DECISION DOCUMENT

60 William Street Development
Brownfield Cleanup Program
Newburgh, Orange County
Site No. C336098
May 2026



Prepared by
Division of Environmental Remediation
New York State Department of Environmental Conservation

DECLARATION STATEMENT - DECISION DOCUMENT

60 William Street Development
Brownfield Cleanup Program
Newburgh, Orange County
Site No. C336098
May 2026

Statement of Purpose and Basis

This document presents the remedy for the 60 William Street Development brownfield cleanup site. The remedial program was chosen in accordance with the New York State Environmental Conservation Law and Title 6 of the Official Compilation of Codes, Rules and Regulations of the State of New York (6 NYCRR) Part 375.

This decision is based on the Administrative Record of the New York State Department of Environmental Conservation (DEC) for the 60 William Street Development site and the public's input to the proposed remedy presented by DEC.

Description of Selected Remedy

The elements of the selected remedy are as follows:

1. Remedial Design

A remedial design program will be implemented to provide the details necessary for the construction, operation, optimization, maintenance, and monitoring of the remedial program. Green remediation principles and techniques will be implemented to the extent feasible in the design, implementation, and site management of the remedy as per DER-31. The major green remediation components are as follows:

- Considering the environmental impacts of treatment technologies and remedy stewardship over the long term;
- Reducing direct and indirect greenhouse gases and other emissions;
- Increasing energy efficiency and minimizing use of non-renewable energy;
- Conserving and efficiently managing resources and materials;
- Reducing waste, increasing recycling and increasing reuse of materials which would otherwise be considered a waste;
- Maximizing habitat value and creating habitat when possible;
- Fostering green and healthy communities and working landscapes which balance ecological, economic and social goals;
- Integrating the remedy with the end use where possible and encouraging green and sustainable re-development; and

- Additionally, to incorporate green remediation principles and techniques, any future on-site buildings which are part of the remedy should be constructed, to the extent feasible, to meet the 2020 Energy Conservation Construction Code of New York (or most recent edition) in order to improve energy efficiency as an element of construction.

As part of the remedial design program, to evaluate the remedy with respect to green and sustainable remediation principles, an environmental footprint analysis will be completed. The environmental footprint analysis will be completed using an accepted environmental footprint analysis calculator such as SEFA (Spreadsheets for Environmental Footprint Analysis, USEPA), SiteWise(TM) (available in the Sustainable Remediation Forum [SURF] library) or similar DEC accepted tool. Water consumption, greenhouse gas emissions, renewable and non-renewable energy use, waste reduction and material use will be estimated, and goals for the project related to these green and sustainable remediation metrics, as well as for minimizing community impacts, protecting habitats and natural and cultural resources, and promoting environmental justice, will be incorporated into the remedial design program, as appropriate. The project design specifications will include detailed requirements to achieve the green and sustainable remediation goals. Further, progress with respect to green and sustainable remediation metrics will be tracked during implementation of the remedial action and reported in the Final Engineering Report (FER), including a comparison to the goals established during the remedial design program.

Additionally, the remedial design program will include a climate change vulnerability assessment, to evaluate the impact of climate change on the project site and the proposed remedy. Potential vulnerabilities associated with extreme weather events (e.g., hurricanes, lightning, heat stress and drought), flooding, and sea level rise will be identified, and the remedial design program will incorporate measures to minimize the impact of climate change on potential identified vulnerabilities.

2. Excavation

Excavation and off-site disposal of all on-site soils which exceed unrestricted SCOs, as defined by 6 NYCRR Part 375-6.8. If a Track 1 cleanup is achieved, a Cover System will not be a required element of the remedy.

Approximately 3,000 cubic yards of contaminated soil will be removed from the site. Collection and analysis of confirmation and documentation samples at the remedial excavation depths will be used to verify that SCOs for the site have been achieved. If confirmation sampling indicates that SCOs were not achieved at the stated remedial depth, the Applicant must notify DEC, submit the sample results and, in consultation with DEC, determine if further remedial excavation is necessary. Further excavation for development will proceed after confirmation samples demonstrate that SCOs for the site have been achieved.

Underground storage tanks (USTs), fuel dispensers, underground piping or other

structures associated with a source of contamination will be excavated and removed, if encountered.

To ensure proper handling and disposal of excavated material, waste characterization sampling will be completed for all identified contaminated site material. Waste characterization sampling will be performed exclusively for the purposes of off-site disposal in a manner suitable to receiving facilities and in conformance with applicable federal, state and local laws, rules, and regulations and facility-specific permits.

3. Backfill

Backfill meeting the requirements of 6 NYCRR Part 375-6.7(d) will be brought in to replace the excavated soil and establish the designed grades at the site.

4. Groundwater Migration Barrier

A physical barrier (sealed sheet-pile, slurry wall or similar) will be installed along the upgradient perimeter of the site to prevent contaminated groundwater from migrating onto the site. The barrier will be installed to the bedrock surface to limit overburden flow onto the site. A groundwater assessment will be required down-gradient of the barrier wall to assess whether groundwater is migrating onto the site post-remediation.

5. Soil Vapor Intrusion Evaluation

As part of the Track 1 unrestricted use remedy, a soil vapor intrusion evaluation will be completed. The evaluation will include a provision for implementing actions recommended to address exposures related to soil vapor intrusion.

6. Local Institutional Controls

If no Environmental Easement (EE) or Site Management Plan (SMP) is needed to achieve soil, groundwater, or soil vapor remedial action objectives, then the following local use restriction will be relied upon to prevent ingestion of groundwater: Article VIII of the City of Newburgh code which prohibits potable use of groundwater.

Contingent Remedial Elements

In the event that Track 1 unrestricted use is not achieved, including achievement of groundwater and soil vapor remedial objectives, the following contingent remedial elements will be required and the remedy will achieve a Track 2 restricted residential cleanup.

Imposition of an institutional control in the form of an environmental easement and a Site Management Plan, as described below, will be required. The remedy will achieve a Track 2 restricted residential cleanup at a minimum.

Imposition of an institutional control in the form of an environmental easement for the controlled property which will:

- require the remedial party or site owner to complete and submit to the DEC a periodic certification of institutional and engineering controls in accordance with Part 375-1.8 (h)(3);
- allow the use and development of the controlled property for restricted residential, commercial, or industrial use as defined by Part 375-1.8(g), although land use is subject to local zoning laws;
- restrict the use of groundwater as a source of potable or process water, without necessary water quality treatment as determined by the DOH or County DOH; and
- require compliance with the DEC approved Site Management Plan.

Site Management Plan

A Site Management Plan which includes the following:

1) an Institutional and Engineering Control Plan that identifies all use restrictions and engineering controls for the site and details the steps and media-specific requirements necessary to ensure the following institutional and/or engineering controls remain in place and effective:

Institutional Controls: the Environmental Easement discussed above.

Engineering Controls: The migration barrier discussed in Remedy Element 4, any sub-slab depressurization systems that may be needed as a result of the soil vapor evaluation discussed in Remedy Element 5, and monitoring wells.

This plan includes, but may not be limited to:

- provisions for the management and inspection of the identified engineering controls;
- descriptions of the provisions of the environmental easement including any land use and groundwater use restrictions;
- a provision for evaluation of the potential for soil vapor intrusion for any occupied buildings on the site, including provision for implementing actions recommended to address exposures related to soil vapor intrusion;
- a provision that should long-term monitoring indicate that groundwater contamination remains following active remediation, enhanced bioremediation will be employed to treat contaminants in groundwater;
- maintaining site access controls and DEC notification; and
- the steps necessary for the periodic reviews and certification of the institutional and/or engineering controls.

2) a Monitoring Plan to assess the performance and effectiveness of the remedy. The plan includes, but may not be limited to:

- monitoring of groundwater to assess the performance and effectiveness of the remedy;
- a schedule of monitoring and frequency of submittals to the DEC;
- monitoring for vapor intrusion for any buildings on the site, as may be required by the Institutional and Engineering Control Plan discussed above.

3) an Operation and Maintenance (O&M) Plan to ensure continued operation, maintenance, inspection, and reporting of any mechanical or physical components of any vapor mitigation system(s). The plan includes, but is not limited to:

- procedures for operating and maintaining the system; and
- compliance inspection of the system to ensure proper O&M as well as providing the data for any necessary reporting.

Declaration

The remedy conforms with promulgated standards and criteria that are directly applicable, or that are relevant and appropriate and takes into consideration DEC guidance, as appropriate. The remedy is protective of public health and the environment.

May 8, 2026
Date

Sarah Saucier
Sarah Saucier, Director
Remedial Bureau C

DECISION DOCUMENT

60 William Street Development
Newburgh, Orange County
Site No. C336098
May 2026

SECTION 1: SUMMARY AND PURPOSE

The New York State Department of Environmental Conservation (DEC), in consultation with the New York State Department of Health (DOH), has selected a remedy for the above referenced site. The disposal of contaminants at the site has resulted in threats to public health and the environment that would be addressed by the remedy. The disposal or release of contaminants at this site, as more fully described in this document, has contaminated various environmental media. Contaminants include hazardous waste and/or petroleum.

The New York State Brownfield Cleanup Program (BCP) is a voluntary program. The goal of the BCP is to enhance private-sector cleanups of brownfields and to reduce development pressure on "greenfields." A brownfield site is real property, where a contaminant is present at levels exceeding the soil cleanup objectives or other health-based or environmental standards, criteria or guidance, based on the reasonably anticipated use of the property.

DEC has issued this document in accordance with the requirements of New York State Environmental Conservation Law and 6 NYCRR Part 375. This document is a summary of the information that can be found in the site-related reports and documents.

SECTION 2: CITIZEN PARTICIPATION

DEC seeks input from the community on all remedies. A public comment period was held, during which the public was encouraged to submit comment on the proposed remedy. All comments on the remedy received during the comment period were considered by DEC in selecting a remedy for the site. Site-related reports and documents were made available for review by the public at the following document repository:

DECInfo Locator - Web Application
https://gisservices.dec.ny.gov/gis/dil/index.html?rs=C336098

Newburgh Free Library
Attn: Patty Sussmann
124 Grand Street

Newburgh, NY 12550
Phone: (845) 563-3600

Receive Site Citizen Participation Information By Email

Please note that DEC's Division of Environmental Remediation (DER) is "going paperless" relative to citizen participation information. The ultimate goal is to distribute citizen participation information about contaminated sites electronically by way of county email listservs. Information will be distributed for all sites that are being investigated and cleaned up in a particular county under the State Superfund Program, Environmental Restoration Program, Brownfield Cleanup Program and Resource Conservation and Recovery Act Program. We encourage the public to sign up for one or more county listservs at http://www.dec.ny.gov/chemical/61092.html

SECTION 3: SITE DESCRIPTION AND HISTORY

Site Location: The Site is located at 58-60 William Street in Newburgh, NY and is approximately 0.17 acres in size. The Site is bound by multi-story residential buildings to the north, mixed-use commercial and residential buildings to the south, William Street followed by mixed-use commercial and residential buildings to the east, and a recreational playground to the west. The Site is located within an urban area characterized by single to multi-story mixed-use commercial and residential buildings.

Site Features: The Site is comprised of one rectangular-shaped tax parcel following the amendment to merge two tax lots. The Site has been vacant since 2023, with no structures remaining on the property. Foundations from the past structures exist on-site and the remainder of the site is covered by soil and grass. An underground storage tank (UST) of unknown size exists under a portion of the foundation.

Current Zoning and Land Use: The Site is located in a commercial zoning district within the East End Historic District and is currently vacant. The proposed development of the property is for the construction of a mixed commercial and residential use structure.

Past Site Use: Past use of the Site includes a blacksmith, an auto repair/service station business and residential dwellings. The Site has remained relatively unchanged since the late-1980s when the buildings on the southern portion of the Site were demolished, and the lot became vacant.

Site Geology and Hydrogeology: Based on findings from the investigations, the shallow soil underlying the Site consists of fill material including light to dark brown, coarse to medium silty sand and varying amounts of brick, gravel, and concrete. Fill material was observed from surface grade to approximately 5 to 9 feet below grade surface (ft bgs) in each soil boring. Surficial soils were underlain by a potential native layer consisting of light brown to orange-brown coarse to medium sand with varying amounts of silt, clay, gravel. Groundwater was observed during the RI at depths ranging from approximately 7 to 12 feet below grade. The groundwater flow direction is generally to the east/south-

east towards the Hudson River.

A Site location map is attached as Figure 1. A Site boundary figure is attached as Figure 2.

SECTION 4: LAND USE AND PHYSICAL SETTING

DEC may consider the current, intended, and reasonably anticipated future land use of the site and its surroundings when evaluating a remedy for soil remediation. For this site, an alternative that restricts the use of the site to restricted-residential use (which allows for commercial use and industrial use) as described in Part 375-1.8(g) was evaluated in addition to an alternative which would allow for unrestricted use of the site.

A comparison of the results of the Remedial Investigation (RI) to the appropriate standards, criteria and guidance values (SCGs) for the identified land use and the unrestricted use SCGs for the site contaminants is available in the RI Report.

SECTION 5: ENFORCEMENT STATUS

The Applicant under the Brownfield Cleanup Agreement is a Volunteer. The Applicant does not have an obligation to address off-site contamination. However, DEC has determined that this site does not pose a significant threat to public health or the environment; accordingly, no enforcement actions are necessary.

SECTION 6: SITE CONTAMINATION

6.1: Summary of the Remedial Investigation

A remedial investigation (RI) serves as the mechanism for collecting data to:

- characterize site conditions;
- determine the nature of the contamination; and
- assess risk to human health and the environment.

The RI is intended to identify the nature (or type) of contamination which may be present at a site and the extent of that contamination in the environment on the site, or leaving the site. The RI reports on data gathered to determine if the soil, groundwater, soil vapor, indoor air, surface water or sediments may have been contaminated. Monitoring wells are installed to assess groundwater and soil borings or test pits are installed to sample soil and/or waste(s) identified. If other natural resources are present, such as surface water bodies or wetlands, the water and sediment may be sampled as well. Based on the presence of contaminants in soil and groundwater, soil vapor will also be sampled for the presence of contamination. Data collected in the RI influence the development of remedial alternatives. The RI report is available for review in the site document repository and the results are summarized in section 6.3.

The analytical data collected on this site includes data for:

- groundwater
- soil
- soil vapor

6.1.1: Standards, Criteria, and Guidance (SCGs)

The remedy must conform to promulgated standards and criteria that are directly applicable or that are relevant and appropriate. The selection of a remedy must also take into consideration guidance, as appropriate. Standards, Criteria and Guidance are hereafter called SCGs.

To determine whether the contaminants identified in various media are present at levels of concern, the data from the RI were compared to media-specific SCGs. DEC has developed SCGs for groundwater, surface water, sediments, and soil. The DOH has developed SCGs for drinking water and soil vapor intrusion. For a full listing of all SCGs see: http://www.dec.ny.gov/regulations/61794.html

6.1.2: RI Results

The data have identified contaminants of concern. A "contaminant of concern" is a contaminant that is sufficiently present in frequency and concentration in the environment to require evaluation for remedial action. Not all contaminants identified on the property are contaminants of concern. The nature and extent of contamination and environmental media requiring action are summarized below. Additionally, the RI Report contains a full discussion of the data. The contaminant(s) of concern identified at this site is/are:

arsenic
lead
mercury
benzo(a)pyrene
benzo(a)anthracene
indeno (1,2,3-cd)pyrene
benzo(b)fluoranthene
benzo(k)fluoranthene
chrysene
perfluorooctanoic acid
perfluorooctane sulfonic acid

The contaminants of concern exceed the applicable SCGs for:

- soil
- groundwater

6.2: 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 issuance of the Decision Document.

There were no IRMs performed at this site during the RI.

6.3: Summary of Environmental Assessment

This section summarizes the assessment of existing and potential future environmental impacts presented by the site. Environmental impacts may include existing and potential future exposure pathways to fish and wildlife receptors, wetlands, groundwater resources, and surface water. The RI report presents a detailed discussion of any existing and potential impacts from the site to fish and wildlife receptors.

Soil and groundwater samples were analyzed for volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), metals, polychlorinated biphenyls (PCBs), pesticides and per- and polyfluoroalkyl substances (PFAS). Based upon the data collected to date, the primary contaminants of concern are metals (lead, mercury, arsenic), PFAS contaminants and various polycyclic aromatic hydrocarbons (PAHs).

Nature and Extent of Contamination

Soil:

Soil results were compared against the restricted residential soil cleanup objectives (RRSCOs) and unrestricted use soil cleanup objectives (UUSCOs). Soil contamination is present in the fill material that was observed across much of the site's shallow subsurface to a maximum depth of approximately 11 feet below grade. Detections of metals above SCOs include lead, mercury, and arsenic. Lead and mercury were detected at maximum concentrations of 3,540 parts per million (ppm) and 4.2 ppm, respectively, on the western part of site. The sample was collected at a depth of 2 inches to 2 feet and exceeds the restricted residential soil cleanup objectives (RRSCO) of 400 ppm and 0.3 ppm for lead and mercury, respectively. The unrestricted use soil cleanup objectives (UUSCO) for lead and mercury are 63 ppm and 0.18 ppm, respectively. The maximum detection of arsenic was 49 ppm, which was observed in a soil boring in the northwestern part of site. The sample was collected at a depth of 0 to 2 feet and exceeds arsenic's RRSCO of 16 ppm and UUSCO of 13 ppm.

PAHs detected include benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, benzo(k)fluoranthene, indeno(1,2,3-cd)pyrene and chrysene at concentrations of 22, 22, 25, 6, 13 and 20 ppm respectively. These levels exceed their respective RRSCOs of 1.4, 1, 1.4, 4.9, 1.4 and 4.9 ppm. Their respective UUSCOs are 1, 1, 1, 0.8, 0.5 and 1 ppm. These maximum detections were located on the western part of the site with the highest metals concentrations.

PFAS contaminants were also detected in on-site soil. The maximum concentration of perfluorooctanesulfonic acid (PFOS) was detected at 7.3 parts per billion (ppb) in a sample collected at a depth of 9 to 11 feet in the central portion of the site. This sample exceeds the protection of groundwater guidance value (PGWGV) and unrestricted use guidance value (UUGV) for PFOS of 1.0 ppb and 0.88 ppb, respectively. Perfluorooctanoic acid (PFOA) was detected at a maximum concentration of 1.3 ppb, compared to the PGWSV and UUGV of 0.8 ppb and 0.66 ppb, respectively. This sample was collected at a depth of 0 to 2 feet in a boring located in the western part of the site.

VOCs, PCBs, and pesticides were not detected in soil at the site.

Data do not indicate any off-site impacts in soil related to this site.

Groundwater:

PFAS contaminants were detected in on-site groundwater. The maximum detection of PFOA and PFOS were observed in the central portion of the site, at a concentration of 170 parts per trillion (ppt) and 950 ppt, respectively. This exceeds the contaminants' respective ambient groundwater quality guidance values (AGQGV) of 6.7 ppt and 2.7 ppt.

In addition, PFOA and PFOS have migrated off-site to the east in the groundwater. They were detected at maximum concentrations of 82 and 95 ppt, respectively in the downgradient direction of site.

VOCs, SVOCs, metals, PCBs, and pesticides were not detected at concentrations exceeding the NYS ambient water quality standards (AWQS).

Soil Vapor:

Soil vapor sampling was conducted at the site. No buildings exist on-site; therefore, no indoor air or sub-slab soil vapor sampling was completed. Six soil vapor samples were collected at approximately 7 feet bgs across the site (two feet above water table).

Petroleum-related VOCs were detected in all of the soil vapor samples collected. Benzene, ethylbenzene, m,p-xylenes and o-xylene were detected at maximum concentrations of 3.8; 11; 30 and 9.5 micrograms per cubic meter ($\mu g/m^3$), respectively in sample SV-05 located in the eastern portion of the site. Toluene was detected at a maximum concentration of 16 $\mu g/m^3$ in a sample collected from the northern part of the site.

Chlorinated VOCs were also detected in each soil vapor sample collected. Tetrachloroethene was detected at a maximum concentration of 9.3 $\mu g/m^3$ on the eastern portion of the site. Vinyl chloride was detected at a maximum concentration of

0.28 µg/m^3 on the north-western portion of site. Trichloroethene was detected at a maximum concentration of 0.36 µg/m^3 in the central portion of site.

6.4: Summary of Human Exposure Pathways

This human exposure assessment identifies ways in which people may be exposed to site-related contaminants. Chemicals can enter the body through three major pathways (breathing, touching or swallowing). This is referred to as *exposure.*

Since the site is fenced and covered by asphalt or concrete, people will not come into contact with site-related soil and groundwater contamination unless they dig below the surface. People are not drinking the contaminated groundwater because the area is served by a public water supply that is not affected by this contamination. Volatile organic compounds in the soil may move into the soil vapor (air spaces within the soil), which in turn may move into overlying buildings and affect the indoor air quality. This process, which is similar to the movement of radon gas from the subsurface into the indoor air of buildings, is referred to as soil vapor intrusion. The site is vacant so inhalation of site contaminants in indoor air via vapor intrusion is not a current concern. However, the potential exists for inhalation of site contaminants due to soil vapor intrusion for any future on-site development. In addition, sampling indicates soil vapor intrusion is not a concern for off-site buildings.

6.5: Summary of the Remediation Objectives

The objectives for the remedial program have been established through the remedy selection process stated in 6 NYCRR Part 375. The goal for the remedial program is to restore the site to pre-disposal conditions to the extent feasible. At a minimum, the remedy shall eliminate or mitigate all significant threats to public health and the environment presented by the contamination identified at the site through the proper application of scientific and engineering principles.

The remedial action objectives for this site are:

Groundwater

RAOs for Public Health Protection

- Prevent ingestion of groundwater with contaminant levels exceeding drinking water standards.

RAOs for Environmental Protection

- Restore ground water aquifer to pre-disposal/pre-release conditions, to the extent practicable.
- Remove the source of groundwater contamination.

Soil

RAOs for Public Health Protection

- Prevent ingestion/direct contact with contaminated soil.
- Prevent inhalation of or exposure from contaminants volatilizing from contaminants in soil.

RAOs for Environmental Protection

- Prevent migration of contaminants that would result in groundwater contamination.

Soil Vapor

RAOs for Public Health Protection

- Mitigate impacts to public health resulting from existing, or the potential for, soil vapor intrusion into buildings at a site.

SECTION 7: ELEMENTS OF THE SELECTED REMEDY

The alternatives developed for the site and the evaluation of the remedial criteria are presented in the Alternative Analysis. The remedy is selected pursuant to the remedy selection criteria set forth in DER-10, Technical Guidance for Site Investigation and Remediation and 6 NYCRR Part 375.

The selected remedy is a Track 1: Unrestricted use remedy.

The selected remedy is referred to as the Soil Excavation with Barrier Wall remedy.

The elements of the selected remedy, as shown in Figure 3, are as follows:

1. Remedial Design

A remedial design program will be implemented to provide the details necessary for the construction, operation, optimization, maintenance, and monitoring of the remedial program. Green remediation principles and techniques will be implemented to the extent feasible in the design, implementation, and site management of the remedy as per DER-31. The major green remediation components are as follows:

- Considering the environmental impacts of treatment technologies and remedy stewardship over the long term;
- Reducing direct and indirect greenhouse gases and other emissions;
- Increasing energy efficiency and minimizing use of non-renewable energy;
- Conserving and efficiently managing resources and materials;
- Reducing waste, increasing recycling and increasing reuse of materials which would otherwise be considered a waste;
- Maximizing habitat value and creating habitat when possible;
- Fostering green and healthy communities and working landscapes which balance ecological, economic and social goals;
- Integrating the remedy with the end use where possible and encouraging green and sustainable re-development; and

- Additionally, to incorporate green remediation principles and techniques, any future on-site buildings which are part of the remedy should be constructed, to the extent feasible, to meet the 2020 Energy Conservation Construction Code of New York (or most recent edition) in order to improve energy efficiency as an element of construction.

As part of the remedial design program, to evaluate the remedy with respect to green and sustainable remediation principles, an environmental footprint analysis will be completed. The environmental footprint analysis will be completed using an accepted environmental footprint analysis calculator such as SEFA (Spreadsheets for Environmental Footprint Analysis, USEPA), SiteWise(TM) (available in the Sustainable Remediation Forum [SURF] library) or similar DEC accepted tool. Water consumption, greenhouse gas emissions, renewable and non-renewable energy use, waste reduction and material use will be estimated, and goals for the project related to these green and sustainable remediation metrics, as well as for minimizing community impacts, protecting habitats and natural and cultural resources, and promoting environmental justice, will be incorporated into the remedial design program, as appropriate. The project design specifications will include detailed requirements to achieve the green and sustainable remediation goals. Further, progress with respect to green and sustainable remediation metrics will be tracked during implementation of the remedial action and reported in the Final Engineering Report (FER), including a comparison to the goals established during the remedial design program.

Additionally, the remedial design program will include a climate change vulnerability assessment, to evaluate the impact of climate change on the project site and the proposed remedy. Potential vulnerabilities associated with extreme weather events (e.g., hurricanes, lightning, heat stress and drought), flooding, and sea level rise will be identified, and the remedial design program will incorporate measures to minimize the impact of climate change on potential identified vulnerabilities.

2. Excavation

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Approximately 3,000 cubic yards of contaminated soil will be removed from the site. Collection and analysis of confirmation and documentation samples at the remedial excavation depths will be used to verify that SCOs for the site have been achieved. If confirmation sampling indicates that SCOs were not achieved at the stated remedial depth, the Applicant must notify DEC, submit the sample results and, in consultation with DEC, determine if further remedial excavation is necessary. Further excavation for development will proceed after confirmation samples demonstrate that SCOs for the site have been achieved.

Underground storage tanks (USTs), fuel dispensers, underground piping or other structures associated with a source of contamination will be excavated and removed, if encountered

To ensure proper handling and disposal of excavated material, waste characterization sampling will be completed for all identified contaminated site material. Waste characterization sampling will be performed exclusively for the purposes of off-site disposal in a manner suitable to receiving facilities and in conformance with applicable federal, state and local laws, rules, and regulations and facility-specific permits.

3. Backfill

Backfill meeting the requirements of 6 NYCRR Part 375-6.7(d) will be brought in to replace the excavated soil and establish the designed grades at the site.

4. Groundwater Migration Barrier

A physical barrier (sealed sheet-pile, slurry wall or similar) will be installed along the upgradient perimeter of the site to prevent contaminated groundwater from migrating onto the site. The barrier will be installed to the bedrock surface to limit overburden flow onto the site. A groundwater assessment will be required down-gradient of the barrier wall to assess whether groundwater is migrating onto the site post-remediation.

5. Soil Vapor Intrusion Evaluation

As part of the Track 1 unrestricted use remedy, a soil vapor intrusion evaluation will be completed. The evaluation will include a provision for implementing actions recommended to address exposures related to soil vapor intrusion.

6. Local Institutional Controls

If no Environmental Easement (EE) or Site Management Plan (SMP) is needed to achieve soil, groundwater, or soil vapor remedial action objectives, then the following local use restriction will be relied upon to prevent ingestion of groundwater: Article VIII of the City of Newburgh code which prohibits potable use of groundwater.

Contingent Remedial Elements

In the event that Track 1 unrestricted use is not achieved, including achievement of groundwater and soil vapor remedial objectives, the following contingent remedial elements will be required and the remedy will achieve a Track 2 restricted residential cleanup.

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Imposition of an institutional control in the form of an environmental easement for the controlled property which will:

- require the remedial party or site owner to complete and submit to the DEC a periodic certification of institutional and engineering controls in accordance with Part 375-1.8 (h)(3);
- allow the use and development of the controlled property for restricted residential, commercial, or industrial use as defined by Part 375-1.8(g), although land use is subject to local zoning laws;
- restrict the use of groundwater as a source of potable or process water, without necessary water quality treatment as determined by the DOH or County DOH; and
- require compliance with the DEC approved Site Management Plan.

Site Management Plan

A Site Management Plan which includes the following:

1) an Institutional and Engineering Control Plan that identifies all use restrictions and engineering controls for the site and details the steps and media-specific requirements necessary to ensure the following institutional and/or engineering controls remain in place and effective:

Institutional Controls: the Environmental Easement discussed above.

Engineering Controls: The migration barrier discussed in Remedy Element 4, any sub-slab depressurization systems that may be needed as a result of the soil vapor evaluation discussed in Remedy Element 5, and monitoring wells.

This plan includes, but may not be limited to:

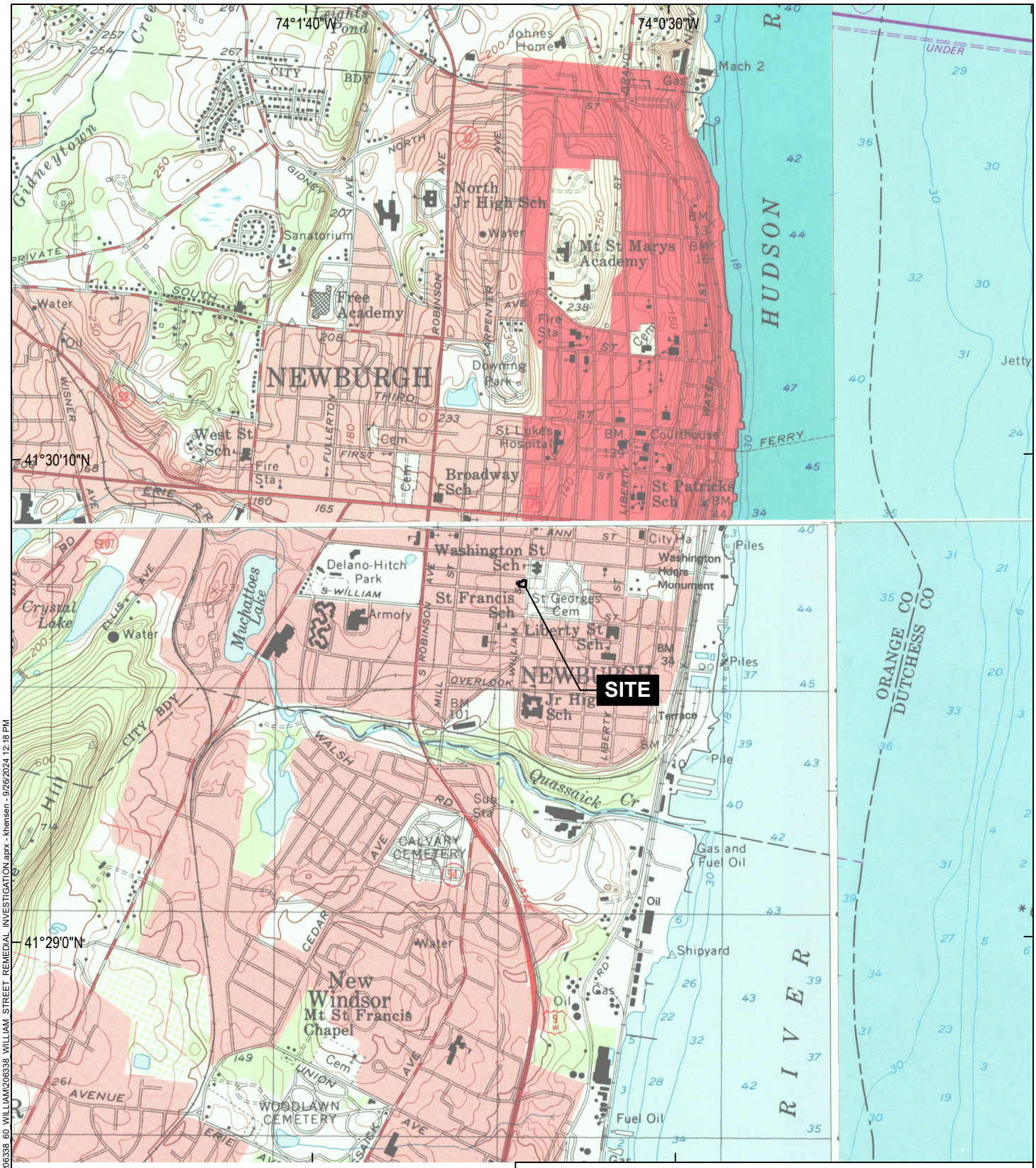
- provisions for the management and inspection of the identified engineering controls;
- descriptions of the provisions of the environmental easement including any land use and groundwater use restrictions;
- a provision for evaluation of the potential for soil vapor intrusion for any occupied buildings on the site, including provision for implementing actions recommended to address exposures related to soil vapor intrusion;
- a provision that should long-term monitoring indicate that groundwater contamination remains following active remediation, enhanced bioremediation will be employed to treat contaminants in groundwater;
- maintaining site access controls and DEC notification; and
- the steps necessary for the periodic reviews and certification of the institutional and/or engineering controls.

2) a Monitoring Plan to assess the performance and effectiveness of the remedy. The plan includes, but may not be limited to:

- monitoring of groundwater to assess the performance and effectiveness of the remedy;
- a schedule of monitoring and frequency of submittals to the DEC;
- monitoring for vapor intrusion for any buildings on the site, as may be required by the Institutional and Engineering Control Plan discussed above.

3) an Operation and Maintenance (O&M) Plan to ensure continued operation, maintenance, inspection, and reporting of any mechanical or physical components of any vapor mitigation system(s). The plan includes, but is not limited to:

- procedures for operating and maintaining the system; and
- compliance inspection of the system to ensure proper O&M as well as providing the data for any necessary reporting.



HALEY ALDRICH

56-60 WILLIAM STREET
NEWBURGH, NEW YORK

PROJECT LOCUS

MAP SOURCE: ESRI
SITE COORDINATES: 41°29'52"N, 74°0'59"W

APPROXIMATE SCALE: 1 IN = 2000 FT
SEPTEMBER 2024

FIGURE 1

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LEGEND

SITE BOUNDARY

PARCEL BOUNDARY

NOTES

1. ALL LOCATIONS AND DIMENSIONS ARE APPROXIMATE.
2. ASSESSOR PARCEL DATA SOURCE:: ORANGE COUNTY GIS
3. AERIAL IMAGERY SOURCE: NEARMAP, 24 MARCH 2024

N

0 20 40

SCALE IN FEET

HALEY ALDRICH

58-60 WILLIAM STREET
NEWBURGH, NEW YORK

SITE BOUNDARY

APRIL 2026

FIGURE 2

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LEGEND

- GROUNDWATER CUT-OFF WALL
- LOCATION OF UST EXCAVATION
- SITE BOUNDARY
- PARCEL BOUNDARY

ANTICIPATED REMEDIAL EXCAVATION DEPTH IN FEET BELOW GROUND SURFACE (FT BGS)

- 2 FT BGS
- 7 FT BGS
- 9 FT BGS
- 11 FT BGS

NOTES

1. ALL LOCATIONS AND DIMENSIONS ARE APPROXIMATE.
2. ASSESSOR PARCEL DATA SOURCE: ORANGE COUNTY GIS
3. AERIAL IMAGERY SOURCE: NEARMAP, SEPTEMBER 18, 2025

N

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SCALE IN FEET

HALEY ALDRICH

58-60 WILLIAM STREET
NEWBURGH, NEW YORK

ALTERNATIVE I EXCAVATION PLAN

APRIL 2026

FIGURE 3

GIS FILE PATH: \\haleyaldrich.com\share\CF\Projects\0206338\GIS\206338_WILLIAM_STREET_RAWP.aprx — USER: pdilillo — LAST SAVED: 4/16/2026 3:04 PM