the first successful commercial oil pipeline. Natural gas remains a significant resource in Olean. Thousands of wells were drilled across of the region, many of which are still in production today. Recent increases in energy costs have resulted in increased exploration and production activities in the region. Advances in technology and improved returns on investment are resulting in development of deeper petroleum and natural gas reserves that were previously uneconomical to search for or produce.

The proposed BOA is transected by high and medium pressure natural gas transmission and distribution pipelines. In addition, there are two underground natural gas storage fields in the vicinity of the proposed BOA. These underground storage fields are linked to an extensive pipeline system that transports gas from the west and Canada. The storage fields utilize depleted natural gas reservoirs to store natural gas which is produced during the summer months for delivery to residential and industrial customers during the cold winter months.

Due to the existing energy related infrastructure, natural gas for heating or industrial processes should be readily available locally to support economic development within the proposed BOA.

3.4.8 Mining

Although there are no mining activities within the proposed BOA and none are anticipated to occur due to zoning restrictions, gravel deposits are located throughout the region and active pit mines can be seen in many locations. These gravel deposits were the result of the glacial activity that impacted the region during the Pleistocene Epoch, over 12,000 years ago. There are gravel mines located to the east and west of the City of Olean and the gravel produced in Western New York is used locally; however, some is exported via rail because of its quality. Some of the deposits support an active mine for nearly 50 years, while others are shorter lived.

There also quarries that are developed in bedrock in Western New York. Shale and sandstone are mined locally in relatively small quarries; however, large limestone and dolomite quarries are in operation to the north of the proposed BOA.

Reasonably priced aggregates for construction purposes or other manufacturing uses are readily available locally to support economic development within the proposed BOA.

4.0 PRELIMINARY REUSE AND DEVELOPMENT OPPORTUNITY ANALYSIS

The proposed BOA has many attributes that make the area a good location for development. Among these attributes are the location along the railroad, access to the I-86 and large contiguous lots which are attractive to developers. Keeping this in mind, three conceptual plans for the reuse of the proposed BOA were developed that are generally consistent with the City's Comprehensive Plan for 2005-2025.

Each of the conceptual plans includes the construction of a new road connecting Constitution Avenue with Franklin and Connell Streets, which would support these developments. Currently, the residents living on the eastern and northern sides of the BOA are cut off from much of the new development in the western part of Olean. Additionally, many of the parcels within the proposed BOA lack road frontage and/or access. This new road would allow for new development of these properties. The proposed new road crosses the railroad in two places. However, due to federal regulations, the creation of at-grade crossings may be difficult. The road configuration may need to be amended or the creation of bridges may need to be explored. Each plan also includes green spaces and a linkage to the Allegheny River Trail Corridor.

Figure 14 presents the Mixed Use Plan, which offers a mix of retail establishments, office buildings as well as some light commercial development. The Mixed Use Plan also encourages additional utilization of the railroads through the location of distribution facilities at the railroad intersection. The plan includes the alternative energy facility discussed in public and steering committee meetings. The plan encourages compact mixed use development, which is a key concept within the framework of Cattaraugus County's Smart Development for Quality Communities initiative.

The Office Park Reuse Plan (Figure 15) depicts an office park along Buffalo Street rather than the establishment of this area as a retail center, which is a response to public input concerning the desire for technology oriented job opportunities. Office buildings are also depicted to the north of Franklin Street, while alternative energy facilities are located to the south of Franklin Street. This conceptual development plan also offers potential increased utilization of the railroads with warehouse facilities at the railroad intersection. The plan includes a small pocket park area that is connected to the Allegheny River Trail as well as the continued presence of the Homer Street Park.

The Commercial Reuse Plan is depicted on Figure 16. This plan includes various types of commercial development, including retail establishments, a hotel, theatre, gas station, and an

automobile sales lot. This plan includes a large park in the center of the proposed BOA. The large park area creates additional green space and its linkage to the Allegheny River Trail is intended to promote healthy lifestyles in a walkable, pedestrian friendly community.

Due to the size of the proposed BOA, there are many opportunities for development. Through continued planning and discussions, a plan can be established to best suit the City of Olean's needs and vision.

5.0 SUMMARY

The resources provided by the NYSOS/NYSDEC Brownfield Opportunity Area program have enabled the City of Olean to utilize the community participation and visioning process to identify and describe a manageable study area. This proposed BOA encompasses 457 acres of land in the City and Town of Olean. Although there are a number of economically viable businesses that are currently located within the proposed BOA, this area also includes 186 acres of underutilized land under private and public control. While these sites are environmentally challenged, they have significant redevelopment potential. These environmental challenges complicate both the expansion of existing businesses in the proposed BOA and the development of new businesses coming into the area.

The initial success of the Pre-Nomination Study has been built upon public outreach and visioning. The City of Olean has begun to develop new relationships and has continued to build upon existing relationships with community based organizations, regional entities, private interests and other stakeholders in an effort to overcome the environmental challenges that continue to stigmatize the proposed BOA area and impede its redevelopment.

Several compelling opportunities for revitalization have been identified as a result of the Pre-Nomination Study; which include:

- The public participation and visioning process has demonstrated that the City of Olean is a community that is willing to embrace change and economic development within the proposed BOA.
- The visioning process identified a number of end uses for underutilized sites including alternative energy, light industrial, commercial, and intermodal transportation. There is sufficient land available within the proposed BOA with the attributes necessary to support redevelopment for a wide variety of end uses.
- The proposed BOA contains well developed physical infrastructure including an interstate highway, two active railroad corridors, and utilities.
- Existing zoning within the proposed BOA supports redevelopment for industrial and commercial uses.

- Many of the properties included within the proposed BOA have the advantage of being included with the Cattaraugus Empire Zone, which provides economic incentives for the creation and retention of jobs.
- A number of private developers have expressed interest in the underutilized properties within the proposed BOA. This interest is expected to increase as the NYSDOC/NYSDEC BOA program within the City of Olean continues to evolve and advance.
- The identification of Exxon/Mobil as a willing partner in the City's efforts to cleanup the Exxon/Mobil Legacy Site brings significant capital and technical resources to a large portion of the proposed BOA.
- The economic incentives for redevelopment and the liability protection afforded by the NYSDC Brownfield Cleanup Program and Environmental Remediation Program will serve to facilitate future redevelopment of the proposed BOA.
- A well developed educational system is in place, making the proposed BOA attractive to prospective businesses and industries. The revitalization of the local economy will help the City retain educated young adults and attract others with a promise of well paying jobs in an environment with an enhanced quality of life.

Upon receipt and acceptance by NYSDOS and NYSDC of this Pre-Nomination Study, the City of Olean intends to submit an application for project advancement to complete a Step 2 Nomination in the Brownfield Opportunity Areas Program. This will allow the City to continue and expand upon the planning activities completed under Step 1 of the BOA Program.

6.0 RECOMMENDATIONS

The following recommendations are intended to facilitate the City of Olean's efforts to promote sustainable economic development and to encourage redevelopment of environmentally challenged properties within the proposed BOA. Many of these recommendations have direct corollaries with the elements of the Vision for Olean 2025 as identified in the City's Comprehensive Plan, and/or are consistent with the strategies and objectives that are necessary to achieve that Vision. Those recommendations which are spatial in nature are identified on the Actions for Revitalization Map (Figure 13).

- There are a significant number of businesses and industries within the City and the proposed BOA. The City should continue its efforts to build positive relationships with these existing businesses and industries in an effort to retain them and help them expand. Within the context of the City's Comprehensive Plan, a *Diverse and Vibrant Economy* is a fundamental element of the Vision for Olean 2025, in which local economic success is linked to development of an effective retention and expansion partnership between the City and manufacturing companies.

-
- The City should progress the cleanup of the Former Oil site, either within the ERP program or in cooperation with a responsible developer as a part of the BCP program. This effort will also continue the dialog with Exxon/Mobil and from a broader perspective, encourage cleanup of the larger Exxon/Mobil Legacy Site, which also contains the Agway properties and the Olean Industrial Park. This effort will bring the substantial financial resources of Exxon/Mobil to the proposed BOA, add value to the properties and encourage private investment within the BOA. This activity is a key component of the Land and Space Inventory Strategy necessary to achieve the vision of a *Diverse and Vibrant Economy* that is identified in the City's Comprehensive Plan.
 - Environmental assessments should be undertaken for strategic properties within the BOA. This effort will confirm or deny the presence of environmental challenges to redevelopment as well as add value to those properties. For example, the potential expansion of the Allegheny River Trail could be advanced through the investigation of the Constitution Avenue underutilized parcel under an ERP Grant from the NYSDEC. This action could ultimately result in a more attractive, pedestrian friendly trail through the heart of this BOA. Alternatively, the Park Centre Development Site could be investigated to ensure that it is shovel-ready for light industrial development.
 - Market analysis and appraisals should be undertaken for strategic properties within the BOA. This action will identify specific development opportunities, add value to those properties and act as an incentive for developers. This work can be completed under a step 2 BOA Grant
 - Today, business and development opportunities are often linked to multinational, even global markets. As a result, the site selection process for these opportunities is very broad and competitive. The City of Olean should strive to promote itself as a community with a business friendly environment with ample natural resources. This effort will encourage investment and development in the community. Within the context of the City's Comprehensive Plan, the implementation strategy to achieve a *Diverse and Vibrant Economy* is linked to an aggressive marketing program to attract new business in growing sectors, with a special emphasis on marketing water resources. Marketing materials could be developed as part of a step 3 BOA Project.
 - Private developers make substantial financial investments in communities if there is a reasonable opportunity for a fair return on their investment. Private developers expand the tax base of the community and produce employment opportunities. The City should seek out developers that have successful track records with producing sustainable developments and strive to build relationships with them. This action should result in increased interest in development in the City and promote desirable developments. This effort is closely related to the Business Attraction Strategy that is identified in the City's Comprehensive Plan, where the City will target industries whose needs are aligned with Olean's assets.

-
- An objective of the land and Space Inventory Strategy that is identified in the City's Comprehensive Plan is to ensure that zoning and other land use regulations are written in a way that promotes and encourages the types of commercial and industrial development that the City would like to attract and retain. Overlay zones build upon the existing zoning by establishing stricter standards or criteria and business development districts encourage investment and attract new businesses through financial incentives and access to resources such as micro-enterprise and workforce development programs. The City should review its industrial and commercial zoning regulations and evaluate the creation of a business development district and/or zoning overlay district within the proposed BOA that will encourage mixed use and higher density development in order to take better advantage of transportation infrastructure such as railroads or the I-86 corridor. These activities could be completed under a Step 2 BOA Grant.
 - The City of Olean and the region is home to a number of quality educational and vocational institutions. The City should foster relationships between local businesses, educational institutions and work force development organizations. This will build the capacity of young adults and assure a well educated, well trained population to support future growth in the City and the region. The City's Comprehensive Plan identifies an implementation strategy to achieve a *Diverse and Vibrant Economy* that is supported by the presence of strong partnerships between the business community and regional educational institutions.
 - Not-for-profit organizations are eligible for grants and other sources of capital that are not available to private developers. Not-for-profit organizations also make substantial investments in communities; however, a successful return on investment is measured through sustainable developments that result in improved quality of life for the community. Although not-for-profit organizations typically do not pay property taxes, they do create employment opportunities. The City should seek not-for-profit organizations that have successful track records with producing sustainable developments and strive to build relationships with them.
 - The City should build upon existing relationships and strive to fully utilize the resources available from the Greater Olean Chamber of Commerce, The Cattaraugus Empire Zone Corporation, The Cattaraugus County Industrial Development Agency, The Cattaraugus County Department of Planning, Economic Development and Tourism and the Southern Tier West Regional Planning and Development Board. This action will bring economic development professionals to the table to formulate new and creative solutions for attracting new business and to support the needs of existing business.
 - The City's Comprehensive Plan identifies *Good Governance* as an element of the Vision for Olean 2025, which is linked to maintaining municipal infrastructure in a state of good repair. The City should continue to maintain its physical infrastructure and work to eliminate any capacity constraints as they become known. A potential wastewater collection system constraint was identified in connection with this BOA study, which has the potential to hinder development in the proposed BOA. This location is identified on

the Actions for Revitalization Map. A Preliminary Engineering Study should be undertaken to more fully evaluate this potential constraint.

- An eastward extension of the Constitution Avenue corridor is a key element in all three conceptual plans for the redevelopment of the Exxon/Mobil Legacy Site. (The name of Ann Padlo Drive was suggested by the City of Olean DOD) As noted on the Actions for Redevelopment Map (Figure 13), a Feasibility Study for the proposed roadway should be undertaken to gain a better understanding of the development opportunities the roadway would facilitate and the potential constraints (alignment geometry, traffic, intersections, at-grade railroad crossings, etc).
- The Cattaraugus County Empire Zone Corporation has indicated its intent to market the James V. Kirkpatrick Incubator Facility to a private developer. The location of the incubator is shown on the Actions for Revitalization Map. Private investment in this facility will encourage other developers to invest in business development properties within the BOA and increase the City's tax base.
- There is a vacant property near the intersection of Buffalo and Wayne Streets that is owned by OURA but leased to the Cytec Corporation. Cytec Corporation should be encouraged to develop this property (see Figure 13). If Cytec has no reasonable plan to develop the property in the near future, they should be encouraged to release the property to OURA or a private developer for development.
- The properties in northeastern end of the Homer Street Industrial Park share a number of attributes common to the City's proposed BOA but were located in the Town of Olean. In response to public input, the town of Olean was contacted and the properties were included in the BOA (see Figure 13). The Town of Olean should be encouraged to participate in future BOA activities.
- As noted on Figure 13, there is room for expansion of the Indeck electrical power generation facility. The concept of distributed generation of electrical power supports a number of initiatives, including:
 - Many smaller power generating facilities are more secure than a single large generating facility.
 - Power generation facilities that are located in proximity to industrial clusters are well suited for cogeneration.
 - New York State is likely to face power shortages and increases in prices as older technology generation facilities reach the end of their useful lives, without new technology facilities to take their place.

The City should continue to work closely with Indeck to identify opportunities for future development.

-
- Based on the recommendations above, many of which can be completed under Steps 2 and 3 BOA Projects, the City should apply for a grant to complete the next phase of planning under the BOA Program,

The vision for the City of Olean BOA will evolve as new opportunities for development become realities. Therefore, the City must continue to invest in the public participation and visioning process. This will allow the public to continue to provide input for the duration of the BOA program, thereby assuring that the needs of the stakeholders are understood and provided for.

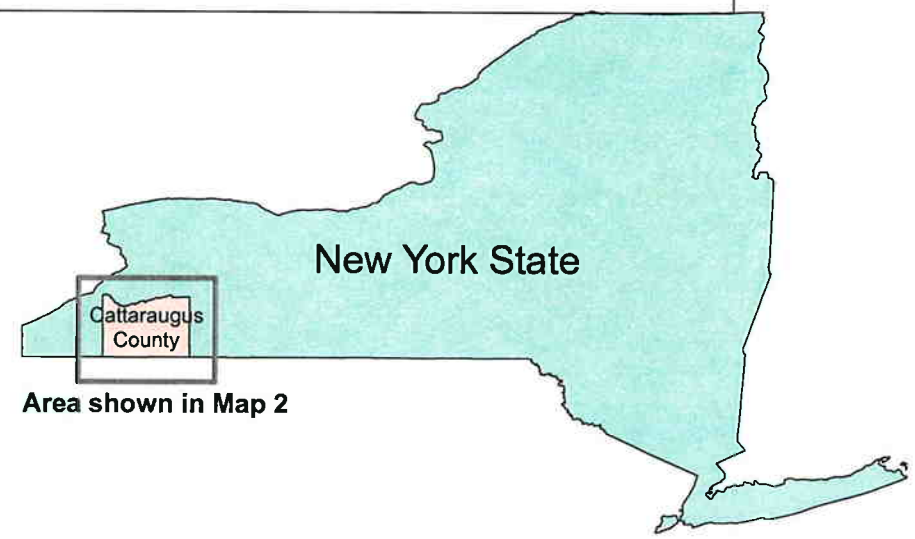
Because the quality of life is becoming increasingly important to those who are choosing a place to live and work, educational, social and cultural amenities play an increasingly important role in attracting new members to a community. It is important for the City of Olean to continue to build upon its image as a quality place to live, work and raise a family.

As the City continues to advance through Nomination and Strategic Planning/Site Assessment phases of the BOA Program, it will be increasingly important for the City to continue to develop the capacity of the Steering Committee, local government officials and staff and its "Brownfields Team" to facilitate future brownfields and BOA activities. These activities include, but are not limited to regular meetings to discuss project progress, sharing of knowledge and ideas, and participation in national brownfields organizations and events.

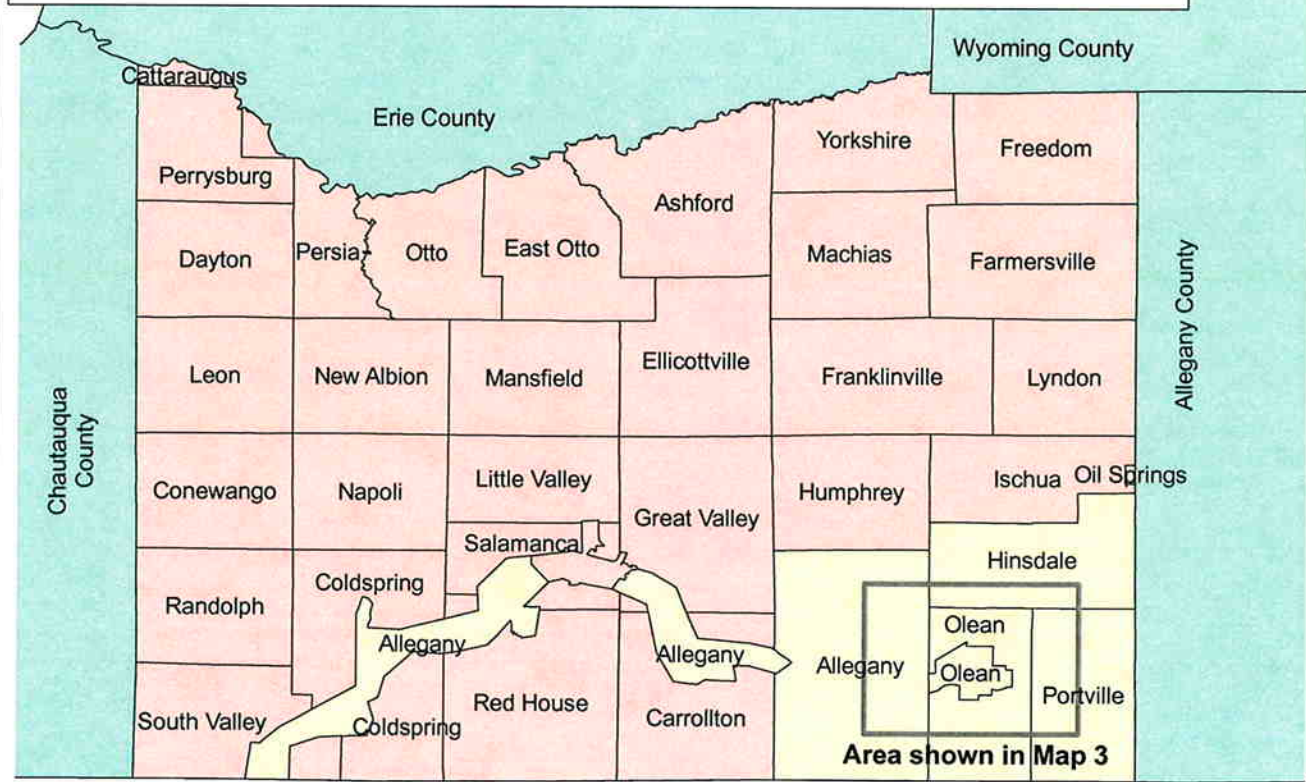
FIGURES

MAP ONE: CATTARAUGUS COUNTY AND NEW YORK STATE

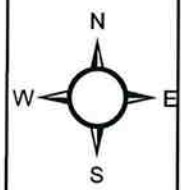
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MAP 2: CITIES AND TOWNS OF CATTARAUGUS COUNTY



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Community Context Maps
City of Olean Brownfield Opportunity Area

Hinsdale

Town of Olean

Allegany

Portville

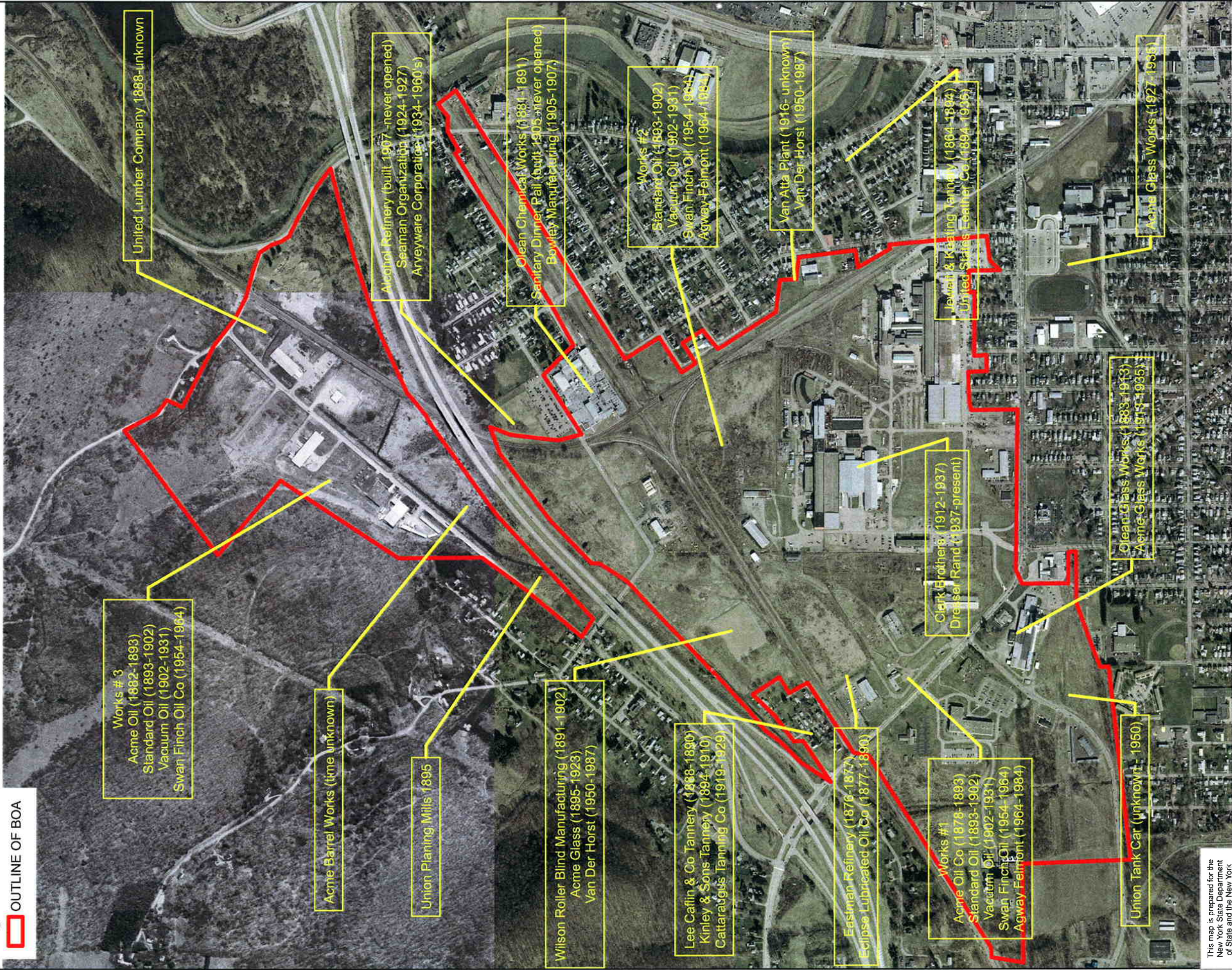
BOA

City of Olean

MAP 3: CITY OF OLEAN AND ADJACENT TOWNS

Legend

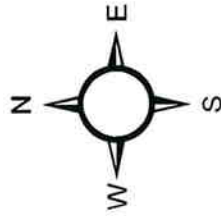
 OUTLINE OF BOA



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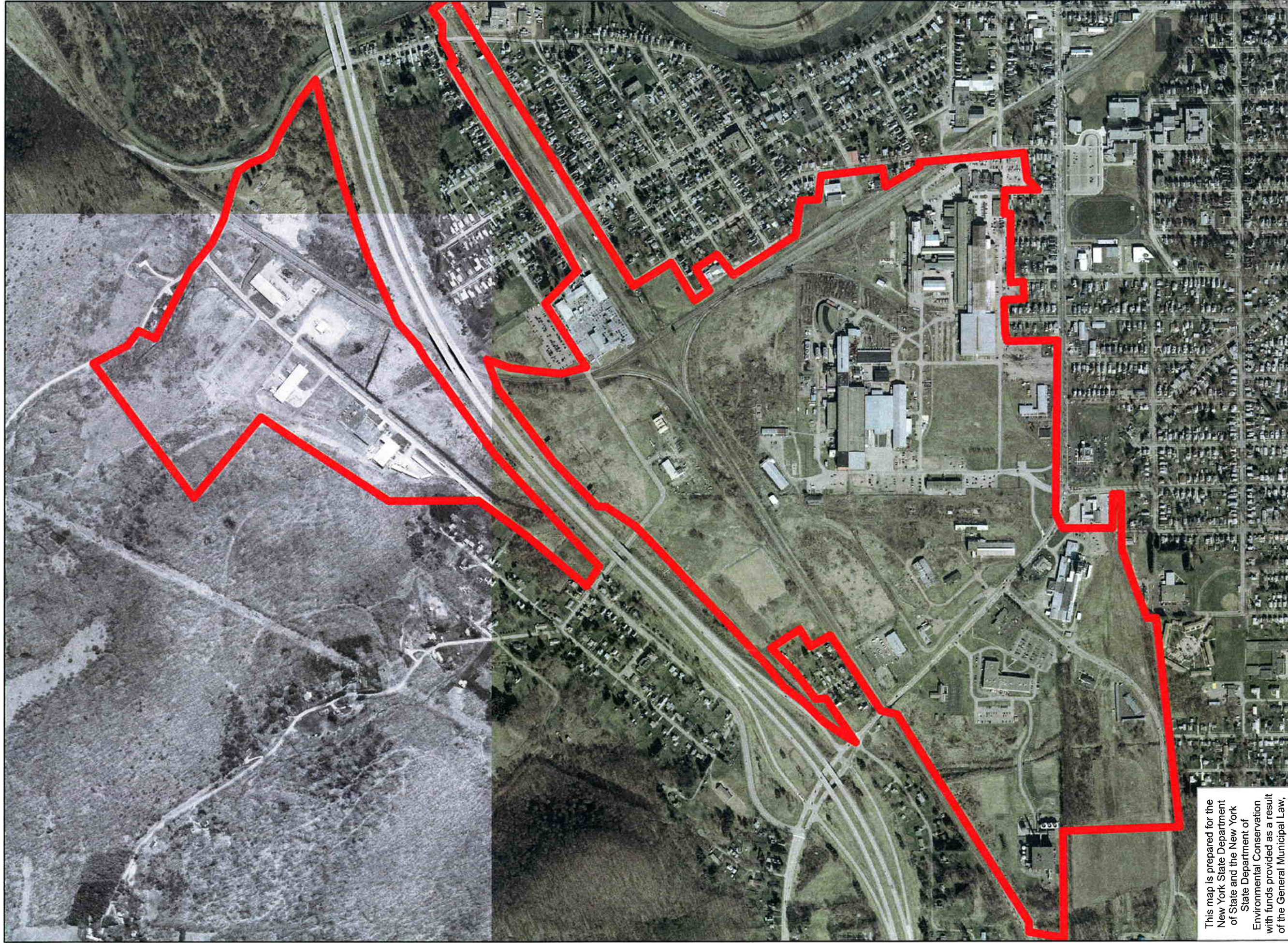
PROJECT NO. 2005.0429.01

0 275 550 1,100 Feet

DATE: JUNE 2007

FIGURE NO. 3

Historic Land Use Map
City of Olean Brownfield Opportunity Area



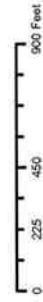
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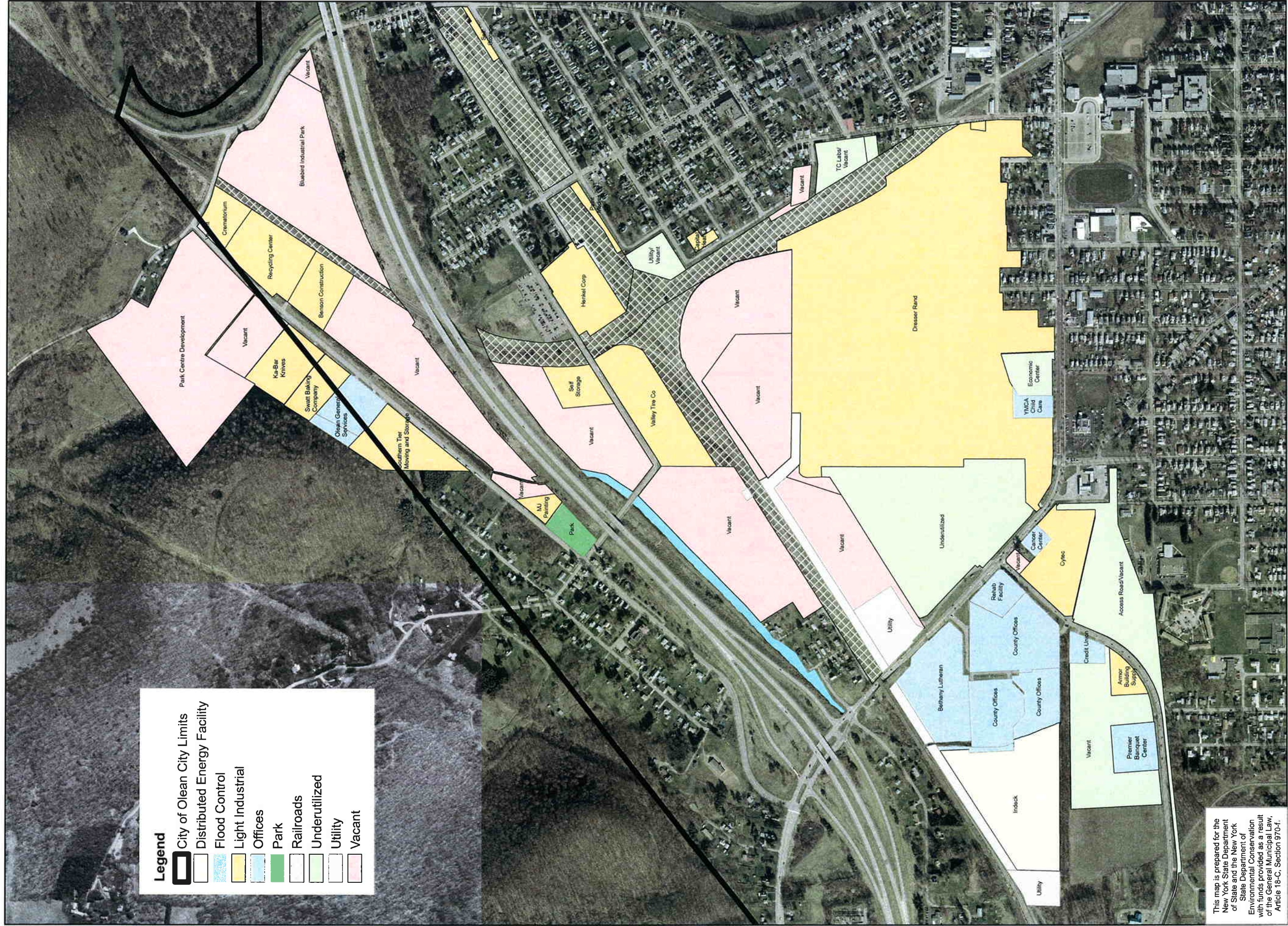
Proposed BOA Boundary Map
City of Olean Brownfield Opportunity Area

PROJECT NO. 2005.0429.01



DATE: JUNE 2007

FIGURE NO. 4



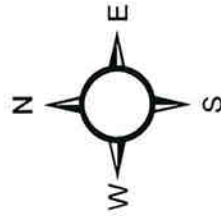
Legend

- City of Olean City Limits
- Distributed Energy Facility
- Flood Control
- Light Industrial
- Offices
- Park
- Railroads
- Underutilized
- Utility
- Vacant

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0 262.5 525 1,050 Feet

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FIGURE NO. 5

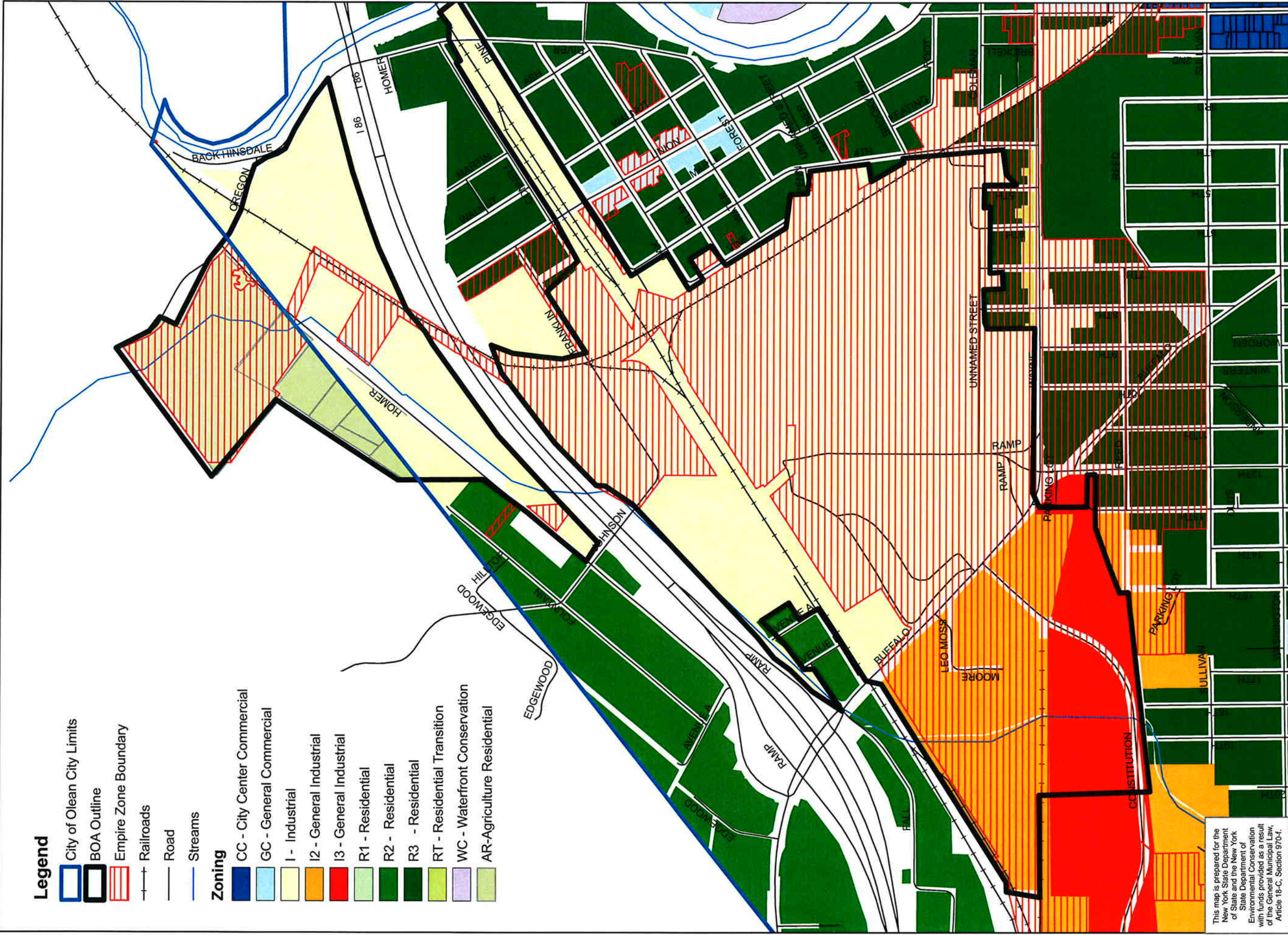
Existing Land Use Map
City of Olean Brownfield Opportunity Area

Legend

- City of Olean City Limits
- BOA Outline
- Empire Zone Boundary
- Railroads
- Road
- Streams

Zoning

- CC - City Center Commercial
- GC - General Commercial
- I - Industrial
- I2 - General Industrial
- I3 - General Industrial
- R1 - Residential
- R2 - Residential
- R3 - Residential
- RT - Residential Transition
- WC - Waterfront Conservation
- AR-Agriculture Residential



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City of Olean Brownfield Opportunity Area Existing Zoning Map

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DATE: JUNE 2007

FIGURE NO. 6

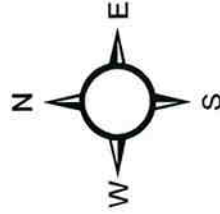
- Sites:
- A. Economic Development Center
 - B. Former Van Der Horst Plant 1
 - C. Underutilized Storage Area
 - D. Constitution Avenue Underutilized Area
 - E. Park Centre Development
 - F. Homer Street Vacant Lot
 - G. Bluebird Industrial Park 1
 - H. Bluebird Industrial Park 2
 - I. Bluebird Industrial Park 3
 - J. Former Agway Complex Site A
 - K. Former Agway Complex Site B
 - L. Former Felmont Oil Site A
 - M. Former Felmont Oil Site B
 - N. Oak and Spruce Vacant Lot
 - O. 1427 Buffalo Street
 - P. Former Van Der Horst Plant 2
 - Q. Vacant Lot behind Church
 - R. Franklin Street Vacant Lot



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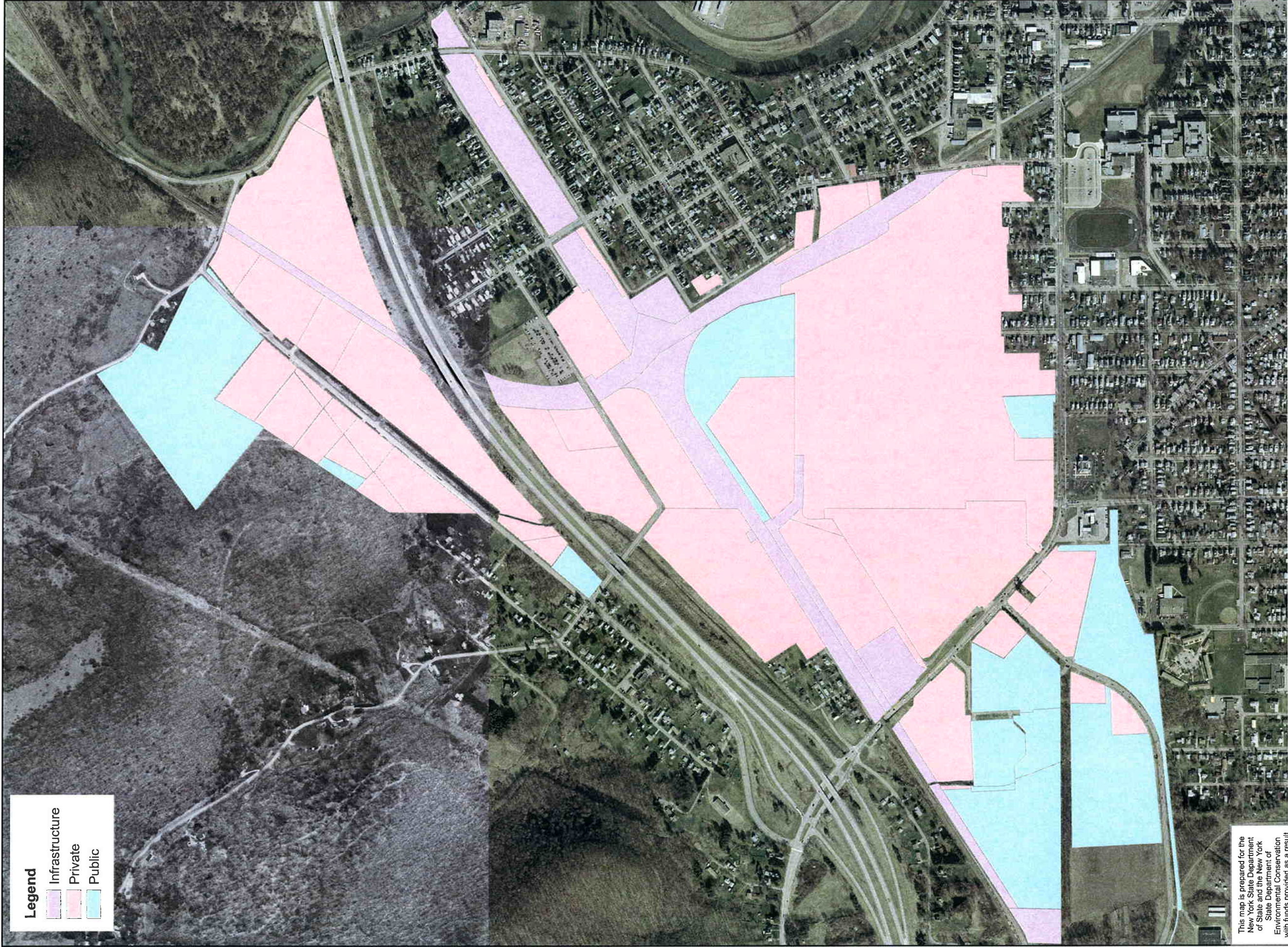
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FIGURE NO. 7



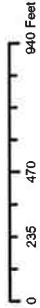
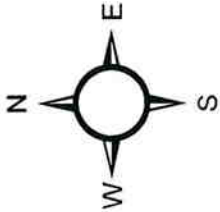
Legend

- Infrastructure
- Private
- Public

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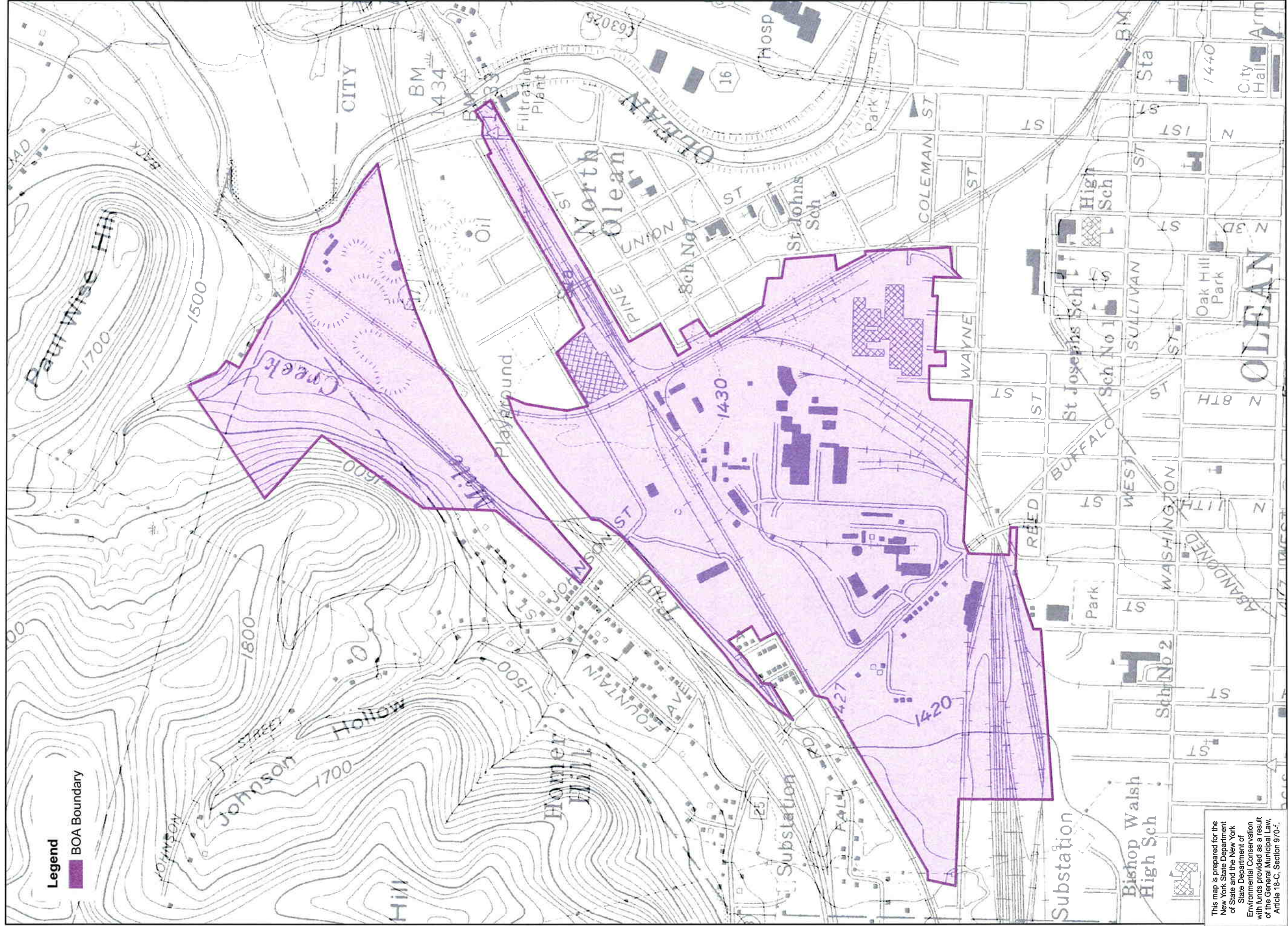


PROJECT NO. 2005.0429.01

DATE: JUNE 2007

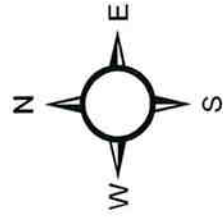
FIGURE NO. 8

Land Ownership Patterns Map
City of Olean Brownfield Opportunity Area



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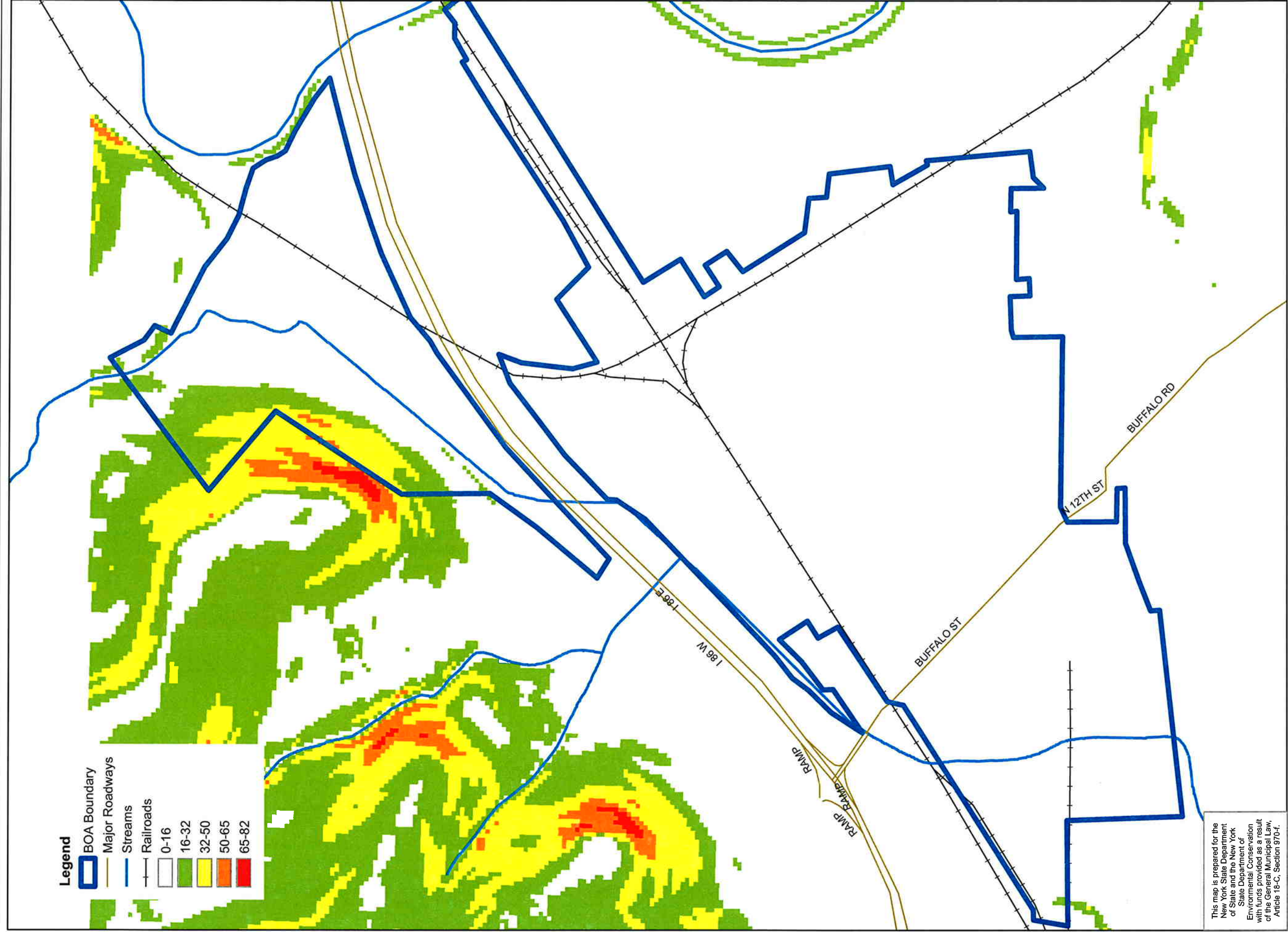
PROJECT NO. 2005.0429.01



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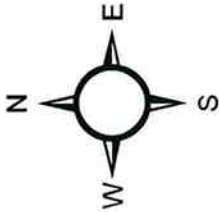
FIGURE NO. 9

USGS Map
City of Olean Brownfield Opportunity Area



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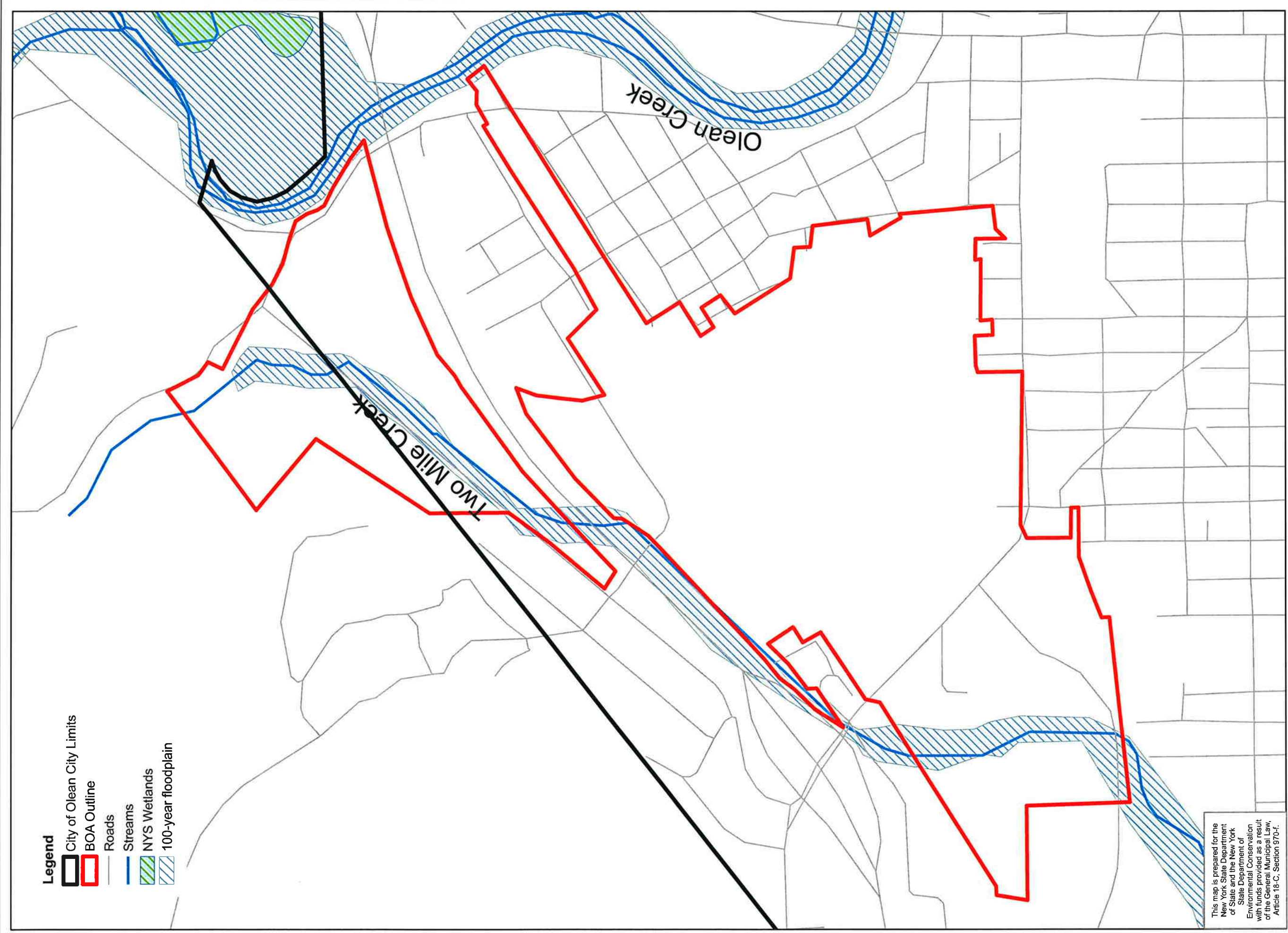
PROJECT NO. 2005.0429.01



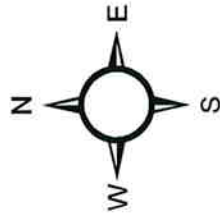
DATE: JUNE 2007

FIGURE NO. 10

Natural Resource Map 1: Slope Analysis City of Olean Brownfield Opportunity Area



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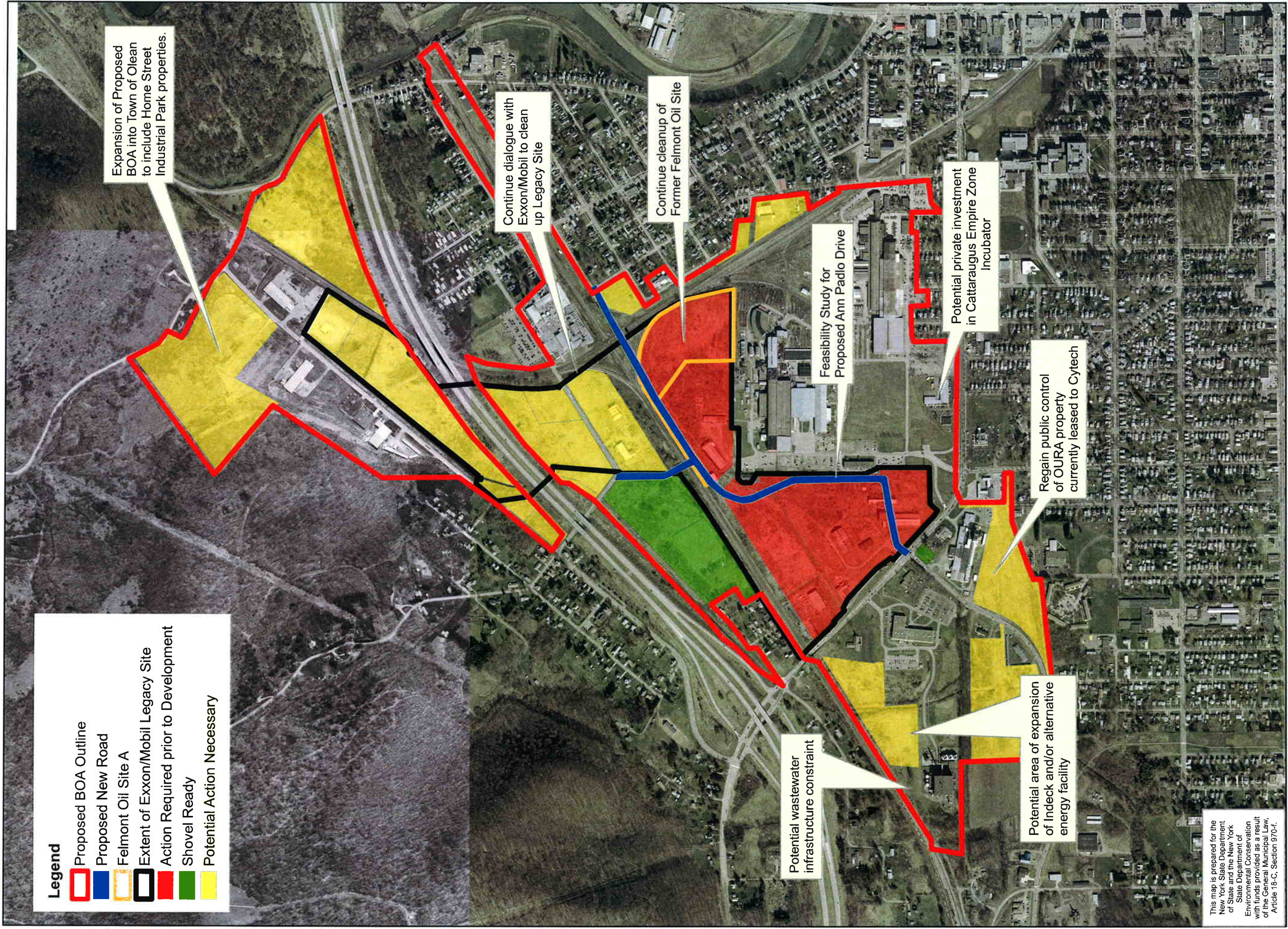
Natural Resource Map 3: Surface Water
City of Olean Brownfield Opportunity Area

PROJECT NO. 2005.0429.01



DATE: JULY 2007

FIGURE NO. 12



Legend

- Proposed BOA Outline
- Proposed New Road
- Felmont Oil Site A
- Extent of Exxon/Mobil Legacy Site
- Action Required prior to Development
- Shovel Ready
- Potential Action Necessary

Expansion of Proposed BOA into Town of Olean to include Home Street Industrial Park properties.

Continue dialogue with Exxon/Mobil to clean up Legacy Site

Continue cleanup of Former Felmont Oil Site

Feasibility Study for Proposed Ann Padlo Drive

Potential private investment in Cattaraugus Empire Zone Incubator

Regain public control of OURA property currently leased to Cytech

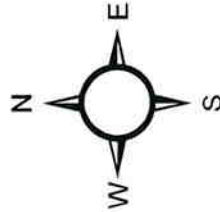
Potential wastewater infrastructure constraint

Potential area of expansion of Indeck and/or alternative energy facility

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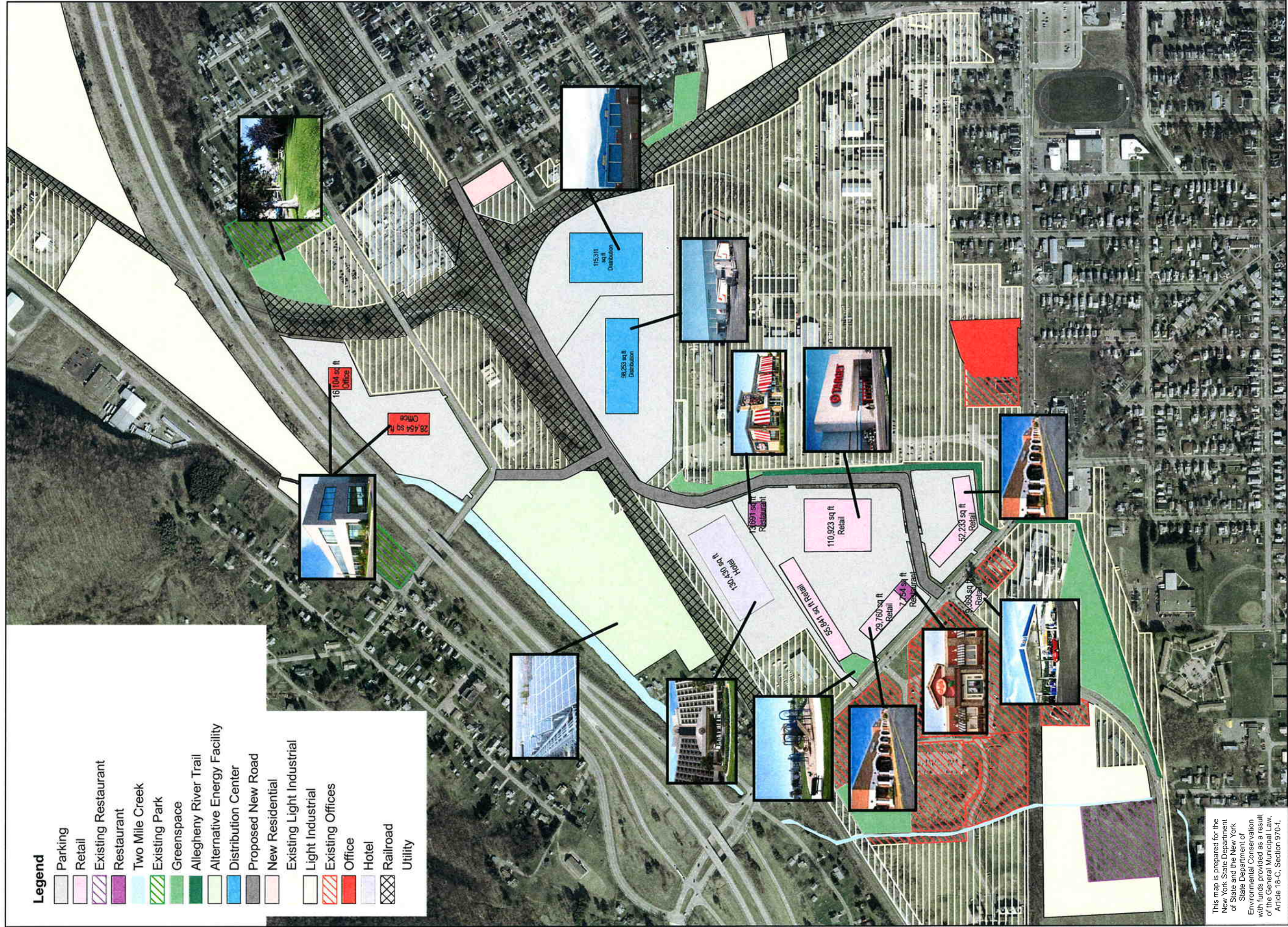


Actions for Revitalization Map
City of Olean Brownfield Opportunity Area

PROJECT NO. 2005.0429.01

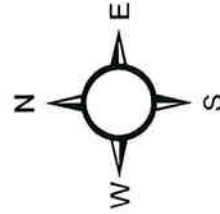
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FIGURE NO. 13



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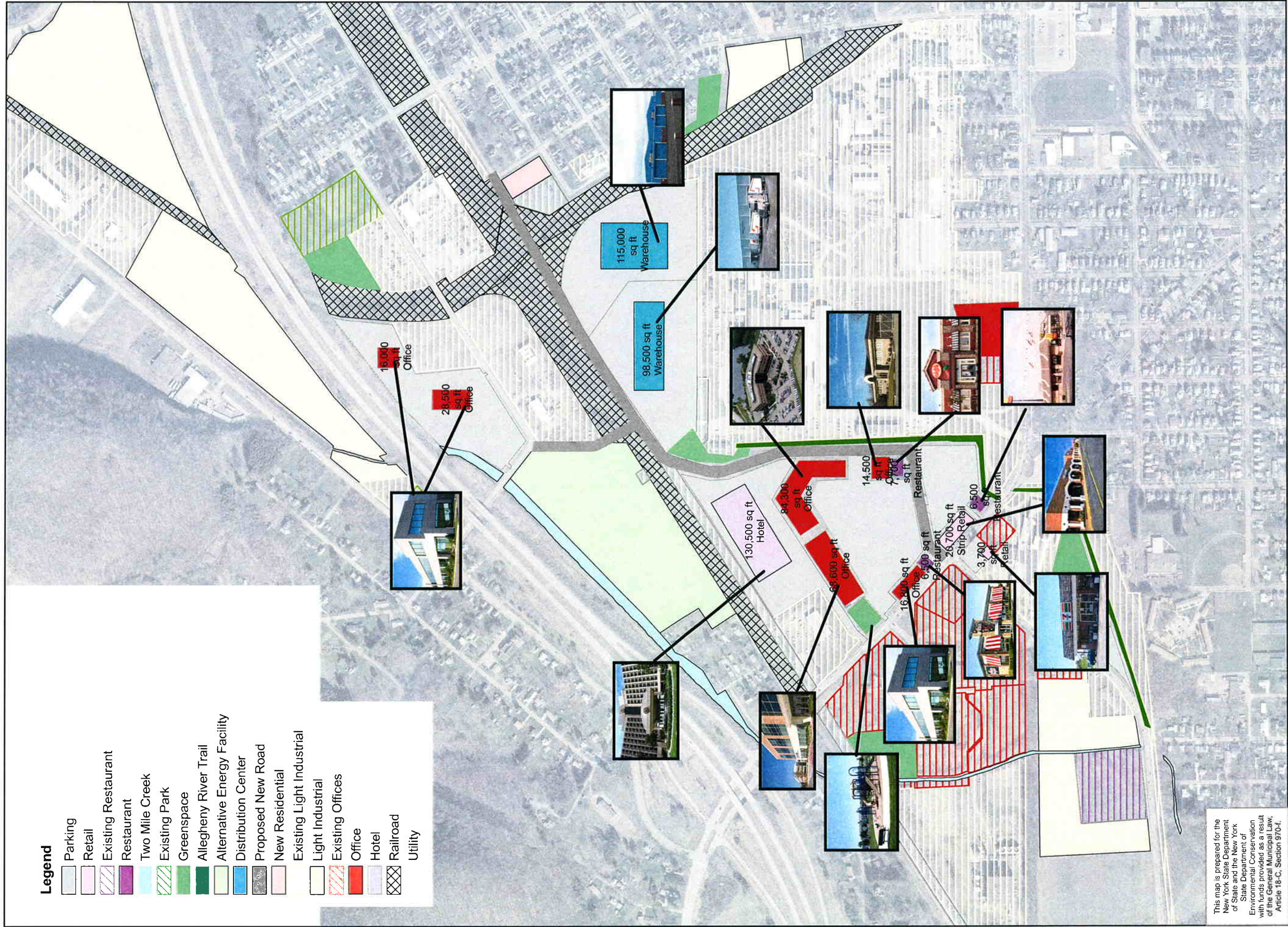
PROJECT NO. 2005.0429.01

DATE: JULY 2007

FIGURE NO. 14

0 162.5 325 650 Feet

Conceptual Site Plan - Mixed Use Plan City of Olean Brownfield Opportunity Area



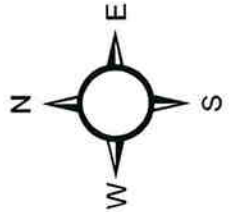
Legend

- Parking
- Retail
- Existing Restaurant
- Restaurant
- Two Mile Creek
- Existing Park
- Greenspace
- Allegheny River Trail
- Alternative Energy Facility
- Distribution Center
- Proposed New Road
- New Residential
- Existing Light Industrial
- Light Industrial
- Existing Offices
- Office
- Hotel
- Railroad
- Utility

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Conceptual Site Plan - Office Park Reuse Plan
City of Clean Brownfield Opportunity Area

PROJECT NO. 2005.0429.01

DATE: JULY 2007

FIGURE NO. 15

Legend

Allegheny River Trail

Movie Theatre

Existing Park

Greenspace

Existing Light Industrial

Light Industrial

Existing Offices

Office

Existing Restaurant

Restaurant

Car Dealer

Gas Station

Retail

Hotel

New Residential

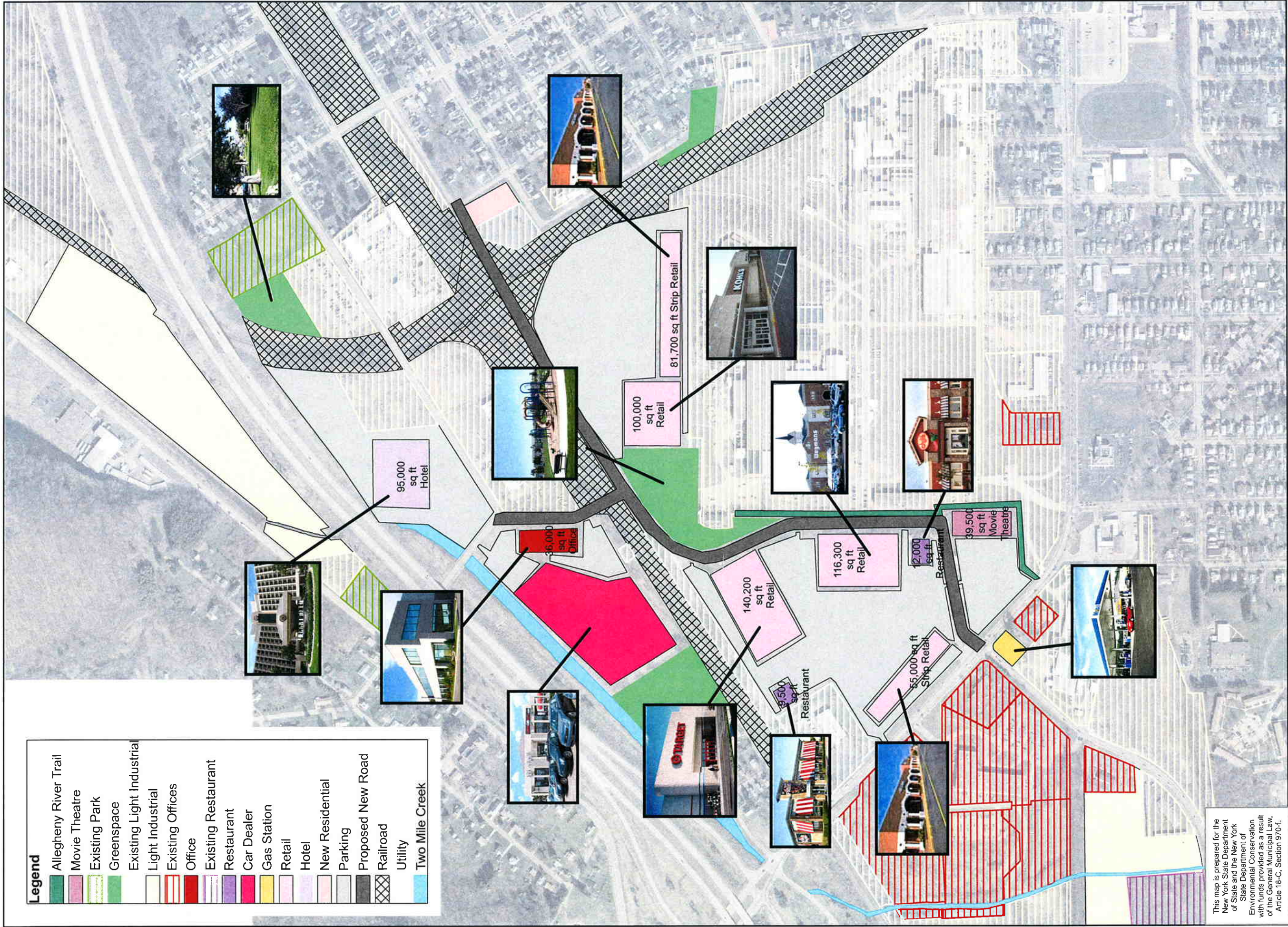
Parking

Proposed New Road

Railroad

Utility

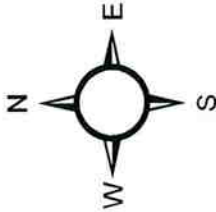
Two Mile Creek



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PROJECT NO. 2005.0429.01

0 160 320 640 Feet

DATE: JULY 2007

FIGURE NO. 16

Conceptual Site Plan - Commercial Reuse Plan
City of Olean Brownfield Opportunity Area

ATTACHMENT 1

SITE PROFILES



City of Olean Brownfield Opportunity Area Site Profile

Identification

Site/Building Name: Homer Street Vacant Lot
Industrial Park: Homer Street Industrial Park
Street: 251 Homer St
City/Zip: Olean NY 14760
Sale/Lease Price: \$70000
Contact Person: _____
Agency/Business: Benson Construction and Dev LLC
Street: 221 Homer St Ext
City/State/Zip: Olean NY 14760
Phone: _____ **FAX:** _____
E-Mail: _____
Publicly Owned: (yes or no) no
Foreclosure List: (yes or no) _____
Previous Owners: Cattaraugus Co IDA

Property Taxes

Tax Map Number: 94.032-1-2.10
Assessment: \$8,120 **Tax Rate/1000:** \$ _____
Equalization Rate: \$ _____ **Total:** \$8120



Building Characteristics

Number of Buildings: 0
Dimensions of Building: _____
Square Feet: Total: _____ Available: _____
Office: _____ Mfg.: _____
Warehouse: _____
Condition: _____
Type of Construction: _____
Previous Use: _____
Year Built: _____ **Year Renovated:** _____
Clear Ceiling Height: _____ **Eaves:** _____ **Peak:** _____
Floors: Type: _____ No.: _____ Load (lbs/ft): _____
Floor Plan: _____
Heating Type: _____ **Fuel:** _____
Elevator: _____ **Capacity (tons):** _____
Column Spacing (ft x ft): _____
No. of Overhead Doors: _____ **No. Of Loading Docks:** _____
Existing Cranes: _____ **Capacity (tons):** _____
Sprinklers: _____ **Type:** _____

Area & Site Characteristics

Dimensions of Site: _____
Acreage: Total: 15.52 Available: _____
Min: _____ Frontage: _____
Additional Acreage Available: _____
Current Land Use: vacant field
Surrounding Land Use: light industrial
Adjacent Business Development: Benson Construction, Ka-Bar Knives, Olean General Services, Southern Tier Moving and Storage
Zoning: Industrial: yes Other: _____
NYS Empire Zone : no Business Improvement District: _____
NYS Environmental Zone : _____ Special Assessment District: _____
Urban Renewal Area : _____ Historic District: _____
Federal Enterprise Business Zone : _____ Other: _____
Archeologically Significant Area: _____
Test Borings Available: _____
General Topography: _____
GIS Coordinates: X: -78.443174 Y: 42.097764
Site Plan: _____ **Photo:** _____ **Aerial Photo:** _____
Parking: _____ **No. of Spaces:** _____
Standard PILOT: _____ **Schedule:** _____

Distribution Channels

Adjacent Public Road: Homer St
Nearest Highway: I-86 Distance: <1 mile
Nearest Expressway: _____ Distance: _____
Railroad Available: adjacent to railroad Distance: _____
Railroad Name: _____ Siding: _____
Nearest Airport: _____
Longest Runway Length (ft): _____
Instrument Landing Equipment (ILS): _____ VASI: _____
Paved: _____ Distance from Site: _____
Nearest Commercial Airport: _____
Longest Runway Length (ft): _____ Distance from Site: _____
Nearest River: _____ Distance: _____
Nearest Port: _____ Distance: _____
Other Transportation: _____

Utilities

Electric Supplier: _____
Line Size (kVa): _____ 3 Phase: _____
Distance to Site: _____

Natural Gas Supplier: _____
Line Size (Inches): _____ Pressure (psi): _____
Distance to Site: _____

Water Supplier: _____
Line Size (Inches): _____ Pressure (psi): _____
Distance to Site: _____
Other Water Sources: _____

Sewer Supplier: _____
Line Size (Inches): _____ Pressure (psi): _____
Distance to Site: _____

Telecommunications

Telecommunications Provider: _____
Internet Provider: _____
High Speed Access: _____
Fiber Optics: _____

Use Status

(ie. Vacant abandoned, partially developed, partially used)

vacant

Property Description

(physical characteristics of the property, buildings, and natural features)

Vacant lot, contains visible scrap metal, corrugated scrap pipe, brush and lots of road frontage

Environmental History

This area is included in Works #3

Use Potential

Due to the presence of subsurface contamination, redevelopment will likely be restricted to commercial and industrial uses. Plenty of road frontage and room for parking.



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City of Olean Brownfield Opportunity Area Site Profile

Identification

Site/Building Name: Blue Bird Industrial Park 1
Industrial Park: Blue Bird Industrial Park
Street: 1641 River St
City/Zip: Olean NY 14760
Sale/Lease Price: \$20000
Contact Person: _____
Agency/Business: Blue Bird Industrial Park, Inc
Street: One Blue Bird Sq
City/State/Zip: Olean NY 14760
Phone: _____ **FAX:** _____
E-Mail: _____
Publicly Owned: (yes or no) no
Foreclosure List: (yes or no) _____
Previous Owners: Empire Coachlines, Inc; Agway Inc

Property Taxes

Tax Map Number: 94.032-1-5
Assessment: \$1925 **Tax Rate/1000:** \$ _____
Equalization Rate: \$ _____ **Total:** \$2150



Building Characteristics

Number of Buildings: 1
Dimensions of Building: _____
Square Feet: Total: _____ Available: _____
Office: _____ **Mfg.:** _____
Warehouse: _____
Condition: _____
Type of Construction: _____
Previous Use: _____
Year Built: _____ **Year Renovated:** _____
Clear Ceiling Height: _____ **Eaves:** _____ **Peak:** _____
Floors: Type: _____ No.: _____ Load (lbs/ft): _____
Floor Plan: _____
Heating Type: _____ **Fuel:** _____
Elevator: _____ **Capacity (tons):** _____
Column Spacing (ft x ft): _____
No. of Overhead Doors: _____ **No. Of Loading Docks:** _____
Existing Cranes: _____ **Capacity (tons):** _____
Sprinklers: _____ **Type:** _____

Area & Site Characteristics

Dimensions of Site: _____
Acreage: Total: 24.70 Available: _____
Min: _____ **Frontage:** _____
Additional Acreage Available: _____
Current Land Use: vehicle and railcar junkyard
Surrounding Land Use: Railroads, and I-86
Adjacent Business Development: none
Zoning: Industrial: yes Other: _____
NYS Empire Zone : no **Business Improvement District:** _____
NYS Environmental Zone : _____ **Special Assessment District:** _____
Urban Renewal Area : _____ **Historic District:** _____
Federal Enterprise Business Zone : _____ **Other:** _____
Archeologically Significant Area: _____
Test Borings Available: _____
General Topography: _____
GIS Coordinates: X: _____ Y: _____
Site Plan: _____ **Photo:** _____ **Aerial Photo:** _____
Parking: _____ **No. of Spaces:** _____
Standard PILOT: _____ **Schedule:** _____

Distribution Channels

Adjacent Public Road: Oregon Road, River St.
Nearest Highway: I-86 Distance: <1 mile
Nearest Expressway: _____ Distance: _____
Railroad Available: adjacent to rail Distance: _____
Railroad Name: _____ Siding: _____
Nearest Airport: _____
Longest Runway Length (ft): _____
Instrument Landing Equipment (ILS): _____ VASI: _____
Paved: _____ Distance from Site: _____
Nearest Commercial Airport: _____
Longest Runway Length (ft): _____ Distance from Site: _____
Nearest River: _____ Distance: _____
Nearest Port: _____ Distance: _____
Other Transportation: _____

Utilities

Electric Supplier: _____
Line Size (kVa): _____ 3 Phase: _____
Distance to Site: _____

Natural Gas Supplier: _____
Line Size (Inches): _____ Pressure (psi): _____
Distance to Site: _____

Water Supplier: _____
Line Size (Inches): _____ Pressure (psi): _____
Distance to Site: _____
Other Water Sources: _____

Sewer Supplier: _____
Line Size (Inches): _____ Pressure (psi): _____
Distance to Site: _____

Telecommunications

Telecommunications Provider: _____
Internet Provider: _____
High Speed Access: _____
Fiber Optics: _____

Use Status

(ie. Vacant abandoned, partially developed, partially used)

Underutilized - Abandoned

Property Description

(physical characteristics of the property, buildings, and natural features)

Chain link fenced property, one garage building, semi-truck storage/parking, railcars, mostly vacant lot, muddy/unimproved roads, forklifts, scrap metal, misc. debris, barrel, scrap lumber in NE by road, and dumpsters.

Environmental History

The property was once part of the SOCONY- Vacuum Oil refinery – Works #3

Use Potential

Due to the likely presence of subsurface contamination, redevelopment will likely be restricted to commercial and industrial uses.



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City of Olean Brownfield Opportunity Area Site Profile

Identification

Site/Building Name: Bluebird Industrial Park 2
Industrial Park: Bluebird Industrial Park
Street: 1621 River St
City/Zip: Olean NY 14760
Sale/Lease Price: _____
Contact Person: _____
Agency/Business: Ella Blazejewski Estate
Street: 458 Prospect Ave
City/State/Zip: Olean NY 14760
Phone: _____ **FAX:** _____
E-Mail: _____
Publicly Owned: (yes or no) no
Foreclosure List: (yes or no) _____
Previous Owners: _____

Property Taxes

Tax Map Number: 94.033-1-1
Assessment: \$410 **Tax Rate/1000:** \$ _____
Equalization Rate: \$ _____ **Total:** \$410



Building Characteristics

Number of Buildings: 0
Dimensions of Building: _____
Square Feet: Total: _____ Available: _____
Office: _____ **Mfg.:** _____
Warehouse: _____
Condition: _____
Type of Construction: _____
Previous Use: _____
Year Built: _____ **Year Renovated:** _____
Clear Ceiling Height: _____ **Eaves:** _____ **Peak:** _____
Floors: Type: _____ No.: _____ Load (lbs/ft): _____
Floor Plan: _____
Heating Type: _____ **Fuel:** _____
Elevator: _____ **Capacity (tons):** _____
Column Spacing (ft x ft): _____
No. of Overhead Doors: _____ **No. Of Loading Docks:** _____
Existing Cranes: _____ **Capacity (tons):** _____
Sprinklers: _____ **Type:** _____

Area & Site Characteristics

Dimensions of Site: _____
Acreage: Total: 1.03 Available: _____
Min: _____ **Frontage:** _____
Additional Acreage Available: _____
Current Land Use: vacant
Surrounding Land Use: I-86 and Junkyard
Adjacent Business Development: _____
Zoning: Industrial: yes Other: _____
NYS Empire Zone : _____ **Business Improvement District:** _____
NYS Environmental Zone : _____ **Special Assessment District:** _____
Urban Renewal Area : _____ **Historic District:** _____
Federal Enterprise Business Zone : _____ **Other:** _____
Archeologically Significant Area: _____
Test Borings Available: _____
General Topography: _____
GIS Coordinates: X: -78.433996 Y: 42.100519
Site Plan: _____ **Photo:** _____ **Aerial Photo:** _____
Parking: _____ **No. of Spaces:** _____
Standard PILOT: _____ **Schedule:** _____

Distribution Channels

Adjacent Public Road: River St
Nearest Highway: _____ Distance: _____
Nearest Expressway: _____ Distance: _____
Railroad Available: _____ Distance: _____
Railroad Name: _____ Siding: _____
Nearest Airport: _____
Longest Runway Length (ft): _____
Instrument Landing Equipment (ILS): _____ VASI: _____
Paved: _____ Distance from Site: _____
Nearest Commercial Airport: _____
Longest Runway Length (ft): _____ Distance from Site: _____
Nearest River: _____ Distance: _____
Nearest Port: _____ Distance: _____
Other Transportation: _____

Utilities

Electric Supplier: _____
Line Size (kVa): _____ 3 Phase: _____
Distance to Site: _____

Natural Gas Supplier: _____
Line Size (Inches): _____ Pressure (psi): _____
Distance to Site: _____

Water Supplier: _____
Line Size (Inches): _____ Pressure (psi): _____
Distance to Site: _____
Other Water Sources: _____

Sewer Supplier: _____
Line Size (Inches): _____ Pressure (psi): _____
Distance to Site: _____

Telecommunications

Telecommunications Provider: _____
Internet Provider: _____
High Speed Access: _____
Fiber Optics: _____

Use Status

(ie. Vacant abandoned, partially developed, partially used)

vacant

Property Description

(physical characteristics of the property, buildings, and natural features)

Corner property between I-86 overpass and River Road, access road is immediately after bridge. The site is fenced in and covered in tall grasses and trees; contains a large billboard.

Environmental History

The property was once part of the SOCONY- Vacuum Oil refinery – Works #3

Use Potential

Due to the presence of subsurface contamination, redevelopment will likely be restricted to commercial and industrial uses.



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City of Olean Brownfield Opportunity Area Site Profile

Identification

Site/Building Name: Van Der Horst Plant 2
Industrial Park: no
Street: 314 Penn Ave
City/Zip: Olean, NY 14760
Sale/Lease Price: _____
Contact Person: _____
Agency/Business: R.G. Scott Corporation
Street: 1701 River Run Ste 600
City/State/Zip: Fort Worth TX 76107-6548
Phone: _____ **FAX:** _____
E-Mail: _____
Publicly Owned: (yes or no) no
Foreclosure List: (yes or no) _____
Previous Owners: _____

Property Taxes

Tax Map Number: 94.039-4-45
Assessment: \$13,150 **Tax Rate/1000:** \$ _____
Equalization Rate: \$ _____ **Total:** \$13150



Building Characteristics

Number of Buildings: 0
Dimensions of Building: _____
Square Feet: Total: _____ Available: _____
Office: _____ **Mfg.:** _____
Warehouse: _____
Condition: _____
Type of Construction: _____
Previous Use: _____
Year Built: _____ **Year Renovated:** _____
Clear Ceiling Height: _____ **Eaves:** _____ **Peak:** _____
Floors: Type: _____ No.: _____ Load (lbs/ft): _____
Floor Plan: _____
Heating Type: _____ **Fuel:** _____
Elevator: _____ **Capacity (tons):** _____
Column Spacing (ft x ft): _____
No. of Overhead Doors: _____ **No. Of Loading Docks:** _____
Existing Cranes: _____ **Capacity (tons):** _____
Sprinklers: _____ **Type:** _____

Area & Site Characteristics

Dimensions of Site: _____
Acreage: Total: 6.57 Available: _____
Min: _____ **Frontage:** _____
Additional Acreage Available: _____
Current Land Use: _____
Surrounding Land Use: _____
Adjacent Business Development: _____
Zoning: Industrial: yes Other: _____
NYS Empire Zone: no **Business Improvement District:** _____
NYS Environmental Zone: _____ **Special Assessment District:** _____
Urban Renewal Area: _____ **Historic District:** _____
Federal Enterprise Business Zone: _____ **Other:** _____
Archeologically Significant Area: _____
Test Borings Available: _____
General Topography: _____
GIS Coordinates: X: -78.446809 Y: 42.091863
Site Plan: _____ **Photo:** _____ **Aerial Photo:** _____
Parking: _____ **No. of Spaces:** _____
Standard PILOT: _____ **Schedule:** _____

Distribution Channels

Adjacent Public Road: Johnson St, Avenue A
Nearest Highway: I-86 Distance: <1 mile
Nearest Expressway: _____ Distance: _____
Railroad Available: adjacent to railroad Distance: _____
Railroad Name: _____ Siding: _____
Nearest Airport: _____
Longest Runway Length (ft): _____
Instrument Landing Equipment (ILS): _____ VASI: _____
Paved: _____ Distance from Site: _____
Nearest Commercial Airport: _____
Longest Runway Length (ft): _____ Distance from Site: _____
Nearest River: _____ Distance: _____
Nearest Port: _____ Distance: _____
Other Transportation: _____

Utilities

Electric Supplier: _____
Line Size (kVa): _____ 3 Phase: _____
Distance to Site: _____

Natural Gas Supplier: _____
Line Size (Inches): _____ Pressure (psi): _____
Distance to Site: _____

Water Supplier: _____
Line Size (Inches): _____ Pressure (psi): _____
Distance to Site: _____
Other Water Sources: _____

Sewer Supplier: _____
Line Size (Inches): _____ Pressure (psi): _____
Distance to Site: _____

Telecommunications

Telecommunications Provider: _____
Internet Provider: _____
High Speed Access: _____
Fiber Optics: _____

Use Status

(ie. Vacant abandoned, partially developed, partially used)

vacant

Property Description

(physical characteristics of the property, buildings, and natural features)

Former chrome plating facility, buildings demolished,
contaminated soils encapsulated near middle of property

Environmental History

Formerly owned by Cattaraugus Tannery and Acme Glass
Co., Barium and chromium contamination on three acres,
remediation completed in 1996, soils consolidated and
encapsulated, site is in long term O & M.

Use Potential

Offices or alternative energy facility



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City of Olean Brownfield Opportunity Area Site Profile

Identification

Site/Building Name: Bethany Lutheran Church
Industrial Park: no
Street: 6 Leo Moss Dr
City/Zip: Olean NY 14760
Sale/Lease Price: _____
Contact Person: _____
Agency/Business: Bethany Evangelical Lutheran
Street: 1706 Lincoln Ave
City/State/Zip: Olean NY 14760
Phone: _____ **FAX:** _____
E-Mail: _____
Publicly Owned: (yes or no) no
Foreclosure List: (yes or no) _____
Previous Owners: _____

Property Taxes

Tax Map Number: 94.047-1-27.1
Assessment: \$4810 **Tax Rate/1000:** \$ _____
Equalization Rate: \$ _____ **Total:** \$8860



Building Characteristics

Number of Buildings: 1
Dimensions of Building: _____
Square Feet: Total: 6686 Available: _____
Office: _____ **Mfg.:** _____
Warehouse: _____
Condition: good
Type of Construction: _____
Previous Use: _____
Year Built: 1995 **Year Renovated:** 1995
Clear Ceiling Height: _____ **Eaves:** _____ **Peak:** _____
Floors: Type: _____ No.: 1 Load (lbs/ft): _____
Floor Plan: _____
Heating Type: _____ **Fuel:** _____
Elevator: _____ **Capacity (tons):** _____
Column Spacing (ft x ft): _____
No. of Overhead Doors: _____ **No. Of Loading Docks:** _____
Existing Cranes: _____ **Capacity (tons):** _____
Sprinklers: _____ **Type:** _____

Area & Site Characteristics

Dimensions of Site: _____
Acres: Total: 7.4 Available: _____
Min: _____ **Frontage:** _____
Additional Acreage Available: _____
Current Land Use: church / vacant field
Surrounding Land Use: offices, public utility, industrial
Adjacent Business Development: across Buffalo St from Agway property, across Leo Moss from County building, adjacent to Indeck property
Zoning: Industrial: yes Other: _____
NYS Empire Zone: yes **Business Improvement District:** _____
NYS Environmental Zone: _____ **Special Assessment District:** _____
Urban Renewal Area: _____ **Historic District:** _____
Federal Enterprise Business Zone: _____ **Other:** _____
Archeologically Significant Area: _____
Test Borings Available: _____
General Topography: _____
GIS Coordinates: X: -78.450992 Y: 42.087576
Site Plan: _____ **Photo:** _____ **Aerial Photo:** _____
Parking: _____ **No. of Spaces:** _____
Standard PILOT: _____ **Schedule:** _____

Distribution Channels

Adjacent Public Road: Leo Moss Drive: Buffalo St
Nearest Highway: I-86 Distance: <1mile
Nearest Expressway: _____ Distance: _____
Railroad Available: _____ Distance: _____
Railroad Name: _____ Siding: _____
Nearest Airport: _____
Longest Runway Length (ft): _____
Instrument Landing Equipment (ILS): _____ VASI: _____
Paved: _____ Distance from Site: _____
Nearest Commercial Airport: _____
Longest Runway Length (ft): _____ Distance from Site: _____
Nearest River: _____ Distance: _____
Nearest Port: _____ Distance: _____
Other Transportation: _____

Utilities

Electric Supplier: _____
Line Size (kVa): _____ 3 Phase: _____
Distance to Site: _____

Natural Gas Supplier: _____
Line Size (Inches): _____ Pressure (psi): _____
Distance to Site: _____

Water Supplier: _____
Line Size (Inches): _____ Pressure (psi): _____
Distance to Site: _____
Other Water Sources: _____

Sewer Supplier: _____
Line Size (Inches): _____ Pressure (psi): _____
Distance to Site: _____

Telecommunications

Telecommunications Provider: _____
Internet Provider: _____
High Speed Access: _____
Fiber Optics: _____

Use Status

(ie. Vacant abandoned, partially developed, partially used)

Partially developed by church

Property Description

(physical characteristics of the property, buildings, and natural features)

Western portion of parcel is approximately 3.5 acres of vacant field, small pavilion, shed and dumpster to rear of property, overgrown access road on north of property running parallel to power lines on National Grid's adjacent property.

Environmental History

Possible location of a tannery

Use Potential

Greenspace along Two Mile Creek in rear of property, or expansion of distributed energy facility (Intech)



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City of Olean Brownfield Opportunity Area Site Profile

Identification

Site/Building Name: Franklin Street Vacant Lot
Industrial Park: Blue Bird Industrial Park
Street: 350 Franklin St
City/Zip: Olean, NY 14760
Sale/Lease Price: _____
Contact Person: _____
Agency/Business: Blue Bird Industrial Park
Street: One Blue Bird Square
City/State/Zip: Olean NY 14760
Phone: _____ **FAX:** _____
E-Mail: _____
Publicly Owned: (yes or no) no
Foreclosure List: (yes or no) _____
Previous Owners: _____

Property Taxes

Tax Map Number: 94.040-1-2.1
Assessment: \$8,550 **Tax Rate/1000:** \$ _____
Equalization Rate: \$ _____ **Total:** \$8550



Building Characteristics

Number of Buildings: 0
Dimensions of Building: _____
Square Feet: Total: _____ Available: _____
Office: _____ **Mfg.:** _____
Warehouse: _____
Condition: _____
Type of Construction: _____
Previous Use: chromium plating facility
Year Built: _____ **Year Renovated:** _____
Clear Ceiling Height: _____ **Eaves:** _____ **Peak:** _____
Floors: Type: _____ No.: _____ Load (lbs/ft): _____
Floor Plan: _____
Heating Type: _____ **Fuel:** _____
Elevator: _____ **Capacity (tons):** _____
Column Spacing (ft x ft): _____
No. of Overhead Doors: _____ **No. Of Loading Docks:** _____
Existing Cranes: _____ **Capacity (tons):** _____
Sprinklers: _____ **Type:** _____

Area & Site Characteristics

Dimensions of Site: _____
Acreage: Total: 9.41 Available: _____
Min: _____ **Frontage:** _____
Additional Acreage Available: _____
Current Land Use: vacant
Surrounding Land Use: storage facility, highway, railroad
Adjacent Business Development: Self Storage
Zoning: Industrial: yes Other: _____
NYS Empire Zone : yes **Business Improvement District:** _____
NYS Environmental Zone : _____ **Special Assessment District:** _____
Urban Renewal Area : _____ **Historic District:** _____
Federal Enterprise Business Zone : _____ **Other:** _____
Archeologically Significant Area: _____
Test Borings Available: _____
General Topography: _____
GIS Coordinates: X: -78.433810 Y: 42.094911
Site Plan: _____ **Photo:** _____ **Aerial Photo:** _____
Parking: _____ **No. of Spaces:** _____
Standard PILOT: _____ **Schedule:** _____

Distribution Channels

Adjacent Public Road: Franklin St. Johnson St
Nearest Highway: I-86 Distance: <1mile
Nearest Expressway: _____ Distance: _____
Railroad Available: adjacent to railroad Distance: _____
Railroad Name: _____ Siding: _____
Nearest Airport: _____
Longest Runway Length (ft): _____
Instrument Landing Equipment (ILS): _____ VASI: _____
Paved: _____ Distance from Site: _____
Nearest Commercial Airport: _____
Longest Runway Length (ft): _____ Distance from Site: _____
Nearest River: _____ Distance: _____
Nearest Port: _____ Distance: _____
Other Transportation: _____

Utilities

Electric Supplier: _____
Line Size (kVa): _____ 3 Phase: _____
Distance to Site: _____

Natural Gas Supplier: _____
Line Size (Inches): _____ Pressure (psi): _____
Distance to Site: _____

Water Supplier: _____
Line Size (Inches): _____ Pressure (psi): _____
Distance to Site: _____
Other Water Sources: _____

Sewer Supplier: _____
Line Size (Inches): _____ Pressure (psi): _____
Distance to Site: _____

Telecommunications

Telecommunications Provider: _____
Internet Provider: _____
High Speed Access: _____
Fiber Optics: _____

Use Status

(ie. Vacant abandoned, partially developed, partially used)

_____ vacant _____

Property Description

(physical characteristics of the property, buildings, and natural features)

Open field, grass is mowed. For lease by Park Centre Development. Lots of road frontage on both Johnson and Franklin, bounded by railroads and I-86

Environmental History

The property was once part of the SOCONY- Vacuum Oil refinery – Works #3

Use Potential

This property would be a good location for office buildings. Due to the likely presence of subsurface contamination, this property may require a soil/fill management plan and may be required for any invasive activities and a vapor barrier may be required on any occupied buildings.



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City of Olean Brownfield Opportunity Area Site Profile

Identification

Site/Building Name: Corner Buffalo and Constitution
Industrial Park: no
Street: 1427 Buffalo St
City/Zip: Olean NY 14760
Sale/Lease Price: _____
Contact Person: _____
Agency/Business: Cytec Olean INC
Street: 1405 Buffalo St
City/State/Zip: Olean NY 14760-1139
Phone: _____ **FAX:** _____
E-Mail: _____
Publicly Owned: (yes or no) no
Foreclosure List: (yes or no) _____
Previous Owners: _____

Property Taxes

Tax Map Number: 94.047-1-41
Assessment: \$ 1240 **Tax Rate/1000:** \$ _____
Equalization Rate: \$ _____ **Total:** \$ 1240



Building Characteristics

Number of Buildings: 0
Dimensions of Building: _____
Square Feet: Total: _____ Available: _____
Office: _____ **Mfg.:** _____
Warehouse: _____
Condition: _____
Type of Construction: _____
Previous Use: _____
Year Built: _____ **Year Renovated:** _____
Clear Ceiling Height: _____ **Eaves:** _____ **Peak:** _____
Floors: Type: _____ No.: _____ Load (lbs/ft): _____
Floor Plan: _____
Heating Type: _____ **Fuel:** _____
Elevator: _____ **Capacity (tons):** _____
Column Spacing (ft x ft): _____
No. of Overhead Doors: _____ **No. Of Loading Docks:** _____
Existing Cranes: _____ **Capacity (tons):** _____
Sprinklers: _____ **Type:** _____

Area & Site Characteristics

Dimensions of Site: _____
Acreage: Total: 0.57 Available: _____
Min: _____ **Frontage:** 166
Additional Acreage Available: _____
Current Land Use: _____
Surrounding Land Use: industrial, residential
Adjacent Business Development: Cytec to SW
Zoning: Industrial: yes Other: _____
NYS Empire Zone : yes **Business Improvement District:** _____
NYS Environmental Zone : _____ **Special Assessment District:** _____
Urban Renewal Area : _____ **Historic District:** _____
Federal Enterprise Business Zone : Other: _____
Archeologically Significant Area: _____
Test Borings Available: _____
General Topography: _____
GIS Coordinates: X: -78.447506 Y: 42.086018
Site Plan: _____ **Photo:** _____ **Aerial Photo:** _____
Parking: _____ **No. of Spaces:** _____
Standard PILOT: _____ **Schedule:** _____

Distribution Channels

Adjacent Public Road: Buffalo St, Constitution Ave
Nearest Highway: I-86 Distance: <1mile
Nearest Expressway: _____ Distance: _____
Railroad Available: _____ Distance: _____
Railroad Name: _____ Siding: _____
Nearest Airport: _____
Longest Runway Length (ft): _____
Instrument Landing Equipment (ILS): _____ VASI: _____
Paved: _____ Distance from Site: _____
Nearest Commercial Airport: _____
Longest Runway Length (ft): _____ Distance from Site: _____
Nearest River: _____ Distance: _____
Nearest Port: _____ Distance: _____
Other Transportation: _____

Utilities

Electric Supplier: _____
Line Size (kVa): _____ 3 Phase: _____
Distance to Site: _____

Natural Gas Supplier: _____
Line Size (Inches): _____ Pressure (psi): _____
Distance to Site: _____

Water Supplier: _____
Line Size (Inches): _____ Pressure (psi): _____
Distance to Site: _____
Other Water Sources: _____

Sewer Supplier: _____
Line Size (Inches): _____ Pressure (psi): _____
Distance to Site: _____

Telecommunications

Telecommunications Provider: _____
Internet Provider: _____
High Speed Access: _____
Fiber Optics: _____

Use Status

(ie. Vacant abandoned, partially developed, partially used)

Minimally used- vacant

Property Description

(physical characteristics of the property, buildings, and natural features)

Vacant corner lot on Buffalo and Constitution. Lot contains 2 large trees and grass. Part of an overgrown road approximately 30 feet in length comes onto the property from the Cytec entrance area. A small shed is on the property and appears to be used by Cytec.

Environmental History

Use Potential

Gas station



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City of Olean Brownfield Opportunity Area Site Profile

Identification

Site/Building Name: James W Kirkpatrick Economic Center
Industrial Park: no
Street: 1010 Wayne St
City/Zip: Olean NY 14760
Sale/Lease Price: _____
Contact Person: _____
Agency/Business: Cattaraugus Empire Zone Corp
Street: 120 N Union St
City/State/Zip: Olean NY 14760
Phone: _____ **FAX:** _____
E-Mail: _____
Publicly Owned: (yes or no) yes
Foreclosure List: (yes or no) _____
Previous Owners: Dresser Road Company

Property Taxes

Tax Map Number: 94.048-1-2.2
Assessment: \$49,450 **Tax Rate/1000:** \$ _____
Equalization Rate: \$ _____ **Total:** \$ _____



Building Characteristics

Number of Buildings: 1
Dimensions of Building: _____
Square Feet: Total: 15,960 Available: _____
Office: 7,980 Mfg.: _____
Warehouse: 7,980
Condition: normal
Type of Construction: brick
Previous Use: _____
Year Built: 1991 **Year Renovated:** _____
Clear Ceiling Height: _____ **Eaves:** _____ **Peak:** _____
Floors: Type: _____ No.: _____ Load (lbs/ft): _____
Floor Plan: _____
Heating Type: _____ **Fuel:** _____
Elevator: _____ **Capacity (tons):** _____
Column Spacing (ft x ft): _____
No. of Overhead Doors: _____ **No. Of Loading Docks:** _____
Existing Cranes: _____ **Capacity (tons):** _____
Sprinklers: _____ **Type:** _____

Area & Site Characteristics

Dimensions of Site: _____
Acreage: Total: 2.46 Available: _____
Min: _____ Frontage: _____
Additional Acreage Available: _____
Current Land Use: underutilized
Surrounding Land Use: child care, industrial
Adjacent Business Development: Dresser Rand, YMCA, JCC
Olean Campus, Credit Union
Zoning: Industrial: yes Other: _____
NYS Empire Zone : yes Business Improvement District: _____
NYS Environmental Zone : _____ Special Assessment District: _____
Urban Renewal Area : _____ Historic District: _____
Federal Enterprise Business Zone : _____ Other: _____
Archeologically Significant Area: _____
Test Borings Available: _____
General Topography: _____
GIS Coordinates: X: -78.442500 Y: 42.085702
Site Plan: _____ **Photo:** _____ **Aerial Photo:** _____
Parking: _____ **No. of Spaces:** _____
Standard PILOT: _____ **Schedule:** _____

Distribution Channels

Adjacent Public Road: Wayne St
Nearest Highway: I-86 Distance: <1mile
Nearest Expressway: _____ Distance: _____
Railroad Available: _____ Distance: _____
Railroad Name: _____ Siding: _____
Nearest Airport: _____
Longest Runway Length (ft): _____
Instrument Landing Equipment (ILS): _____ VASI: _____
Paved: _____ Distance from Site: _____
Nearest Commercial Airport: _____
Longest Runway Length (ft): _____ Distance from Site: _____
Nearest River: _____ Distance: _____
Nearest Port: _____ Distance: _____
Other Transportation: _____

Utilities

Electric Supplier: _____
Line Size (kVa): _____ 3 Phase: _____
Distance to Site: _____

Natural Gas Supplier: _____
Line Size (Inches): _____ Pressure (psi): _____
Distance to Site: _____

Water Supplier: _____
Line Size (Inches): _____ Pressure (psi): _____
Distance to Site: _____
Other Water Sources: _____

Sewer Supplier: _____
Line Size (Inches): _____ Pressure (psi): _____
Distance to Site: _____

Telecommunications

Telecommunications Provider: _____
Internet Provider: _____
High Speed Access: _____
Fiber Optics: _____

Use Status

(ie. Vacant abandoned, partially developed, partially used)

Developed- but underutilized

Property Description

(physical characteristics of the property, buildings, and natural features)

Large building with store/office fronts along Buffalo Street and between building and day care facility next door. Businesses in building include- Caya's Canopies, Chastain Tile and Marble, Food Pantry, Rehabilitation Today, PMG Securities, U & S Services, Cutlery, and several vacant store/ office front spaces. Parking is located around front of building as well as on the western portion of the building.

Environmental History

Use Potential

More companies could locate within this building. Additionally, the building could function as an incubator for future development of BOA parcels



This document was prepared for the New York State Department of State and the New York State Department of Environmental Conservation with funds provided as a result of the General Municipal Law, Article 18-C, Section 970-r. This form was modified from the Cattaraugus County Department of Economic Development, Planning and Tourism Site and Building Inventory.



City of Olean Brownfield Opportunity Area Site Profile

Identification

Site/Building Name: National Grid Station # 30
Industrial Park: _____
Street: Oak St W & Spruce Street
City/Zip: Olean NY 14760
Sale/Lease Price: _____
Contact Person: _____
Agency/Business: National Grid
Street: 300 Erie Blvd W
City/State/Zip: Syracuse NY, 13202
Phone: _____ **FAX:** _____
E-Mail: _____
Publicly Owned: (yes or no) no
Foreclosure List: (yes or no) _____
Previous Owners: _____

Property Taxes

Tax Map Number: 94.040-1-27
Assessment: \$2,000 **Tax Rate/1000:** \$ _____
Equalization Rate: \$ _____ **Total:** \$7,325



Building Characteristics

Number of Buildings: 0
Dimensions of Building: _____
Square Feet: Total: _____ Available: _____
Office: _____ **Mfg.:** _____
Warehouse: _____
Condition: _____
Type of Construction: _____
Previous Use: _____
Year Built: _____ **Year Renovated:** _____
Clear Ceiling Height: _____ **Eaves:** _____ **Peak:** _____
Floors: Type: _____ No.: _____ Load (lbs/ft): _____
Floor Plan: _____
Heating Type: _____ **Fuel:** _____
Elevator: _____ **Capacity (tons):** _____
Column Spacing (ft x ft): _____
No. of Overhead Doors: _____ **No. Of Loading Docks:** _____
Existing Cranes: _____ **Capacity (tons):** _____
Sprinklers: _____ **Type:** _____

Area & Site Characteristics

Dimensions of Site: _____
Acreage: Total: 2.01 Available: _____
Min: _____ **Frontage:** _____
Additional Acreage Available: _____
Current Land Use: National Grid Station / vacant
Surrounding Land Use: residential, railroads
Adjacent Business Development: _____
Zoning: Industrial: yes Other: _____
NYS Empire Zone : _____ **Business Improvement District:** _____
NYS Environmental Zone : _____ **Special Assessment District:** _____
Urban Renewal Area : _____ **Historic District:** _____
Federal Enterprise Business Zone : _____ **Other:** _____
Archeologically Significant Area: _____
Test Borings Available: _____
General Topography: _____
GIS Coordinates: X: _____ Y: _____
Site Plan: _____ **Photo:** _____ **Aerial Photo:** _____
Parking: _____ **No. of Spaces:** _____
Standard PILOT: _____ **Schedule:** _____

Distribution Channels

Adjacent Public Road: W Oak St, Spruce St
Nearest Highway: I-86 Distance: <1mile
Nearest Expressway: _____ Distance: _____
Railroad Available: _____ Distance: _____
Railroad Name: _____ Siding: _____
Nearest Airport: _____
Longest Runway Length (ft): _____
Instrument Landing Equipment (ILS): _____ VASI: _____
Paved: _____ Distance from Site: _____
Nearest Commercial Airport: _____
Longest Runway Length (ft): _____ Distance from Site: _____
Nearest River: _____ Distance: _____
Nearest Port: _____ Distance: _____
Other Transportation: _____

Utilities

Electric Supplier: _____
Line Size (kVa): _____ 3 Phase: _____
Distance to Site: _____

Natural Gas Supplier: _____
Line Size (Inches): _____ Pressure (psi): _____
Distance to Site: _____

Water Supplier: _____
Line Size (Inches): _____ Pressure (psi): _____
Distance to Site: _____
Other Water Sources: _____

Sewer Supplier: _____
Line Size (Inches): _____ Pressure (psi): _____
Distance to Site: _____

Telecommunications

Telecommunications Provider: _____
Internet Provider: _____
High Speed Access: _____
Fiber Optics: _____

Use Status

(ie. Vacant abandoned, partially developed, partially used)

Partially utilized

Property Description

(physical characteristics of the property, buildings, and natural features)

Large open field, National Grid Station in southwest corner of property – fenced in. Property is bound on two sides by railroads. This site is on a corner lot in a residential area.

Environmental History

Use Potential

Residential homes along Spruce Street.



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City of Olean Brownfield Opportunity Area Site Profile

Identification

Site/Building Name: Van Der Horst Plant 1
Industrial Park: no
Street: 314 Penn Ave
City/Zip: Olean NY 14760
Sale/Lease Price: _____
Contact Person: _____
Agency/Business: Van Der Horst
Street: 1701 River Run Suite 600
City/State/Zip: Fort Worth TX 76107-6547
Phone: _____ **FAX:** _____
E-Mail: _____
Publicly Owned: (yes or no) no
Foreclosure List: (yes or no) _____
Previous Owners: _____

Property Taxes

Tax Map Number: 94.048-1-61, 94.048-1-60
Assessment: \$ _____ **Tax Rate/1000:** \$ _____
Equalization Rate: \$ _____ **Total:** \$11230 _____



Building Characteristics

Number of Buildings: 0
Dimensions of Building: _____
Square Feet: Total: _____ Available: _____
Office: _____ **Mfg.:** _____
Warehouse: _____
Condition: Normal
Type of Construction: _____
Previous Use: light mfg
Year Built: _____ **Year Renovated:** _____
Clear Ceiling Height: _____ **Eaves:** _____ **Peak:** _____
Floors: Type: _____ No.: _____ Load (lbs/ft): _____
Floor Plan: _____
Heating Type: _____ **Fuel:** _____
Elevator: _____ **Capacity (tons):** _____
Column Spacing (ft x ft): _____
No. of Overhead Doors: _____ **No. Of Loading Docks:** _____
Existing Cranes: _____ **Capacity (tons):** _____
Sprinklers: _____ **Type:** _____

Area & Site Characteristics

Dimensions of Site: _____
Acreage: Total: 1 _____ Available: _____
Min: _____ **Frontage:** _____
Additional Acreage Available: _____
Current Land Use: vacant
Surrounding Land Use: adjacent to residential/railroad
Adjacent Business Development: _____
Zoning: Industrial: yes Other: _____
NYS Empire Zone : yes **Business Improvement District:** _____
NYS Environmental Zone : _____ **Special Assessment District:** _____
Urban Renewal Area : _____ **Historic District:** _____
Federal Enterprise Business Zone : _____ **Other:** _____
Archeologically Significant Area: _____
Test Borings Available: _____
General Topography: _____
GIS Coordinates: X: -78.436457 Y: 42.089652
Site Plan: _____ **Photo:** _____ **Aerial Photo:** _____
Parking: _____ **No. of Spaces:** _____
Standard PILOT: _____ **Schedule:** _____

Distribution Channels

Adjacent Public Road: Penn Ave, N 4th St, Vine Street
Nearest Highway: I-86 Distance: _____
Nearest Expressway: _____ Distance: _____
Railroad Available: _____ Distance: _____
Railroad Name: _____ Siding: _____
Nearest Airport: _____
Longest Runway Length (ft): _____
Instrument Landing Equipment (ILS): _____ VASI: _____
Paved: _____ Distance from Site: _____
Nearest Commercial Airport: _____
Longest Runway Length (ft): _____ Distance from Site: _____
Nearest River: _____ Distance: _____
Nearest Port: _____ Distance: _____
Other Transportation: _____

Utilities

Electric Supplier: _____
Line Size (kVa): _____ 3 Phase: _____
Distance to Site: _____

Natural Gas Supplier: _____
Line Size (Inches): _____ Pressure (psi): _____
Distance to Site: _____

Water Supplier: _____
Line Size (Inches): _____ Pressure (psi): _____
Distance to Site: _____
Other Water Sources: _____

Sewer Supplier: _____
Line Size (Inches): _____ Pressure (psi): _____
Distance to Site: _____

Telecommunications

Telecommunications Provider: _____
Internet Provider: _____
High Speed Access: _____
Fiber Optics: _____

Use Status

(ie. Vacant abandoned, partially developed, partially used)

vacant

Property Description

(physical characteristics of the property, buildings, and natural features)

Property currently a vacant field at the end of Penn Ave and Vine Street. Adjacent to railroad and residential.

Environmental History

Property was site of Van Atta Plant, which produced hydraulic presses until 1916. Then utilized as Van Der Horst, a chromium plating facility that operated from 1940s-1987. Listed as a State Superfund Site. NYS DEC Phase I and II confirmed contamination in soils, groundwater, city storm sewers and in Olean Creek. A Phase III was completed in 1991. Remedial construction finished in 1997. All contaminated soils were removed. Currently in long term O & M.

Use Potential

Combine with adjacent parcels to create an area for a business that would allow for expansion.



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City of Olean Brownfield Opportunity Area Site Profile

Identification

Site/Building Name: Underutilized Warehouse/Storage Area
Industrial Park: no
Street: 869/909 Fourth St
City/Zip: Olean NY 14760
Sale/Lease Price: _____
Contact Person: Mary B Marra / Blue Bird Industrial Park
Agency/Business: _____
Street: 920 Washington St / One Blue Bird Square
City/State/Zip: Olean NY 14760
Phone: _____ **FAX:** _____
E-Mail: _____
Publicly Owned: (yes or no) no
Foreclosure List: (yes or no) _____
Previous Owners: Arthur Rosen

Property Taxes

Tax Map Number: 94.048-1-21.2 / 94.048-1-21.1
Assessment: \$775 / 2605 **Tax Rate/1000:** \$ _____
Equalization Rate: \$ _____ **Total:** \$4160 / 11,230



Building Characteristics

Number of Buildings: 2
Dimensions of Building: _____
Square Feet: Total: 2400/26068 Available: _____
Office: _____ **Mfg.:** _____
Warehouse: _____
Condition: _____
Type of Construction: poor/good
Previous Use: light manufacturing
Year Built: 1910 **Year Renovated:** 1930
Clear Ceiling Height: _____ **Eaves:** _____ **Peak:** _____
Floors: Type: _____ No.: _____ Load (lbs/ft): _____
Floor Plan: _____
Heating Type: _____ **Fuel:** _____
Elevator: _____ **Capacity (tons):** _____
Column Spacing (ft x ft): _____
No. of Overhead Doors: _____ **No. Of Loading Docks:** _____
Existing Cranes: _____ **Capacity (tons):** _____
Sprinklers: _____ **Type:** _____

Area & Site Characteristics

Dimensions of Site: _____
Acreage: Total: 1.55 Available: _____
Min: _____ **Frontage:** 80
Additional Acreage Available: _____
Current Land Use: storage building / underutilized
Surrounding Land Use: residential, railroad
Adjacent Business Development: Park Center Development (TC Laboratories)
Zoning: Industrial: yes Other: _____
NYS Empire Zone : yes **Business Improvement District:** _____
NYS Environmental Zone : _____ **Special Assessment District:** _____
Urban Renewal Area : _____ **Historic District:** _____
Federal Enterprise Business Zone : _____ **Other:** _____
Archeologically Significant Area: _____
Test Borings Available: _____
General Topography: _____
GIS Coordinates: X: -78.436105 Y: 42.088982
Site Plan: _____ **Photo:** _____ **Aerial Photo:** _____
Parking: _____ **No. of Spaces:** _____
Standard PILOT: _____ **Schedule:** _____

Distribution Channels

Adjacent Public Road: North 4th Street, Penn Ave
Nearest Highway: I-86 Distance: _____
Nearest Expressway: _____ Distance: _____
Railroad Available: _____ Distance: _____
Railroad Name: _____ Siding: _____
Nearest Airport: _____
Longest Runway Length (ft): _____
Instrument Landing Equipment (ILS): _____ VASI: _____
Paved: _____ Distance from Site: _____
Nearest Commercial Airport: _____
Longest Runway Length (ft): _____ Distance from Site: _____
Nearest River: _____ Distance: _____
Nearest Port: _____ Distance: _____
Other Transportation: _____

Utilities

Electric Supplier: _____
Line Size (kVa): _____ 3 Phase: _____
Distance to Site: _____

Natural Gas Supplier: _____
Line Size (Inches): _____ Pressure (psi): _____
Distance to Site: _____

Water Supplier: _____
Line Size (Inches): _____ Pressure (psi): _____
Distance to Site: _____
Other Water Sources: _____

Sewer Supplier: _____
Line Size (Inches): _____ Pressure (psi): _____
Distance to Site: _____

Telecommunications

Telecommunications Provider: _____
Internet Provider: _____
High Speed Access: _____
Fiber Optics: _____

Use Status

(ie. Vacant abandoned, partially developed, partially used)

Possibly abandoned- underutilized

Property Description

(physical characteristics of the property, buildings, and natural features)

A run down storage building is located on the 869 N 4th Street property. Seven vehicles are on premises which lack license plates. Vehicles must drive up curb onto grass due to the lack of a driveway. The second parcel is used by a TC Laboratory. Warehouse in rear is empty. There is a large gravel/dirt parking area and driveway.

Environmental History

unknown

Use Potential

This parcel would make a suitable addition to the adjoining parcels to the north. Combining the parcels would allow a company that needs parking and a building in place and the empty space would allow for business expansion.



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City of Olean Brownfield Opportunity Area Site Profile

Identification

Site/Building Name: Constitution Avenue Underutilized Area
Industrial Park: _____
Street: Constitution Ave
City/Zip: Olean NY 14760
Sale/Lease Price: _____
Contact Person: _____
Agency/Business: Olean Urban Renewal Agency
Street: 101 E State Street
City/State/Zip: Olean NY 14760
Phone: _____ **FAX:** _____
E-Mail: _____
Publicly Owned: (yes or no) yes
Foreclosure List: (yes or no) _____
Previous Owners: _____

Property Taxes

Tax Map Number: 94.055-1-37.2
Assessment: \$38,550 **Tax Rate/1000:** \$ _____
Equalization Rate: \$ _____ **Total:** \$ _____



Building Characteristics

Number of Buildings: 1
Dimensions of Building: _____
Square Feet: Total: _____ Available: _____
Office: _____ **Mfg.:** _____
Warehouse: _____
Condition: new
Type of Construction: concrete/brick front
Previous Use: _____
Year Built: _____ **Year Renovated:** _____
Clear Ceiling Height: _____ **Eaves:** _____ **Peak:** _____
Floors: Type: _____ No.: _____ Load (lbs/ft): _____
Floor Plan: _____
Heating Type: _____ **Fuel:** _____
Elevator: _____ **Capacity (tons):** _____
Column Spacing (ft x ft): _____
No. of Overhead Doors: _____ **No. Of Loading Docks:** _____
Existing Cranes: _____ **Capacity (tons):** _____
Sprinklers: _____ **Type:** _____

Area & Site Characteristics

Dimensions of Site: _____
Acreage: Total: 25.70 Available: _____
Min: _____ **Frontage:** _____
Additional Acreage Available: _____
Current Land Use: Banquet Center, Vacant, access road
Surrounding Land Use: Industrial, public, River Trail
Adjacent Business Development: Armor Building Supply, Olean Teachers Credit Union, Indeck, Cytec, Country Fair Gas Station, Allegany River Trail
Zoning: Industrial: yes Other: _____
NYS Empire Zone: yes **Business Improvement District:** _____
NYS Environmental Zone: _____ **Special Assessment District:** _____
Urban Renewal Area: _____ **Historic District:** _____
Federal Enterprise Business Zone: _____ **Other:** _____
Archeologically Significant Area: _____
Test Borings Available: _____
General Topography: _____
GIS Coordinates: X: -78.452293 Y: 42.083993
Site Plan: _____ **Photo:** _____ **Aerial Photo:** _____
Parking: _____ **No. of Spaces:** _____
Standard PILOT: _____ **Schedule:** _____

Distribution Channels

Adjacent Public Road: Constitution Ave
Nearest Highway: I-86 Distance: <1 mile
Nearest Expressway: _____ Distance: _____
Railroad Available: _____ Distance: _____
Railroad Name: _____ Siding: _____
Nearest Airport: _____
Longest Runway Length (ft): _____
Instrument Landing Equipment (ILS): _____ VASI: _____
Paved: _____ Distance from Site: _____
Nearest Commercial Airport: _____
Longest Runway Length (ft): _____ Distance from Site: _____
Nearest River: _____ Distance: _____
Nearest Port: _____ Distance: _____
Other Transportation: _____

Utilities

Electric Supplier: _____
Line Size (kVa): _____ 3 Phase: _____
Distance to Site: _____

Natural Gas Supplier: _____
Line Size (Inches): _____ Pressure (psi): _____
Distance to Site: _____

Water Supplier: _____
Line Size (Inches): _____ Pressure (psi): _____
Distance to Site: _____
Other Water Sources: _____

Sewer Supplier: _____
Line Size (Inches): _____ Pressure (psi): _____
Distance to Site: _____

Telecommunications

Telecommunications Provider: _____
Internet Provider: _____
High Speed Access: _____
Fiber Optics: _____

Use Status

(ie. Vacant abandoned, partially developed, partially used)

Partially developed

Property Description

(physical characteristics of the property, buildings, and natural features)

Part of site is developed by Premier Banquet Center, with a very new building with dumpsters in back. Second portion of this site is a vacant field between Armor Building Supply and the Banquet Center. The final portion on the south side of Constitution is used as the delivery entrance for SubCon Industries (private access road – F.T. & Anna Manley Dr), Allegheny River Trail entrance is near parcel. Cytec Industries is on northern boundary of site and a Country Fair Gas Station is located on northeast boundary of site.

Environmental History

This property was formerly owned by the Pennsylvania Railroad and consisted of one of the yards maintained by the Pennsylvania Railroad.

Use Potential

The vacant property has many potential uses such as additional space for the SubCon Industries which is part of the Rehabilitation Center. The property could also be utilized as a trail head parking space for the River Trail that runs through the parcel south of Constitution Street.



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City of Olean Brownfield Opportunity Area Site Profile

Identification

Site/Building Name: Agway Nitrogen Complex Site 1
Industrial Park: Agway Industrial Park
Street: 1404-06 Buffalo St
City/Zip: Olean NY 14760
Sale/Lease Price: _____
Contact Person: _____
Agency/Business: Agway Inc
Street: PO Box 4933
City/State/Zip: Syracuse NY 13221
Phone: _____ **FAX:** _____
E-Mail: _____
Publicly Owned: (yes or no) no
Foreclosure List: (yes or no) _____
Previous Owners: _____

Property Taxes

Tax Map Number: 94.047-2-29
Assessment: \$48,380 **Tax Rate/1000:** \$ _____
Equalization Rate: \$ _____ **Total:** \$64,350



Building Characteristics

Number of Buildings: 5
Dimensions of Building: _____
Square Feet: Total: _____ Available: _____
Office: _____ **Mfg.:** _____
Warehouse: _____
Condition: poor
Type of Construction: brick
Previous Use: oil refinery; fertilizer manufacturing plant
Year Built: _____ **Year Renovated:** _____
Clear Ceiling Height: _____ **Eaves:** _____ **Peak:** _____
Floors: Type: _____ No.: _____ Load (lbs/ft): _____
Floor Plan: _____
Heating Type: _____ **Fuel:** _____
Elevator: _____ **Capacity (tons):** _____
Column Spacing (ft x ft): _____
No. of Overhead Doors: _____ **No. Of Loading Docks:** _____
Existing Cranes: _____ **Capacity (tons):** _____
Sprinklers: _____ **Type:** _____

Area & Site Characteristics

Dimensions of Site: _____
Acreage: Total: 22.60 Available: _____
Min: _____ **Frontage:** _____
Additional Acreage Available: _____
Current Land Use: vacant
Surrounding Land Use: vacant industrial, public utility and industrial
Adjacent Business Development: vacant, Verizon, Dresser Rand
Zoning: Industrial: yes Other: _____
NYS Empire Zone : yes **Business Improvement District:** _____
NYS Environmental Zone : _____ **Special Assessment District:** _____
Urban Renewal Area : _____ **Historic District:** _____
Federal Enterprise Business Zone : _____ **Other:** _____
Archeologically Significant Area: _____
Test Borings Available: _____
General Topography: _____
GIS Coordinates: X: -78.446339 Y: 42.087680
Site Plan: _____ **Photo:** _____ **Aerial Photo:** _____
Parking: yes **No. of Spaces:** _____
Standard PILOT: _____ **Schedule:** _____

Distribution Channels

Adjacent Public Road: Buffalo St

Nearest Highway: I-86 Distance: <1mile

Nearest Expressway: _____ Distance: _____

Railroad Available: _____ Distance: _____

Railroad Name: _____ Siding: _____

Nearest Airport: _____

Longest Runway Length (ft): _____

Instrument Landing Equipment (ILS): _____ VASI: _____

Paved: _____ Distance from Site: _____

Nearest Commercial Airport: _____

Longest Runway Length (ft): _____ Distance from Site: _____

Nearest River: _____ Distance: _____

Nearest Port: _____ Distance: _____

Other Transportation: _____

Utilities

Electric Supplier: _____

Line Size (kVa): _____ 3 Phase: _____

Distance to Site: _____

Natural Gas Supplier: _____

Line Size (Inches): _____ Pressure (psi): _____

Distance to Site: _____

Water Supplier: _____

Line Size (Inches): _____ Pressure (psi): _____

Distance to Site: _____

Other Water Sources: _____

Sewer Supplier: _____

Line Size (Inches): _____ Pressure (psi): _____

Distance to Site: _____

Telecommunications

Telecommunications Provider: _____

Internet Provider: _____

High Speed Access: _____

Fiber Optics: _____

Use Status

(ie. Vacant abandoned, partially developed, partially used)

Vacant buildings- abandoned
For Sale by Recckio Real Estate

Property Description

(physical characteristics of the property, buildings, and natural features)

This parcel is along Buffalo Street and is west of Dresser Rand Company. This property was once apart of an oil refinery and buildings and property have been abandoned. Several brick buildings remain but are in poor condition. A small guard shack remains near the intersection at Buffalo Street and Constitution Avenue. Access road is paved and leads through this property and contains many parking areas.

Environmental History

Agway Industrial Park, part of oil refinery from 1917-1955, mid-1960's to mid-1980's site was a fertilizer manufacturing plant. Investigations of site documented presence of PCBs and semi-volatile organic compounds in soil and groundwater contamination by ammonia and nitrate. NYSDEC implemented a groundwater treatment program, but the program was discontinued.

Use Potential

Due to the presence of subsurface contamination, redevelopment will likely be restricted to commercial and industrial uses. Additionally, a vapor barrier would be required on any occupied buildings. Based on this information and the close access to I-86 and the signal entrance at Constitution Avenue and Buffalo Street this large parcel would be great for industrial company or a shopping center with paved parking.



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City of Olean Brownfield Opportunity Area Site Profile

Identification

Site/Building Name: Agway Nitrogen Complex Site 2
Industrial Park: Agway Industrial Park
Street: 1404-06R Buffalo St
City/Zip: Olean, NY 14760
Sale/Lease Price: _____
Contact Person: _____
Agency/Business: Agway, Inc.
Street: PO Box 4933
City/State/Zip: Syracuse NY 13221
Phone: _____ **FAX:** _____
E-Mail: _____
Publicly Owned: (yes or no) no
Foreclosure List: (yes or no) _____
Previous Owners: Felmont Oil Corp

Property Taxes

Tax Map Number: 94.048-1-1.2
Assessment: \$14700 **Tax Rate/1000:** \$ _____
Equalization Rate: \$ _____ **Total:** \$ 26080



Building Characteristics

Number of Buildings: 2
Dimensions of Building: _____
Square Feet: Total: _____ Available: _____
Office: _____ **Mfg.:** _____
Warehouse: _____
Condition: poor
Type of Construction: _____
Previous Use: Oil refinery and fertilizer manufacturing
Year Built: _____ **Year Renovated:** _____
Clear Ceiling Height: _____ **Eaves:** _____ **Peak:** _____
Floors: Type: _____ No.: _____ Load (lbs/ft): _____
Floor Plan: _____
Heating Type: _____ **Fuel:** _____
Elevator: _____ **Capacity (tons):** _____
Column Spacing (ft x ft): _____
No. of Overhead Doors: _____ **No. Of Loading Docks:** _____
Existing Cranes: _____ **Capacity (tons):** _____
Sprinklers: _____ **Type:** _____

Area & Site Characteristics

Dimensions of Site: _____
Acreage: Total: 13.49 Available: _____
Min: _____ **Frontage:** _____
Additional Acreage Available: _____
Current Land Use: vacant
Surrounding Land Use: vacant industrial and active industrial
Adjacent Business Development: vacant, Verizon, and Dresser Rand Company
Zoning: Industrial: yes Other: _____
NYS Empire Zone : yes **Business Improvement District:** _____
NYS Environmental Zone : _____ **Special Assessment District:** _____
Urban Renewal Area : _____ **Historic District:** _____
Federal Enterprise Business Zone : _____ **Other:** _____
Archeologically Significant Area: _____
Test Borings Available: _____
General Topography: _____
GIS Coordinates: X: -78.443022 Y: 42.091254
Site Plan: _____ **Photo:** _____ **Aerial Photo:** _____
Parking: _____ **No. of Spaces:** _____
Standard PILOT: _____ **Schedule:** _____

Distribution Channels

Adjacent Public Road: no road access

Nearest Highway: I-86 Distance: _____

Nearest Expressway: _____ Distance: _____

Railroad Available: _____ Distance: _____

Railroad Name: _____ Siding: _____

Nearest Airport: _____

Longest Runway Length (ft): _____

Instrument Landing Equipment (ILS): _____ VASI: _____

Paved: _____ Distance from Site: _____

Nearest Commercial Airport: _____

Longest Runway Length (ft): _____ Distance from Site: _____

Nearest River: _____ Distance: _____

Nearest Port: _____ Distance: _____

Other Transportation: _____

Utilities

Electric Supplier: _____

Line Size (kVa): _____ 3 Phase: _____

Distance to Site: _____

Natural Gas Supplier: _____

Line Size (Inches): _____ Pressure (psi): _____

Distance to Site: _____

Water Supplier: _____

Line Size (Inches): _____ Pressure (psi): _____

Distance to Site: _____

Other Water Sources: _____

Sewer Supplier: _____

Line Size (Inches): _____ Pressure (psi): _____

Distance to Site: _____

Telecommunications

Telecommunications Provider: _____

Internet Provider: _____

High Speed Access: _____

Fiber Optics: _____

Use Status

(ie. Vacant abandoned, partially developed, partially used)

Vacant abandoned

Property Description

(physical characteristics of the property, buildings, and natural features)

Property is located to the north of the Dresser Rand facility. This property is accessible by dirt road through Agway Complex A and Felmont Oil property. It does not have street access. Utility line runs near the property and it is also near a railroad.

Environmental History

Agway Industrial Park, part of oil refinery from 1917-1955, mid-1960's to mid-1980's site was a fertilizer manufacturing plant. Investigations of site documented presence of PCBs and semi-volatile organic compounds in soil and groundwater contamination by ammonia and nitrate. NYSDEC implemented a groundwater treatment program, but the program was discontinued.

Use Potential

Due to the presence of subsurface contamination, redevelopment will likely be restricted to commercial and industrial uses. Additionally, a vapor barrier would be required on any occupied buildings. Based on this information and the close access to I-86 and the signal entrance at Constitution Avenue and Buffalo Street this large parcel would be great for a warehouse or distribution center



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City of Olean Brownfield Opportunity Area Site Profile

Identification

Site/Building Name: Felmont Oil Site 1
Industrial Park: no
Street: 1470 Buffalo St
City/Zip: Olean, NY 14760
Sale/Lease Price: _____
Contact Person: _____
Agency/Business: Pownal NY, LLC
Street: 66 Old Blue Hills Road
City/State/Zip: Durham CT, 06422
Phone: _____ **FAX:** _____
E-Mail: _____
Publicly Owned: (yes or no) no
Foreclosure List: (yes or no) _____
Previous Owners: Felmont Properties, LLC; Felmont Nat Gas Stg Co

Property Taxes

Tax Map Number: 94.047-2-28.1
Assessment: \$5,500 **Tax Rate/1000:** \$ _____
Equalization Rate: \$ _____ **Total:** \$ 5550



Building Characteristics

Number of Buildings: 0
Dimensions of Building: _____
Square Feet: Total: _____ Available: _____
Office: _____ **Mfg.:** _____
Warehouse: _____
Condition: _____
Type of Construction: _____
Previous Use: _____
Year Built: _____ **Year Renovated:** _____
Clear Ceiling Height: _____ **Eaves:** _____ **Peak:** _____
Floors: Type: _____ No.: _____ Load (lbs/ft): _____
Floor Plan: _____
Heating Type: _____ **Fuel:** _____
Elevator: _____ **Capacity (tons):** _____
Column Spacing (ft x ft): _____
No. of Overhead Doors: _____ **No. Of Loading Docks:** _____
Existing Cranes: _____ **Capacity (tons):** _____
Sprinklers: _____ **Type:** _____

Area & Site Characteristics

Dimensions of Site: _____
Acreage: Total: 9.25 Available: _____
Min: _____ **Frontage:** _____
Additional Acreage Available: _____
Current Land Use: vacant
Surrounding Land Use: vacant /industrial/utility
Adjacent Business Development: Verizon, Dresser Rand
Zoning: Industrial: yes Other: _____
NYS Empire Zone : yes **Business Improvement District:** _____
NYS Environmental Zone : _____ **Special Assessment District:** _____
Urban Renewal Area : _____ **Historic District:** _____
Federal Enterprise Business Zone : _____ **Other:** _____
Archeologically Significant Area: _____
Test Borings Available: _____
General Topography: _____
GIS Coordinates: X: -78.447001 Y: 42.089618
Site Plan: _____ **Photo:** _____ **Aerial Photo:** _____
Parking: _____ **No. of Spaces:** _____
Standard PILOT: _____ **Schedule:** _____

Distribution Channels

Adjacent Public Road: no road access

Nearest Highway: _____ Distance: _____

Nearest Expressway: _____ Distance: _____

Railroad Available: _____ Distance: _____

Railroad Name: _____ Siding: _____

Nearest Airport: _____

Longest Runway Length (ft): _____

Instrument Landing Equipment (ILS): _____ VASI: _____

Paved: _____ Distance from Site: _____

Nearest Commercial Airport: _____

Longest Runway Length (ft): _____ Distance from Site: _____

Nearest River: _____ Distance: _____

Nearest Port: _____ Distance: _____

Other Transportation: _____

Utilities

Electric Supplier: _____

Line Size (kVa): _____ 3 Phase: _____

Distance to Site: _____

Natural Gas Supplier: _____

Line Size (Inches): _____ Pressure (psi): _____

Distance to Site: _____

Water Supplier: _____

Line Size (Inches): _____ Pressure (psi): _____

Distance to Site: _____

Other Water Sources: _____

Sewer Supplier: _____

Line Size (Inches): _____ Pressure (psi): _____

Distance to Site: _____

Telecommunications

Telecommunications Provider: _____

Internet Provider: _____

High Speed Access: _____

Fiber Optics: _____

Use Status

(ie. Vacant abandoned, partially developed, partially used)

vacant

Property Description

(physical characteristics of the property, buildings, and natural features)

This property is bound by the utility lines and railroad on northwest side and does not have paved road access or frontage.

Environmental History

NYSDEC Site Code E905027, EPA ID NYD980508253. Investigations of surrounding areas have confirmed the presence of soil contamination, groundwater contamination, and sediment contamination

Use Potential

A new road could make this area accessible for warehousing and distribution via the I-86 and the railways.



This document was prepared for the New York State Department of State and the New York State Department of Environmental Conservation with funds provided as a result of the General Municipal Law, Article 18-C, Section 970-r. This form was modified from the Cattaraugus County Department of Economic Development, Planning and Tourism Site and Building Inventory.



City of Olean Brownfield Opportunity Area Site Profile

Identification

Site/Building Name: Felmont Oil Site 2
Industrial Park: _____
Street: 1420 Buffalo St.
City/Zip: Olean, NY 14760
Sale/Lease Price: _____
Contact Person: _____
Agency/Business: Felmont Properties, LLC
Street: 66 Old Blue Hills Road
City/State/Zip: Durham CT 06422
Phone: _____ **FAX:** _____
E-Mail: _____
Publicly Owned: (yes or no) yes (OURA)
Foreclosure List: (yes or no) _____
Previous Owners: Felmont Nat Gas Stg Co

Property Taxes

Tax Map Number: 94.048-1-1.1
Assessment: \$50,230 **Tax Rate/1000:** \$ _____
Equalization Rate: \$ _____ **Total:** \$ _____



Building Characteristics

Number of Buildings: _____
Dimensions of Building: _____
Square Feet: Total: _____ Available: _____
Office: _____ **Mfg.:** _____
Warehouse: _____
Condition: _____
Type of Construction: _____
Previous Use: _____
Year Built: _____ **Year Renovated:** _____
Clear Ceiling Height: _____ **Eaves:** _____ **Peak:** _____
Floors: Type: _____ No.: _____ Load (lbs/ft): _____
Floor Plan: _____
Heating Type: _____ **Fuel:** _____
Elevator: _____ **Capacity (tons):** _____
Column Spacing (ft x ft): _____
No. of Overhead Doors: _____ **No. Of Loading Docks:** _____
Existing Cranes: _____ **Capacity (tons):** _____
Sprinklers: _____ **Type:** _____

Area & Site Characteristics

Dimensions of Site: _____
Acreage: Total: 11.19 Available: _____
Min: _____ **Frontage:** _____
Additional Acreage Available: _____
Current Land Use: _____
Surrounding Land Use: _____
Adjacent Business Development: _____
Zoning: Industrial: _____ Other: _____
NYS Empire Zone : _____ **Business Improvement District:** _____
NYS Environmental Zone : _____ **Special Assessment District:** _____
Urban Renewal Area : _____ **Historic District:** _____
Federal Enterprise Business Zone : _____ **Other:** _____
Archeologically Significant Area: _____
Test Borings Available: _____
General Topography: _____
GIS Coordinates: X: -78.440822 Y: 42.091743
Site Plan: _____ **Photo:** _____ **Aerial Photo:** _____
Parking: _____ **No. of Spaces:** _____
Standard PILOT: _____ **Schedule:** _____

Distribution Channels

Adjacent Public Road: no road access

Nearest Highway: I-86 Distance: <1 mile

Nearest Expressway: _____ Distance: _____

Railroad Available: _____ Distance: _____

Railroad Name: _____ Siding: _____

Nearest Airport: _____

Longest Runway Length (ft): _____

Instrument Landing Equipment (ILS): _____ VASI: _____

Paved: _____ Distance from Site: _____

Nearest Commercial Airport: _____

Longest Runway Length (ft): _____ Distance from Site: _____

Nearest River: _____ Distance: _____

Nearest Port: _____ Distance: _____

Other Transportation: _____

Utilities

Electric Supplier: _____

Line Size (kVa): _____ 3 Phase: _____

Distance to Site: _____

Natural Gas Supplier: _____

Line Size (Inches): _____ Pressure (psi): _____

Distance to Site: _____

Water Supplier: _____

Line Size (Inches): _____ Pressure (psi): _____

Distance to Site: _____

Other Water Sources: _____

Sewer Supplier: _____

Line Size (Inches): _____ Pressure (psi): _____

Distance to Site: _____

Telecommunications

Telecommunications Provider: _____

Internet Provider: _____

High Speed Access: _____

Fiber Optics: _____

Use Status

(ie. Vacant abandoned, partially developed, partially used)

Vacant-abandoned

Property Description

(physical characteristics of the property, buildings, and natural features)

Property is bound by the railroad on north and east sides and has utility lines coming next to the southwest portion of the property. This site does not have road access or frontage.

Environmental History

Based on a map from 1912, this property was owned by SOCONY-Vacuum Oil Refinery and was part of the Pennsylvania Railroad Yard.

This property was an oil production well field operating from 1966-1985.

NYSDEC Site Code E905027, EPA ID NYD980508253

Use Potential

A new road could make this area accessible for warehousing and distribution via the I-86 and the railways.



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City of Olean Brownfield Opportunity Area Site Profile

Identification

Site/Building Name: Park Centre Development
Industrial Park: yes
Street: Homer Street
City/Zip: Olean NY
Sale/Lease Price: _____
Contact Person: _____
Agency/Business: Cattaraugus County IDA
Street: 3 Washington Square
City/State/Zip: Ellicottville NY 14731
Phone: _____ **FAX:** _____
E-Mail: _____
Publicly Owned: (yes or no) _____
Foreclosure List: (yes or no) _____
Previous Owners: _____

Property Taxes

Tax Map Number: 94.001-2-13.2
Assessment: \$11,100 **Tax Rate/1000:** \$ _____
Equalization Rate: \$ _____ **Total:** \$11,100



Building Characteristics

Number of Buildings: 0
Dimensions of Building: _____
Square Feet: Total: _____ Available: _____
Office: _____ **Mfg.:** _____
Warehouse: _____
Condition: _____
Type of Construction: _____
Previous Use: _____
Year Built: _____ **Year Renovated:** _____
Clear Ceiling Height: _____ **Eaves:** _____ **Peak:** _____
Floors: Type: _____ No.: _____ Load (lbs/ft): _____
Floor Plan: _____
Heating Type: _____ **Fuel:** _____
Elevator: _____ **Capacity (tons):** _____
Column Spacing (ft x ft): _____
No. of Overhead Doors: _____ **No. Of Loading Docks:** _____
Existing Cranes: _____ **Capacity (tons):** _____
Sprinklers: _____ **Type:** _____

Area & Site Characteristics

Dimensions of Site: _____
Acreage: Total: 24.65 Available: _____
Min: _____ **Frontage:** _____
Additional Acreage Available: _____
Current Land Use: _____
Surrounding Land Use: _____
Adjacent Business Development: _____

Zoning: Industrial: no Other: Agriculture/Residential
NYS Empire Zone: yes **Business Improvement District:** _____
NYS Environmental Zone: _____ **Special Assessment District:** _____
Urban Renewal Area: _____ **Historic District:** _____
Federal Enterprise Business Zone: _____ **Other:** _____
Archeologically Significant Area: _____

Test Borings Available: _____
General Topography: _____
GIS Coordinates: X: -78.441519 Y: 42.102880
Site Plan: _____ **Photo:** _____ **Aerial Photo:** _____
Parking: _____ **No. of Spaces:** _____
Standard PILOT: _____ **Schedule:** _____

Distribution Channels

Adjacent Public Road: Homer St, Oregon Road
Nearest Highway: I-86 Distance: <1mile
Nearest Expressway: _____ Distance: _____
Railroad Available: _____ Distance: _____
Railroad Name: _____ Siding: _____
Nearest Airport: _____
Longest Runway Length (ft): _____
Instrument Landing Equipment (ILS): _____ VASI: _____
Paved: _____ Distance from Site: _____
Nearest Commercial Airport: _____
Longest Runway Length (ft): _____ Distance from Site: _____
Nearest River: _____ Distance: _____
Nearest Port: _____ Distance: _____
Other Transportation: _____

Utilities

Electric Supplier: _____
Line Size (kVa): _____ 3 Phase: _____
Distance to Site: _____

Natural Gas Supplier: _____
Line Size (Inches): _____ Pressure (psi): _____
Distance to Site: _____

Water Supplier: _____
Line Size (Inches): _____ Pressure (psi): _____
Distance to Site: _____
Other Water Sources: _____

Sewer Supplier: _____
Line Size (Inches): _____ Pressure (psi): _____
Distance to Site: _____

Telecommunications

Telecommunications Provider: _____
Internet Provider: _____
High Speed Access: _____
Fiber Optics: _____

Use Status

(ie. Vacant abandoned, partially developed, partially used)

_____ vacant _____

Property Description

(physical characteristics of the property, buildings, and natural features)

Vacant field covered in shrub and brush. There are residential properties adjacent to the site along Oregon Road. The property is on the corner of Oregon and Homer St.

Environmental History

Part of Works # 3 of Oil Refinery; United Lumber Company was located on site in 1888.

Use Potential

_____ Light Industrial _____



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City of Olean Brownfield Opportunity Area Site Profile

Identification

Site/Building Name: Blue Bird Industrial Park 3
Industrial Park: yes
Street: Homer Street
City/Zip: Olean NY
Sale/Lease Price: _____
Contact Person: _____
Agency/Business: Blue Bird Industrial Park, Inc
Street: 1 Blue Bird Square
City/State/Zip: Olean NY 14760
Phone: _____ **FAX:** _____
E-Mail: _____
Publicly Owned: (yes or no) no
Foreclosure List: (yes or no) _____
Previous Owners: _____

Property Taxes

Tax Map Number: 94.001-2-13.8
Assessment: \$20,900 **Tax Rate/1000:** \$ _____
Equalization Rate: \$ _____ **Total:** \$20,900



Building Characteristics

Number of Buildings: _____
Dimensions of Building: _____
Square Feet: Total: _____ Available: _____
Office: _____ **Mfg.:** _____
Warehouse: _____
Condition: _____
Type of Construction: _____
Previous Use: _____
Year Built: _____ **Year Renovated:** _____
Clear Ceiling Height: _____ **Eaves:** _____ **Peak:** _____
Floors: Type: _____ No.: _____ Load (lbs/ft): _____
Floor Plan: _____
Heating Type: _____ **Fuel:** _____
Elevator: _____ **Capacity (tons):** _____
Column Spacing (ft x ft): _____
No. of Overhead Doors: _____ **No. Of Loading Docks:** _____
Existing Cranes: _____ **Capacity (tons):** _____
Sprinklers: _____ **Type:** _____

Area & Site Characteristics

Dimensions of Site: _____
Acreage: Total: 3.65 Available: _____
Min: _____ **Frontage:** _____
Additional Acreage Available: _____
Current Land Use: vacant
Surrounding Land Use: light industrial
Adjacent Business Development: _____
Zoning: Industrial: no Other: Agriculture Residential
NYS Empire Zone : yes **Business Improvement District:** _____
NYS Environmental Zone : _____ **Special Assessment District:** _____
Urban Renewal Area : _____ **Historic District:** _____
Federal Enterprise Business Zone : _____ **Other:** _____
Archeologically Significant Area: _____
Test Borings Available: _____
General Topography: _____
GIS Coordinates: X: _____ Y: _____
Site Plan: _____ **Photo:** _____ **Aerial Photo:** _____
Parking: _____ **No. of Spaces:** _____
Standard PILOT: _____ **Schedule:** _____

Distribution Channels

Adjacent Public Road: Homer St
Nearest Highway: I-86 Distance: <1 mile
Nearest Expressway: _____ Distance: _____
Railroad Available: _____ Distance: _____
Railroad Name: _____ Siding: _____
Nearest Airport: _____
Longest Runway Length (ft): _____
Instrument Landing Equipment (ILS): _____ VASI: _____
Paved: _____ Distance from Site: _____
Nearest Commercial Airport: _____
Longest Runway Length (ft): _____ Distance from Site: _____
Nearest River: _____ Distance: _____
Nearest Port: _____ Distance: _____
Other Transportation: _____

Utilities

Electric Supplier: _____
Line Size (kVa): _____ 3 Phase: _____
Distance to Site: _____

Natural Gas Supplier: _____
Line Size (Inches): _____ Pressure (psi): _____
Distance to Site: _____

Water Supplier: _____
Line Size (Inches): _____ Pressure (psi): _____
Distance to Site: _____
Other Water Sources: _____

Sewer Supplier: _____
Line Size (Inches): _____ Pressure (psi): _____
Distance to Site: _____

Telecommunications

Telecommunications Provider: _____
Internet Provider: _____
High Speed Access: _____
Fiber Optics: _____

Use Status

(ie. Vacant abandoned, partially developed, partially used)

_____ vacant _____

Property Description

(physical characteristics of the property, buildings, and natural features)

Vacant field covered in shrub and brush. Paved access road with trailers parked on it.

Environmental History

_____ Part of SOCONY- Vacuum Oil refinery - Works #3 _____

Use Potential

_____ Due to the likely presence of subsurface contamination, redevelopment will likely be restricted to commercial and industrial uses _____



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