



**Availability of
Remedial Investigation
Work Plan**



This Fact Sheet is to inform you about the availability of the Final Remedial Investigation Work Plan for the Lubricant Packaging Site in Middletown, NY. A summary of the activities to be performed and background information on the site are presented in this Fact Sheet.

The complete work plan for the Remedial Investigation is available in the document repositories listed on Page 2 of this Fact Sheet. A list of contacts available for more information can also be found on page 2.

FACT SHEET

April 2001

Lubricant Packaging and Supply Site
17 Industrial Place, Middletown, NY
NYSDEC Site #3-36-034

Remedial Investigation to Begin at Lubricant Packaging

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Remedial Investigation Work Plan Available

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The former owner of the Lubricant Packaging & Supply Company, with oversight by the New York State Department of Environmental Conservation (NYSDEC) and the New York State Department of Health (NYSDOH), is about to begin a formal remedial investigation of hazardous waste contamination at the company's former business location at 17 Industrial Place in Middletown, NY. The site is located in an industrial park off Highland Avenue extension, Middletown, New York (see Figure 1, Site Location). Soil and ground water at this location were contaminated by leaks or spills of oils and degreasing solvents formerly used at the manufacturing and supply facility. In 1995, NYSDEC listed the Lubricant Packaging & Supply Site as a Class 2 site on the NY State Registry of Inactive Hazardous Waste Disposal Sites. A class 2 designation means that there is a "significant threat to the public health or environment - action required."

The Remedial Investigation: The study being conducted at the Lubricant Packaging & Supply Site is called a "Remedial Investigation". The site owner has agreed to perform this examination (with NYSDEC and NYSDOH oversight and final approval) to clearly identify the nature and extent of any hazardous waste contamination, define ways in which such contamination could migrate from the site, and measure contamination in soil, ground water, surface water, and air.

See Page 3 of this fact sheet for a summary of the major elements of the Remedial Investigation. The complete Work Plan for the Remedial Investigation is available for review at the repositories listed below.

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4/24/01
[Signature]*

Your Opportunity to be Informed and Involved: Your understanding and involvement in the process will help to ensure an effective investigation of the Lubricant Packaging & Supply Site. In addition to this Fact Sheet, the site owner, NYSDEC and NYSDOH will conduct additional activities to keep you informed throughout the process. These activities and their time frames are detailed on Page 3 of this Fact Sheet.

Document Repositories: These locations are accessible to the concerned public; they maintain reports related to the Lubricant Packaging and Supply Site.

Reference Desk	Registrar	NYSDEC
Middletown Thrall Library	Middletown City Hall	21 South Putt Corners Road
11-19 Depot Street	Middletown, NY 10940	New Paltz, NY 12561
Middletown, NY 10940	(845) 346-4166	(845) 256-3154
(845) 341-5461	Mon - Fri 8:30 - 4:30 PM	Mon - Fri 9:00 AM - 4:30 PM
Mon-Thur: 10 AM - 8 PM		
Fri: 10 AM - 6 PM		
Sat: 10 AM - 8 PM		
Sun: 1 - 5 PM		

For More Information About:

Environmental Concerns:	Health-Related Concerns:	Citizen Participation:	Public Outreach:
Gianna Aiezza	Geoff Laccetti	Michael J. Knipfing	Mark Van Deusen
Project Manager	Public Health Specialist	Citizen Participation Specialist	Public Outreach Unit
NYSDEC - Region 3	NYSDOH - BEEI		NYSDOH
21 S. Putt Corners Rd.	547 River Street	NYSDEC - Region 3	547 River Street
New Paltz, NY 12561	Troy, NY 12180	21 S. Putt Corners Rd,	Troy, NY 12180
(845) 256-3153	(800) 458-1158	New Paltz, NY 12561	(800) 458-1158
	ext. 27880	(845) 256-3154	ext. 27530

BACKGROUND

The Lubricant Packaging and Supply Site is an inactive manufacturing facility which once packaged and distributed oils and greases to a variety of industrial, automotive and retail businesses. At times, the facility also re-lubricated ball bearings. The property is located at 17 Industrial Place, Middletown, Orange County, and is located in a zoned industrial park, once occupied by a large railroad marshaling facility during the earlier half of the 20th century. The property is currently leased to a TRI/BOR Medical, Inc., but is still owned by the former owner of the Lubricant Packaging and Supply Company.

The original business at 17 Industrial Place started under the name of F&W Bearing Company (F&W) in 1962. It's main business activity was the re-lubrication of ball bearings for industrial customers. F&W was sold to a new owner in 1972. Shortly after its purchase, the company was renamed Lubricant Packaging and Supply Company in order to reflect the predominance of the packaging and distribution business.

One of the former business activities at the Lubricant Packaging and Supply Company Site utilized the solvent, 1,1,1-trichloroethane (TCA) to degrease specialty ball bearings for industrial clients. TCA was also repackaged into small volume containers for industrial clients who used the pure solvent for degreasing purposes. TCA was bought and stored in drums and/or tanks at various locations on the property. In 1986, the bearing, packaging and lubricant supply business was sold to a new owner at another location. Three months after the sale, during the transfer and organization of sold and unsold inventory and waste, a NYSDEC inspection identified contaminated soil containing TCA. A Phase II Investigation of the property was conducted in 1993 & 1994 by the property owner to determine the source areas of soil contamination on the site. The investigation discovered that TCA contamination of soil and ground water took place from 1962 to 1986 due to leaks or spills of oils and solvents during the routine course of business activities on the property. The approximate extent and level of TCA contamination was delineated during the Phase II investigation; the results of the investigation were presented to NYSDEC in a report in November, 1994.

ACTIONS TAKEN TO PROTECT PEOPLE AND THE ENVIRONMENT

In 1995, NYSDEC listed the Lubricant Packaging & Supply Site as a class 2 site on the NY State Registry of Inactive Hazardous Waste Disposal Sites. A Remedial Investigation is needed to fully define the extent of soil and ground water contamination at the site. Because Lubricant Packaging & Supply was sold to another business in 1986, the hazardous solvent TCA is no longer used or stored at the facility. As determined in the Phase II investigation, soil contamination is limited to sections of the former Lubricant Packaging & Supply property, which occupies approximately one acre along Industrial Place. There are no known active private or public water supply wells in the vicinity of the property with the information available to date.

THE REMEDIAL INVESTIGATION

Whenever possible, NYSDEC seeks to negotiate Orders on Consent (legal agreements with Potentially Responsible Parties (PRPs)). Under these Orders, the investigation and remediation of a site is carried out and paid for by the PRP with State oversight and direction. The Remedial Investigation (RI) of this site is being performed by the former owner of the Lubricant Packaging & Supply Company under the terms of an Order on Consent with NYSDEC.

Activities conducted during an RI often include extensive sampling and laboratory analyses. These activities are performed to fully define the nature and extent of any hazardous waste contamination and define ways in which contamination could migrate from the site. Contamination is measured in soil, groundwater, surface water, and other media as appropriate.

The New York State Department of Health recommends investigation activities that will be performed during the RI to ensure that all human exposure pathways are delineated. This includes identifying the ways contamination can reach people from the site through ingestion, inhalation or dermal contact.

Highlights of the Investigation: The RI will identify and assess areas of contamination on the site, including soil and groundwater from deep and shallow wells. The information gathered during this study will be used to determine if any significant environmental or health impacts exist as a result of solvents (i.e. trichloroethane) released on the site. The RI results will also be used to evaluate and select any remedial actions, if required. Also during the RI, the original well survey of known

active private or public water supply wells in the vicinity of the site will be reviewed and updated.

It is expected that the RI field work will be started in the Spring of 2001 and will include the following elements:

Soil Gas Survey: A soil gas survey will be performed within the onsite building. Soil gas samples will be collected within the building and analyzed.

Soil Sampling: Soil samples will be collected in areas previously identified as contaminated during the Phase II Investigation of the site.

Groundwater Sampling: To better define the ground water quality on the site, a deep monitoring well will be installed and water samples will be collected from both the deep and shallow monitoring wells.

Surface Water and Sediment Sampling: A sample of the water and sediment will be collected from an unnamed, intermittent stream off the Lubricant Packaging property, which is directly down gradient of the site, to determine whether the stream has been affected by contamination on the property.

The Remedial Investigation Work Plan provides additional details about the field work proposed. A copy of the RI Work Plan is available for review at the repositories listed on the second page of this Fact Sheet.

WHAT HAPPENS FOLLOWING THE REMEDIAL INVESTIGATION

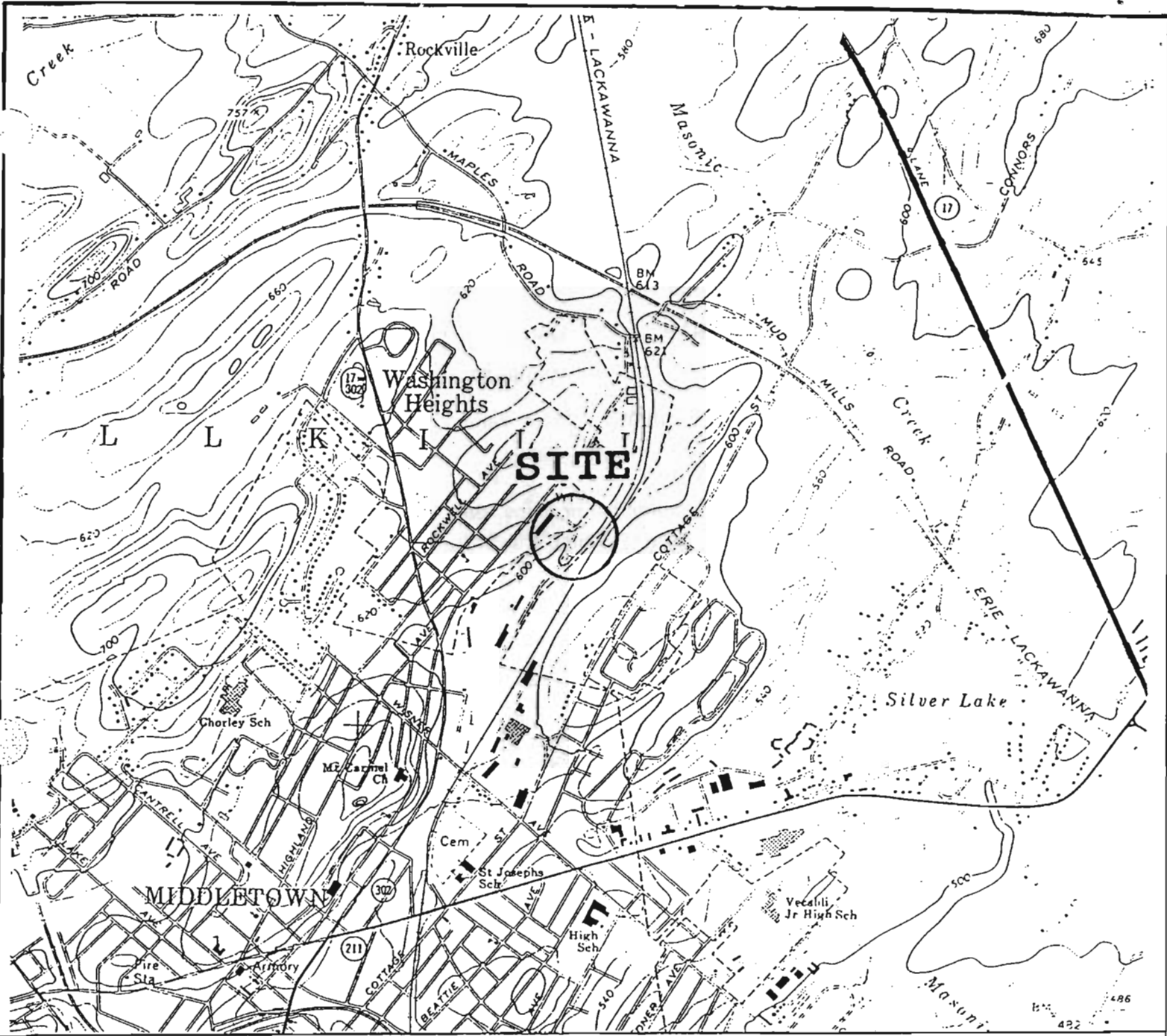
The information developed during the RI is used during the next stage in the process, the Feasibility Study (FS). The Feasibility Study evaluated the RI data to develop alternative remedial actions that may be necessary to eliminate any threat to public health or the environment posed by the site. NYSDEC then proposes its preferred alternative, by issuing a document for public review called the Proposed Remedial Action Plan (PRAP). Following public review and input, the PRAP may be modified. NYSDEC then chooses the cleanup alternative through a Record of Decision (ROD). The ROD documents NYSDEC's decision-making process. When the ROD is finalized, design and construction of any necessary remediation can begin.

CITIZEN INFORMATION AND PARTICIPATION

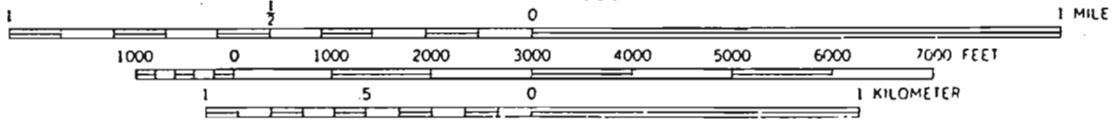
NYSDEC, NYSDOH and Lubricant Packaging & Supply Site are committed to keeping you informed and involved throughout the process of investigating and remediating the Lubricant Packaging & Supply Site. Your understanding and involvement will help to ensure that a thorough job of investigating the contamination at the site and developing an effective remedial program that protects the public health and the environment is accomplished. At a minimum, Citizen Participation activities will include:

<u>Activity</u>	<u>Time</u>
Set up document repositories	Start of RI (Spring 2001)
RI Fact Sheet	Start of RI (Spring 2001)
Mailing describing Proposed Remedial Action Plan (PRAP) and public comment period	During PRAP stage
30-day public comment period for PRAP	During PRAP stage
Public meeting to discuss PRAP	Within 30-day PRAP comment period
Mailing describing selected site remedy (ROD) and response to comments	After remedy is selected

As documents are generated during the remedial process, they will be placed in the site's document repositories. Documents currently available include the Order on Consent, the Phase II Report of 1994, and the approved RI Work Plan.



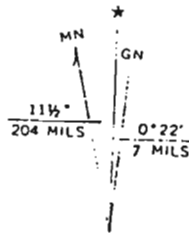
SCALE 1:24 000



CONTOUR INTERVAL 20 FEET



QUADRANGLE LOCATION



UTM GRID AND 1969 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

Title		
SITE LOCATION MAP Lubricant Packaging Middletown, NY		
Prepared for		
Lubricant Packaging		
Prepared by	Scale	Project No.
ERM-Northeast	As Shown	311.001
Environmental Resources Management	Date	Figure
375 Bridgeport Ave. Shelton, CT 06484	11-Apr-92	1