

Public Meeting Invitation

**Monday,
March 7, 2005
7:00 p.m.**

City of Newburgh
Multipurpose Activity Center
Delano Hitch Park
401 Washington Street
Newburgh, New York

The NYS Departments of Environmental Conservation and Health (NYSDEC and NYSDOH) will discuss the proposed remedy for the Provan/Ford Site. At the meeting, representatives from the NYSDEC and NYSDOH will:

- Describe results of the site investigations;
- Explain the proposed remedy;
- Answer your questions about the proposed remedy;
- Receive your verbal or written comments about the proposal.

PUBLIC COMMENT PERIOD:

From: February 11, 2005
To: March 28, 2005

FACT SHEET

February 9, 2005

PROVAN FORD SITE
SITE No. B00127-3
146-172 Mill Street,
Newburgh, NY 12550

Remedy Proposed for the Provan Ford Site

Public Meeting, Comment Period Announced

The New York State Department of Environmental Conservation (NYSDEC), working cooperatively with the New York State Department of Health (NYSDOH), has proposed a remedy designed to address contamination identified at the Provan Ford Environmental Restoration Project in Newburgh, New York (*see location map on page 4*).

The Proposed Action: Highlights of the proposed remedy include demolition of the on-site building, excavation and off-site disposal of impacted subsurface soils and treatment of on-site groundwater by *in situ* chemical oxidation. This proposal is described in the site's proposed remedial action plan (PRAP). The PRAP was developed following a detailed investigation of the site. The PRAP evaluates different options to clean up the site and presents the alternative preferred by the NYSDEC and NYSDOH.

See pages 2 and 3 of this fact sheet for a summary of the PRAP, the site investigation and site history. The full PRAP is available for your review at the document repositories listed on page 3.

Your Opportunities to Comment on the Proposed Remedy: Release of the PRAP begins a process to finalize selection of the remedy for the site. Your comment and input about the proposed remedy are important and encouraged.

Your oral and written comments about the PRAP are welcome at the **public meeting** (see sidebar) and during a **public comment period** which runs until March 28, 2005. Written comments also may be mailed until the end of the comment period to:

Mr. David A. Camp
NYSDEC, Division of Environmental Remediation
625 Broadway, Albany, New York 12233-7016

What Happens Next: All comments received during the public comment period will be considered as the remedy for the Provan Ford Site is finalized. Public input will be factored into the record of decision (ROD) which will describe the remedy selected and why it was chosen. NYSDEC will respond to comments in a responsiveness summary included in the ROD.

Summary of Proposed Remedial Action

The site, located on 146-172 Mill Street in the City of Newburgh, is approximately 3.5 acres in size and contains the former Provan Ford operations building and adjacent tank truck wash rack. The PRAP identifies the remedy preferred by the NYSDEC and NYSDOH to remediate the petroleum and solvent related contamination identified in soil and groundwater at the Provan Ford Site. The proposed alternative was chosen following a detailed investigation of the site and evaluation of alternatives for remediating the contamination.

The elements of the proposed remedy include:

- A pre-design investigation to determine the extent of off-site groundwater and vapor contamination.
- Demolition of the former Provan Ford operations building and adjacent wash rack.
- Excavation of subsurface soils impacted with volatile organic compounds (VOCs) or light non-aqueous phase liquid (LNAPL).
- LNAPL recovery from open excavation areas.
- Off-site treatment/disposal of excavated soil and LNAPL to an appropriate, NYSDEC approved disposal facility.
- Removal, cleaning and off-site disposal of the 8,000 gallon underground storage tank (UST) present under the wash rack area.
- Backfill excavated areas with clean fill.
- Treatment of on-site groundwater using *in situ* chemical oxidation.
- Covering all vegetated areas with clean soil and all non-vegetated areas with either concrete or a paving system.
- Development of a site management plan to address residual contamination and any use restrictions.
- Imposition of an environmental easement.
- Annual certification of the institutional and engineering controls.

- Operation of the remedial components until achievement of remedial objectives or technical impracticability.
- Institution of a long term monitoring program.

Costs and Funding for the Site Remedy

The total present worth to construct and implement the proposed remedy is estimated at \$1,580,000. Funding for this project is expected to continue under the NYS Environmental Restoration or Brownfields Fund as part of the \$1.75 billion Clean Water/Clean Air Bond Act of 1996 (1996 Bond Act). Under the Environmental Restoration Program, the State provides grants to municipalities to reimburse up to 90 percent of on-site eligible costs and 100 percent of off-site eligible costs for site investigation and remediation activities. Once remediated, the Provan Ford property may then be re-used for commercial/industrial activity.

Site Investigation

The City of Newburgh conducted a site investigation (SI) under the Environmental Restoration Program. The City retained First Environment, Inc. of New Jersey to perform the investigation, which concluded in June 2004. The following activities were conducted as part of the investigation:

- research of historical information;
- groundwater sampling from new and existing monitoring wells and piezometers;
- soil sampling and analysis;
- soil vapor survey;
- Indoor air sampling at one building adjacent to the site; and
- a survey of public and private water supply wells in the area around the site.

Interim Remedial Measures

An interim remedial measure (IRM) is conducted at a site when a source of contamination or exposure pathway can be effectively addressed before completion of the SI and remedial alternatives evaluation. The following IRMs were performed during the SI:

- removal of 78 drums and previously stockpiled soil;
- removal six USTs, associated piping and adjacent soil;
- cleaning of two oil/water separators and an 8,000 UST; and
- cleaning and sealing of floor drains.

Health Issues

Exposure of trespassers to contaminated soil is not expected since most of the site is paved or covered with gravel. Ingestion of contaminated groundwater is not expected as the surrounding area is supplied by public water. Inhalation of volatile organic compounds in indoor air that are a result of vapor intrusion is a potential

exposure pathway at nearby off-site properties. This potential exposure pathway will be further investigated.

Site History

Provan Ford operated at the site for over 50 years as a large truck dealership/repair facility and a petroleum/industrial tanker cleaning facility. Housekeeping practices diminished in later years with the occurrence of various spills and discharges to the City's municipal sewer system. On-site oil/water separators were not properly maintained. The NYSDEC responded to several spill related incidences at the facility. Large explosions and fires were reputedly attributed to discharges from the site. Provan vacated the property in 1998 as the result of tax foreclosure. The City took ownership in June 1999. The site is currently vacant.

Document Repositories: *To review the complete PRAP and other site information:*

Newburgh Free Library
124 Grand Street
Newburgh, NY 12550
Phone: (845) 563-3601
Hours: Mon- Thu 9:00 am - 9:00 pm
Fri & Sat 9:00 am - 5:00 pm
Sun 1:00 pm - 5:00 pm

NYSDEC Region 3 Office
21 South Putt Corners Road
New Paltz, New York 12561-1696
Phone: (845) 256-3154
Hours: Mon-Fri 8:30 am - 4:45 pm

NYSDEC
625 Broadway
Albany, New York 12233-7016
Contact: David A. Camp
Phone: (518) 402-9768
Hours: Mon-Fri 8:30 am - 4:45 pm

For More Information: *Call or write the following staff for more information about:*

**Meeting/Comment Period/
Technical Information:**
David A. Camp, Project Engineer
NYSDEC
625 Broadway
Albany, New York 12233-7016
Phone: (518) 402-9768

Health-Related Information:
Bridget Callaghan
NYSDOH
Flanigan Square
547 River Street
Troy, New York 12180-2216
Phone: (800)458-1158 ext. 27850

Citizen Participation:
Michael J. Knipfing
NYSDEC Region 3
21 South Putt Corners Road
New Paltz, New York 12561-1696
Phone: (845) 256-3154

PLEASE NOTE: In the event of severe weather conditions on March 7, 2005, the meeting will be rescheduled to 7 p.m. on Wednesday, March 16, 2005, at the same venue.

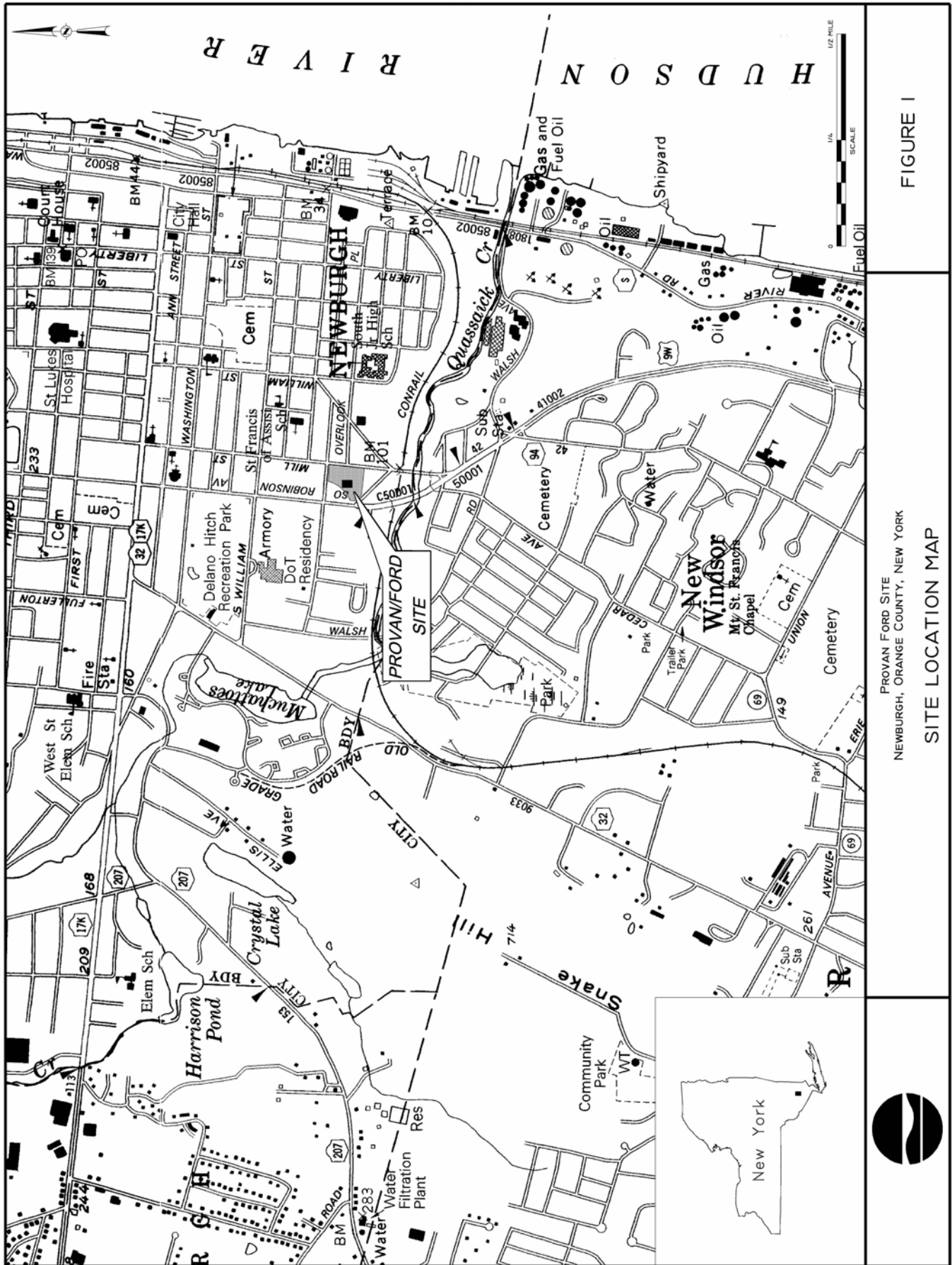


FIGURE I

PROVAN FORD SITE
NEWBURGH, ORANGE COUNTY, NEW YORK
SITE LOCATION MAP

