(Fact Sheet Begins Next)

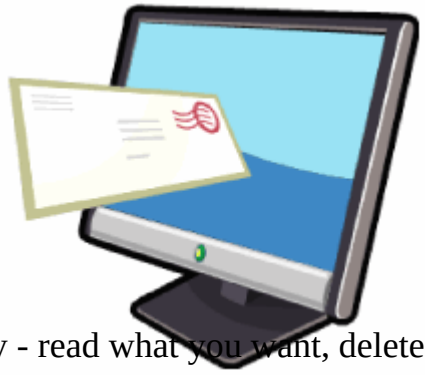
Act Now to Continue Receiving Information About This Site!

DEC's Division of Environmental Remediation (DER) now distributes information about contaminated sites *electronically by email*.

If you would like to continue to receive information about the contaminated site featured in this fact sheet:

You must sign up for the DER email listserv:

www.dec.ny.gov/chemical/61092.html



DER cannot register your email address - only the email address owner can do so. If you already have signed up for the listserv for the county in which the site is located, you need do nothing.

Why You Should Go "Paperless":
Get site information faster and share it easily;
Receive information about all sites in a chosen county - read what you want, delete the rest;
It helps the environment and stretches your tax dollars.

If "paperless" is not an option for you, call or write to the DER project manager identified in this fact sheet. Indicate that you need to receive paper copies of fact sheets through the Postal Service. Include the site name in your correspondence. The option to receive paper is available to individuals only. Groups, organizations, businesses, and government entities are assumed to have email access.

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NEW YORK STATE | Department of Environmental Conservation

February 2015

FACT SHEET

Brownfield Cleanup Program

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

Site Name: 5 Scobie Drive
DEC Site #: C336085
Address: 5 Scobie Drive
Newburgh, NY 12550

Have questions? See "Who to Contact" Below

Report Recommends Cleanup of Brownfield Site Contamination

The New York State Department of Environmental Conservation (NYSDEC) is reviewing the Remedial Investigation Report for the 5 Scobie Drive site ("site") located at 5 Scobie Drive, Newburgh, 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."

Remedial Investigation Report

NYSDEC is reviewing the "Remedial Investigation Report" that was submitted by 5 Scobie Partners, LLC and City of Newburgh Industrial Development Agency ("applicant(s)"). The report describes the results of the site investigation and recommends development of a remedy to address the contamination that was found.

Highlights of the Remedial Investigation Report

Primary Contaminants
A Remedial Investigation was conducted on the site in 2014. The primary contaminants of concern are semi-volatile organic compounds (SVOCs) and metals in surface soils, subsurface soils, groundwater, surface water, and sediments. Soil vapor intrusion was not evaluated because no structures currently exist on-site.

Contamination of surface soils
SVOCs and metals were detected above Industrial Soil Cleanup Objectives (SCOs) at four surface soils sample locations. The impacts are most likely associated with ash and unburned coal ash, which was found to be widespread across the site and intermixed with other typical industrial wastes (e.g. remnant vinyl pieces) and municipal wastes (e.g. wood, tires, bottles, cans, etc.,). Benzo(a)pyrene and arsenic were the primary contaminants exceeding the industrical SCOs.

Contamination of subsurface soils
In subsurface soils, SVOCs and metals were detected above their respective SCOs at seven locations in the disturbed fill and only for the following constituents: benzo(a)pyrene, arsenic, lead, and mercury. Visual observation of solid waste, discolored soils, and ash deposits were observed, as well as odors associated with municipal wastes. Deeper native subsurface soils are not impacted from the historic landfilling which indicates minimal vertical migration of contamination.

Groundwater contamination
Groundwater at the site is impacted by VOCs, SVOCs, polychlorinated biphenyls (PCBs), and metals, as well as some indicators of leachate impacts.

Surface water and sediment contamination
Surface water and sediment in the ponded north of the site were impacted with SVOCs, and metals. The contaminants are similar to those found in surface soils, subsurface soils, and groundwater. However, the ponded area also receives runoff from other adjacent urban areas including I-84 and the neighboring industrial/commercial properties.

Human health risk
The human health exposure assessment indicated persons who enter the unfenced site could contact contaminants in the soil by walking on the site, digging, or otherwise disturbing the soil. People are not drinking the contaminated groundwater because the area is served by a public water supply. Contaminants in groundwater may move into soil vapor which can enter into overlying buildings and affect indoor air quality. However, no buildings currently exist on the site.

Based on investigations performed to date, it is concluded that the site does not present a significant threat to human health or the environment.

Next Steps
NYSDEC will complete its review, make any necessary revisions and, if appropriate, approve the investigation report. The approved report will be made available to the public (see “Where to Find Information” below). The applicant(s) may then develop a cleanup plan, called a "Remedial Work Plan." This plan describes how contamination will be addressed, with NYSDEC and NYSDOH overseeing the work. NYSDEC will present the draft cleanup plan to the public for its review and comment during a 45-day comment period.

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

Background
Location: The 5 Scobie Drive Site is located in an urban area about 0.5 mile east of the exit 9 off I-84, and directly southeast of I-84. See attached Site Figure.

Site Features: The entire site is vacant and overgrown. A ponded drainage tributary of Gidneytown Creek runs along the northern part of the site along I-84. Flow is intermittent in the storm water channel to the east of ponded tributary. Groundwater from the site appears to flow into this drainage. The site is generally flat with a slight downward slope to the north and east. A significant 15-20 foot slope exists at south-southwest site boundary which rises toward the City-owned Department of Public Works (DPW) facility property. Portions of this slope are both on and off site.

Current Zoning/Use(s): The site is vacant but is zoned industrial. The site is bounded to the northwest by Interstate I-84, to the west and south by the former DuPont-Stauffer Chemical Manufacturing site and City of Newburgh DPW facility, and to the east by two ongoing commercial/industrial enterprises at the end of Scobie Drive.

Historical Use(s): The site operated as an unpermitted landfill, reportedly accepting municipal

and possibly industrial and incinerator waste from the late 1940s until 1962. The majority of the site ceased operating as a landfill in 1962 when the New York State Department of Transportation acquired the property for use as an off-ramp for I-84. However, a portion of the proposed Brownfield Cleanup Program (BCP) site was part of the area that continued to be operated by the City of Newburgh as an unpermitted landfill until 1976. The landfill has not been closed in accordance with the NYSDEC's Solid Waste Regulations (Part 360).

A 2002 First Environment Report produced for the City of Newburgh, as well as a 2009 NYSDEC Site Characterization, indicate that degraded drums and waste associated with the DuPont-Stauffer Landfill site have been observed on the 5 Scobie Drive parcel. Some of the drums found on the City Landfill (immediately adjacent to the 5 Scobie Drive site) have been found to contain hazardous waste.

Both the site owner (Newburgh IDA) and the owner of a local lighting manufacturing company entered into a BCP Agreement with the NYSDEC in July 2013. A Remedial Investigation is underway.

Site Geology and Hydrogeology: Bedrock below the site consists of limestone or dolomitic limestone of the Ordovician age Wappingers Group. Surface geology at the site consists primarily of reworked native soils, thickest in central portion of the site, and solid waste underlain by silty clay (glacial till). Groundwater was generally not encountered in the shallow soils beneath the site. The water table ranges from about 4 feet below ground surface (bgs) on the northern portion of the site, to almost 20 feet bgs at the southwestern site boundary. Groundwater flow is generally towards the ponded and intermittent drainage feature which flows into Gidneytown Creek to the east and north of the site.

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=C336085

Brownfield Cleanup Program: New York's Brownfield Cleanup Program (BCP) encourages the voluntary cleanup of contaminated properties known as "brownfields" so that they can be reused and redeveloped. These uses may include recreation, housing, business or other uses.

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 BCP, visit: **http://www.dec.ny.gov/chemical/8450.html**

FOR MORE INFORMATION

Where to Find Information

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

Newburgh Free Library
Attn: J. Stiller
124 Grand Street
Newburgh, NY 12550
phone: 845-291-2332

New York State Department of Conservation
New Paltz Headquarters
21 South Putt Corners
New Paltz, NY 12561
Please call for appointment: 845-256-3000

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

Project Related Questions
Kiera Thompson
Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7014
518-402-9662
kiera.thompson@dec.ny.gov

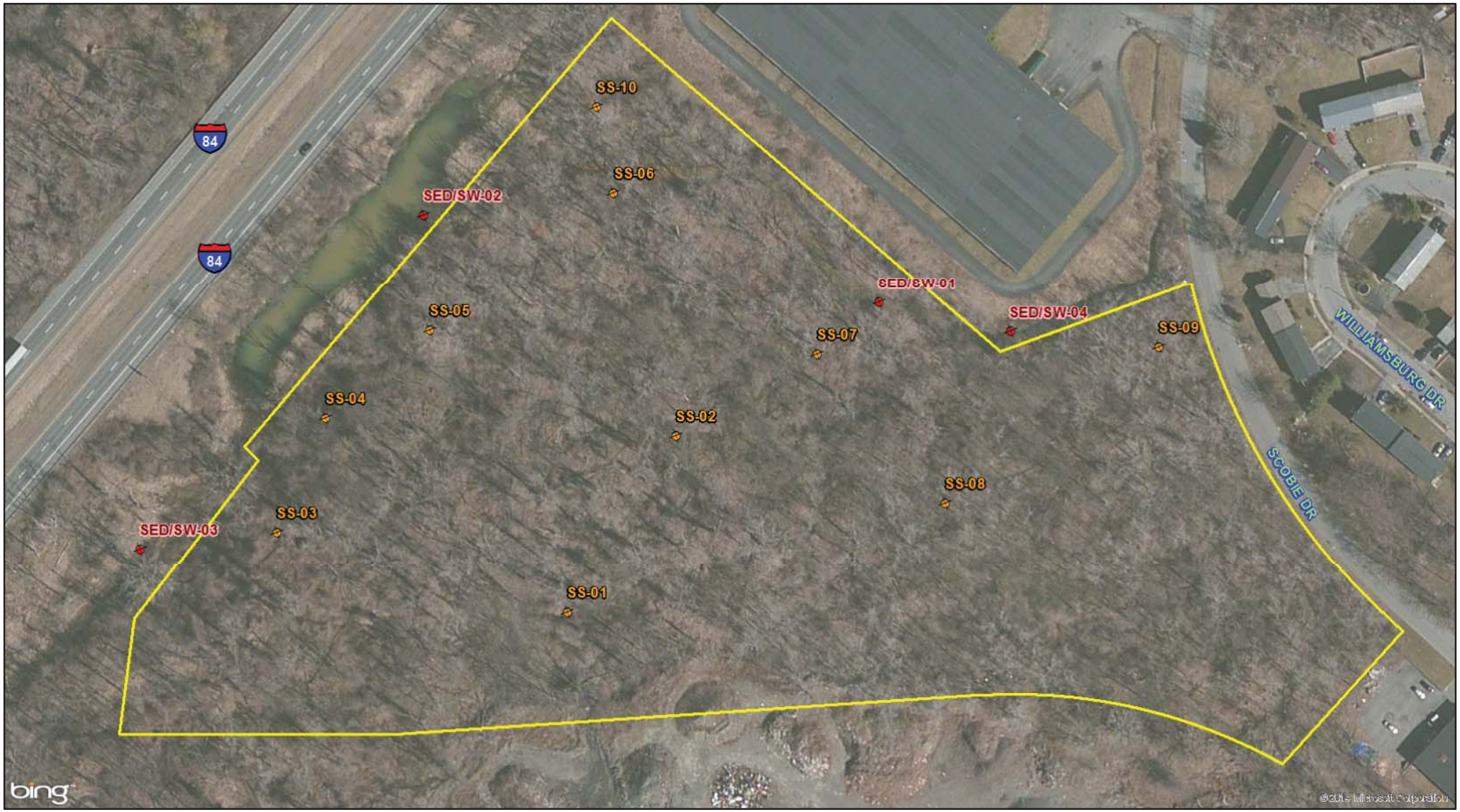
Site-Related Health Questions
Julia Kenney
New York State Department of Health
Bureau of Environmental Exposure Investigation
Empire State Plaza, Corning Tower, Room 1787
Albany, NY 12237
518-402-7860
BEEI@health.ny.gov

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

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

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

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



0 100 200 300 FT

1 inch = 100 feet

Project Number: 13.3061
Data Source: NYSGIS Clearinghouse, BING
Projection: State Plane NAD83 NYE (feet)
Date: July 10, 2014
File: Fig2_SS_SED_SWLocations11x17.mxd
GIS: C.Secor

Legend

SED/SW-01 — Sediment and Surface Water Sampling Location

SS-01 — Surface Soil Sampling Location

Property Boundary (Approx)

Figure 2: Surface Soil, Sediment, and Surface Water Sampling Locations

City of Newburgh — Orange County, New York

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