



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

5 Scobie Drive

5 Scobie Drive

Newburgh, NY 12550

SITE No. C336085

NYSDEC REGION 3

October 2023

Where to Find Information

Access project documents through the DECinfo Locator and at these location(s):
<https://www.dec.ny.gov/data/DecDocs/C336085/>

Newburgh Free Library

124 Grand Street
Newburgh, NY 12550
(845) 291-2332

NYSDEC Region 3 Office

21 South Putt Corners
New Paltz, NY 12561
(845) 256-3000

Who to Contact

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

Project-Related Questions

Brittany O'Brien-Drake, Project Manager
NYSDEC

625 Broadway
Albany, NY 12233
(518) 402-9672

brittany.obrien-drake@dec.ny.gov

Project-Related Health Questions

Julia Kenney
NYSDOH
Corning Tower
Albany, NY 12203
(518) 402-7873
beci@health.ny.gov

For more information about New York's
Brownfield Cleanup Program, visit:
www.dec.ny.gov/chemical/8450.html

Remedy Proposed for Brownfield Site Contamination; Public Comment Period Announced

The public is invited to comment on a proposed remedy being reviewed by the New York State Department of Environmental Conservation (NYSDEC), in consultation with the New York State Department of Health (NYSDOH), to address contamination related to the 5 Scobie Drive site ("site") located at 5 Scobie Drive, Newburgh, Orange County. Please see the map for the site location.

Based on the findings of the investigation, NYSDEC in consultation with the New York State Department of Health (NYSDOH) has determined that the site does not pose a significant threat to public health or the environment. This decision is based on the nature of the existing contaminants identified at the site; the limited potential for off-site migration of contaminants in the groundwater; and the limited potential for human exposure to site-related contaminants via soil vapors. To address site contamination, NYSDEC has developed the proposed remedy summarized below.

How to Comment: NYSDEC is accepting written comments about the proposed plan, called a "Remedial Action Work Plan (RAWP)" for 45 days, from **October 25 through December 9, 2023**.

- Access the RAWP and other project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C336085/>.
- Documents also are available at the location(s) identified at left under "Where to Find Information."
- Please submit comments to the NYSDEC project manager listed under Project-Related Questions in the "Who to Contact" area at left.

Draft Remedial Work Plan: The proposed Restricted Commercial Use remedy consists of:

- Limited excavation, characterization, and off-site disposal (as necessary) of soils in the central portion of the site with elevated levels of mercury and lead;
- Sample (as warranted), manage, and dispose of on-Site surface materials and materials not suitable for construction purposes to facilitate development (i.e., brush, stumps, C&D material, drums, other waste materials);
- Installation of an active sub-slab depressurization system for all future buildings followed by a soil vapor intrusion evaluation;
- Placement of a cover system, including a demarcation layer and impermeable layer or other infiltration controls, in areas without hardscape (buildings, asphalt or concrete) to address contamination remaining above restricted commercial use soil cleanup objectives and to reduce infiltration through the landfill mass;

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- Importing clean material that meets the established Soil Cleanup Objectives for use as backfill, as necessary;
- Treatment and disposal of impacted groundwater collected from dewatering activities, as appropriate;
- Planting suitable native plants as passive/seasonal leachate controls;
- Implementation of a Health and Safety Plan and Community Air Monitoring Plan during all ground intrusive activities;
- Implementation of a Site Management Plan (SMP) to ensure the remedy remains effective; and
- Recording of an Environmental Easement to ensure proper use of the site.

The proposed remedy was developed by the City of Newburgh IDA and Scobie Industrial Partners, LLC (“applicants”) after performing a detailed investigation of the site under New York’s Brownfield Cleanup Program. A “Remedial Investigation Report”, which describes the results of the site investigation was previously submitted and is also available for review at the locations identified on Page 1.

Next Steps: NYSDEC will consider public comments, revise the cleanup plan as necessary, and issue a final Decision Document. NYSDOH must concur with the proposed remedy. After approval, the proposed remedy becomes the selected remedy. The applicants may then design and perform the cleanup action to address the site contamination, with oversight by NYSDEC and NYSDOH.

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

Site Description: The site is 15.24 acres and is bordered on the west by the City-owned Department of Public Works (DPW) facility property, on the north by a tributary of Gidneytown Creek which runs parallel to I-84, to the south by a commercial facility, and to the east by 5 Scobie Drive and a commercial facility. The site is generally flat with a slight downward slope to the north and east; however, there is a significant slope at the south-southwest side of the property which rises up towards the DPW facility. The site is currently vacant, but was previously operated as an unpermitted landfill, reportedly accepting municipal and possibly industrial and incinerator waste from the late 1940s until around 1976. The landfill has not been closed in accordance with the NYSDEC’s Solid Waste Regulations (Part 360).

The site is anticipated to be redeveloped for commercial purposes.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC’s Environmental Site Remediation Database (by entering the site ID, C336085) at:

<https://www.dec.ny.gov/cfm/xtapps/derexternal/index.cfm?pageid=3>

Summary of the Investigation: The primary contaminants of concern at the site are semi-volatile organic compounds (SVOCs) and metals, which are present in onsite surface soils, subsurface soils, and groundwater. A few volatile organic compounds (VOCs) were also identified in groundwater monitoring wells. A separate investigation identified PFOA and PFOS in onsite media; however, there are likely contributions of PFAS to this site from adjacent upgradient properties.

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 site is any real property where a contaminant is present at levels exceeding the soil cleanup objectives or other health-based or environmental standards, criteria or guidance adopted by DEC that are applicable based on the reasonably anticipated use of the property, in accordance with applicable regulations.

For more information about the BCP, visit:

<https://www.dec.ny.gov/chemical/8450.html>

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.

Stay Informed With DEC Delivers

Sign up to receive site updates by email:

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

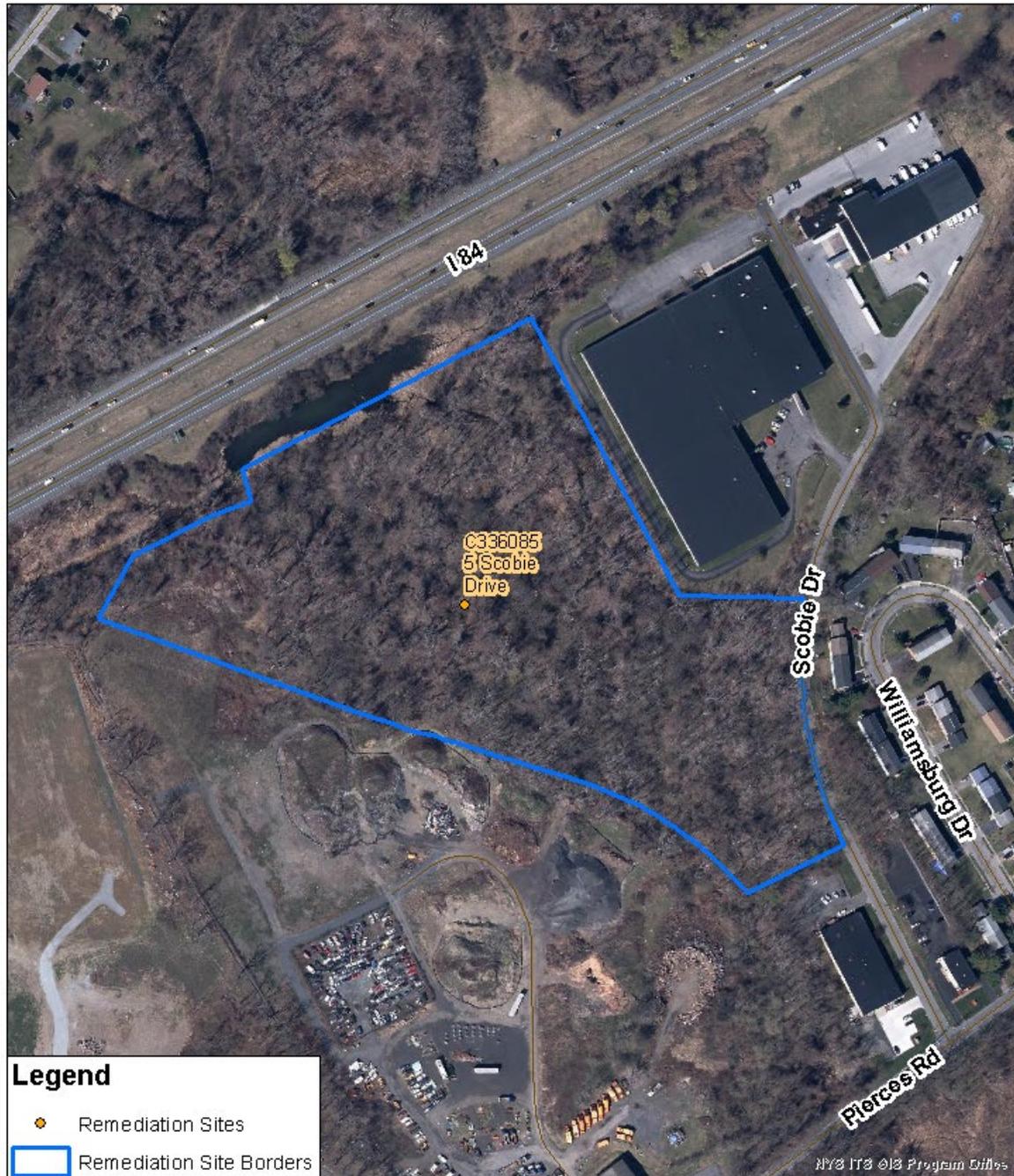
Note: Please disregard if you already have signed up and received this fact sheet electronically.

DECinfo Locator

Interactive map to access DEC documents and public data about the environmental quality of specific sites: <https://www.dec.ny.gov/pubs/109457.html>

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SITE LOCATION 5 SCOBIE DRIVE (SITE NO. C336085)



Legend

- ◆ Remediation Sites
- ▭ Remediation Site Borders





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Contact: Brittany O'Brien-Drake, (518) 402-9672, brittany.obrien-drake@dec.ny.gov