



# FACT SHEET

## Environmental Restoration Program

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

**Site Name:** 350/352 Liberty Street  
**DEC Site #:** B00189 Operable Units 01,01A \*  
**Address:** 350/352 Liberty Street  
Newburgh (c), NY 12550-

Have questions?  
See  
"Who to Contact"  
Below

### Remedy Proposed for Municipal Brownfield Site; Public Comment Period and Public Meeting Announced

**Public Meeting, Wednesday, 3/6/2013 at 7:00 PM**

**Old Court House, 123 Grand Street, Newburgh New York**

NYSDEC invites you to a public meeting to discuss the remedy proposed for the site. You are encouraged to provide comments at the meeting, and during the 45-day comment period described in this fact sheet.

The public is invited to comment on a remedy proposed by the New York State Department of Environmental Conservation (NYSDEC) related to the 350/352 Liberty Street site ("site") located at 350/352 Liberty Street, Newburgh (c), Orange County. Please see the map for the site location.

Documents related to the cleanup of this site can be found at the location(s) identified below under "Where to Find Information."

#### How to Comment

NYSDEC is accepting written comments about the proposed remedial action plan for 45 days, from **February 14, 2013** through **March 31, 2013**. The proposed plan is available for review at the location(s) identified below under "Where to Find Information." Please submit comments to the NYSDEC project manager listed under Project Related Questions in the "Who to Contact" area below.

#### Proposed Remedial Action Plan

The remedy proposed for the site includes:

##### *Summary of the Remedy for OU 01:*

- 1) A remedial design program will be implemented to provide the details necessary for the construction, operation, optimization, maintenance, and monitoring of the remedial program.
- 2) To accommodate the site cover described below, on-site soils which exceed restricted-residential soil cleanup objectives (SCOs) in the upper 2 feet, as defined by 6 NYCRR Part 375-6.8, may be excavated and transported off-site for disposal. Clean fill meeting the requirements of Part 375 would be brought in to replace the excavated soil and

*\*Operable Unit:* An administrative term used to identify a portion of a site that can be addressed by a distinct investigation and/or cleanup approach. An operable unit can receive specific investigation, and a particular remedy may be proposed.



establish the designed grades at the site.

3) A site cover will be required to allow for restricted residential use of the site. The cover will consist either of the structures such as buildings, pavement, sidewalks comprising the site development, or a soil cover in areas where the upper two feet of exposed surface soil will exceed the restricted residential SCOs.

4) Further investigation of the potential for vapor intrusion will be conducted in the off-site apartment building to the south of the site.

5) Placement of an environmental easement on the site that:

- requires the remedial party or site owner to complete and submit to the Department a periodic certification;
- allows use and development of the site for restricted-residential subject to local zoning laws;
- restricts the use of groundwater; and
- requires compliance with the Site Management Plan.

6) Implementation of a Site Management Plan that includes the following:

- a) an Institutional and Engineering Control Plan
- b) a monitoring plan to assess the performance and effectiveness of the remedy.
- c) an operation and maintenance (O&M) plan to ensure continued maintenance of the components of the remedy.

*Summary of the Remedy for OU 01A:*

An interim remedial measure (IRM) was conducted between December 2010 and October 2011. The IRM included:

- Disposal of wastes and other materials stored in and around the on-site building;
- Asbestos abatement and demolition of the former gas station structure;
- Off-site disposal of demolition debris;
- Assessment and closure of site drainage structures, including floor drains located within the site building, and their associated piping;
- Removal and disposal of concrete and asphalt from building footings, foundations, floor slabs, parking areas, and concrete pads;
- Removal of two (2) sub-grade hydraulic lifts;
- Removal of nine (9) underground storage tanks (USTs) and one (1) above ground storage tank (AST) and their associated piping and other appurtenances;
- Excavation and off-site disposal of approximately 250 cubic yards of lead, oil and petroleum-contaminated soil;
- Confirmatory soil sampling and laboratory analysis;
- Backfilling of excavation areas (which represents about 40 percent of footprint) with clean fill; and
- Grading and surface restoration.

*Summary of the Investigation for OU 01:*

Nature and Extent of Contamination: Following the IRM, a Remedial Investigation (RI) was performed. The RI determined that semi-volatile organic compounds (SVOCs) and inorganics (metals) exceed unrestricted SCOs in soils; and two volatile organic compounds (VOCs), 1,3,5 trimethylbenzene and 1,2,4 trimethylbenzene, exceed water quality standards in groundwater,



along with several other compounds indicative of weathered petroleum. Monitoring wells located down gradient of excavated source areas were not contaminated, indicating that contamination from source areas has not migrated off-site.

*Summary of the Investigation for OU 01A:*

Based on a preliminary investigation of the site, source areas of contamination were identified in the form of underground storage tanks (USTs), above ground storage tanks (ASTs), hydraulic lifts, gas station piping, and contaminated soil. These sources were identified for removal as an interim remedial measure.

NYSDEC developed the proposed remedy after reviewing the detailed investigation of the site and evaluating the remedial options in the "analysis of alternatives" submitted under New York's Environmental Restoration Program by City of Newburgh.

**Next Steps**

NYSDEC will consider public comments as it finalizes the remedy for the site. The selected remedy will be described in a document called a "Record of Decision" that will explain why the remedy was selected and respond to public comments.

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

**Background**

**Location:** The 350-352 Liberty Street is a rectangular shaped 0.12 acre parcel located in a residential area of the City of Newburgh, Orange County. The site is located approximately 0.6 miles north of Broadway on Liberty Street in Newburgh.

**Site Features:** The site is currently a vacant lot. A former gas station building was demolished as part of an IRM in December 2010.

**Current Zoning/Use:** The site is currently inactive. The site is zoned for commercial use. The site is bordered to the south by an apartment building, to the east and north by an abandoned industrial building and to the west by Liberty Street.

**Past Use of the Site:** The site is the location of a former gas station. The station operated at the site from 1954 to the mid 1980s. The site contained several underground and one above ground storage tanks (USTs and AST) which were removed from the site as part of an IRM in January 2011. The site is currently vacant and inactive.

**Site Geology and Hydrogeology:** Overburden soils consist of urban fill underlain by sand, silt and gravel to a depth of approximately 20 feet. Weathered bedrock was encountered at approximately 20 feet below grade. A confining layer appears to limit the vertical migration of contamination to within overburden soils. Groundwater flows from west to east across the site at a depth of approximately 16 feet below grade.

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

<http://www.dec.ny.gov/cfmx/extapps/derexternal/haz/details.cfm?pageid=3&progno=B00189>

**Environmental Restoration Program:** New York's Environmental Restoration Program (ERP) reimburses municipalities for their costs to investigate and clean up municipality owned contaminated properties. Once cleaned up, the properties may be redeveloped for commercial, industrial, residential or public use.

A brownfield is any real property that is difficult to reuse or redevelop because of the presence or potential presence of contamination.

For more information about the ERP, visit: <http://www.dec.ny.gov/chemical/8444.html>

## FOR MORE INFORMATION

### Where to Find Information

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

NYSDEC  
Attn: Michael Knipfing  
21 S Putt Corners Rd  
New Paltz, NY 12561  
phone: 845 256 3154

Newburgh Free Library  
124 Grand Street  
Newburgh, NY 12550  
phone: 845 563 3601

### Who to Contact

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

#### Project Related Questions

Bill Bennett  
Department of Environmental Conservation  
Division of Environmental Remediation  
625 Broadway  
Albany, NY 12233-7014  
518-402-9659  
wbbennet@gw.dec.state.ny.us

#### Site-Related Health Questions

Kristin Kulow  
New York State Department of Health  
28 Hill Street  
Oneonta, NY 13820  
607-432-3911  
BEEI@health.state.ny.us

**We encourage you to share this fact sheet with neighbors and tenants, and/or post this fact sheet in a prominent area of your building for others to see.**



### **Receive Site Fact Sheets by Email**

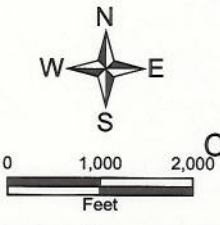
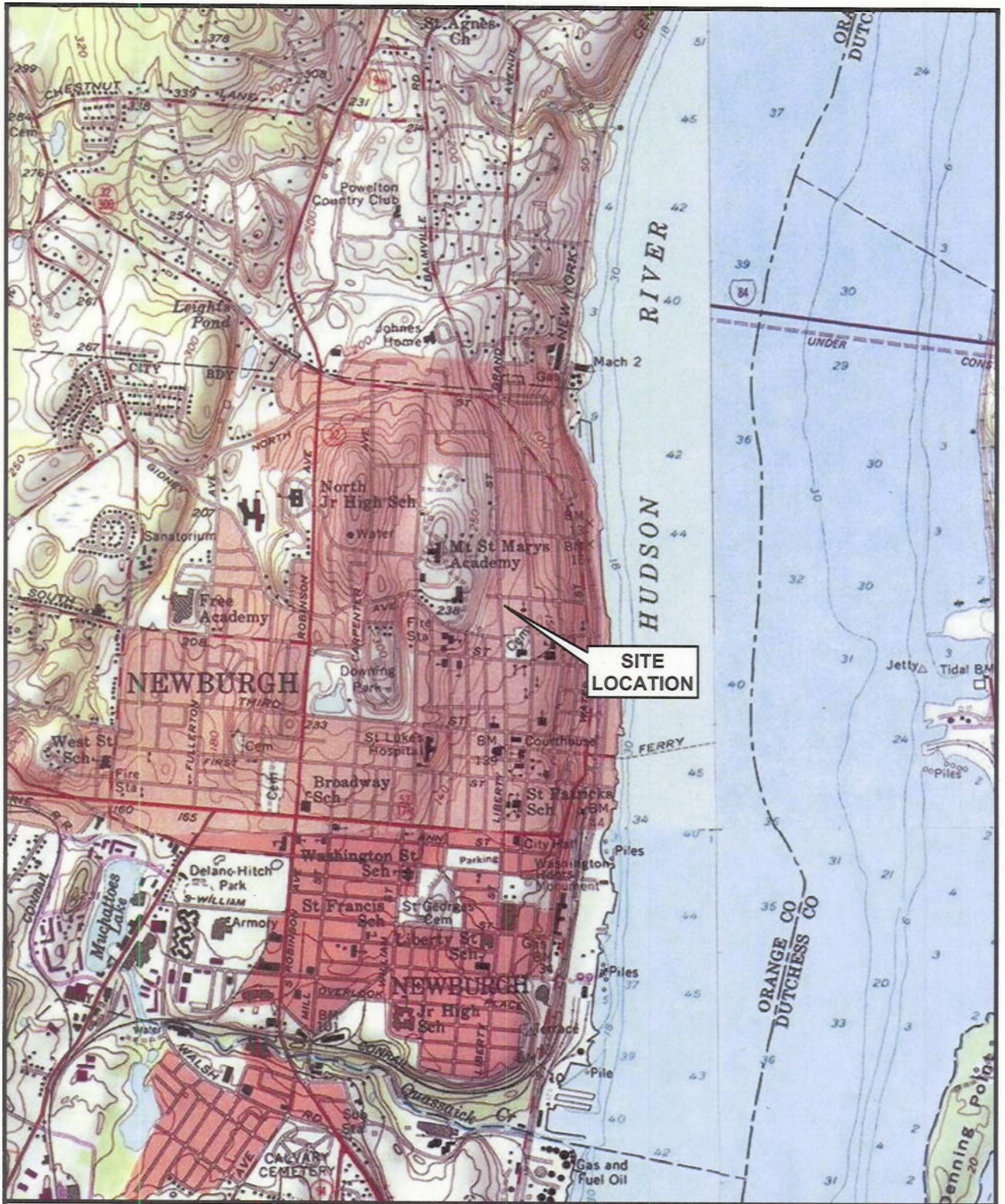
Have site information such as this fact sheet sent right to your email inbox. NYSDEC invites you to sign up with one or more contaminated sites county email listservs available at the following web page: <http://www.dec.ny.gov/chemical/61092.html>. It's quick, it's free, and it will help keep you *better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



As a listserv member, you will periodically receive site-related information/announcements for all contaminated sites in the county(ies) you select.

Note: Please disregard if you already have signed up and received this fact sheet electronically.





**Figure 1**  
**Site Location Map**  
 350-352 Liberty Street Site  
 City of Newburgh, Orange County  
 Site No. B00189

