



# FACT SHEET

## Brownfield Cleanup Program

Former Banknote

October 19, 2005

C344047

Ramapo, NY

### Remedial Action Completed to Address Brownfield Site Contamination; Remedial Action Report Under Review

Remedial action has been completed to address contamination related to the former Banknote site located at 10 Dunnigan Drive in Ramapo, Rockland County under New York's Brownfield Cleanup Program (BCP). See map for the location of the site. Baker Properties, the site owner, has completed the remedial action and has submitted to the New York State Department of Environmental Conservation (NYSDEC) a draft Remedial Action Report (RAR), which is under review. The Remedial Action Report states that remediation requirements for soil cleanup have been achieved regarding site contamination to fully protect public health and the environment for the proposed site use. When complete, the Remedial Action Report will be available at the document repository identified in this fact sheet.

NYSDEC previously accepted an application submitted by Baker Properties to participate in the BCP as a transition from the Voluntary Cleanup Program. The application proposes that the site will be used for commercial, industrial purposes.

#### Highlights of the Remedial Action Report

The contamination found at this site is chromium identified in the soils and impacting the groundwater.

1) the goal of the remediation was to remove the soils which contain chromium at levels above 50 parts per million (ppm). Soils were removed from inside the building, beneath the floor slab and outside the building during the summer of 2004. Excavated soils were replaced with clean fill and the area was completed to the original grade.

2) Confirmation samples collected within the excavations documented that the concentration of chromium in soil is below the Remedial Action Objective of 50 ppm;

3) an environmental easement shall be recorded which will place limitations on the future use of groundwater at this site.

4) a site management plan requiring monitoring of the groundwater is included in the Remedial Action Report.

**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 include recreation, housing and business.

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:  
[www.dec.state.ny.us/website/der/bcp](http://www.dec.state.ny.us/website/der/bcp)

*"Remedial activities"* and *"remediation"* refer to all necessary actions to address any known or suspected contamination associated with a site.

## **Next Steps**

Once the “Environmental Easement” has been filed, the applicant will document this in the final report and submit the report to the Department. NYSDEC will complete its review, have any necessary revisions made and approve the Remedial Action Report. NYSDEC will place the approved Remedial Action Report in the site document repository. NYSDEC then will issue a Certificate of Completion to Baker Properties. With its receipt of a Certificate of Completion, Baker Properties would:

- have no liability to the State for contamination at or coming from the site, subject to certain conditions; and
- be eligible for tax credits to offset the costs of performing remedial activities and for redevelopment of the site.

A Certificate of Completion may be modified or revoked if, for example, the applicant does not comply with the terms of its Brownfield Cleanup Agreement with NYSDEC, or if the applicant commits fraud regarding its application or its certification that it has met cleanup levels. A fact sheet will be sent to the site contact list when NYSDEC issues a Certificate of Completion to Baker Properties.

## **Background**

The Site is located at 10 Dunnigan Drive within the Village of Montebello in the Town of Ramapo, Rockland County, New York. The entire facility is situated on approximately 10 acres of land. The facility was originally a carton manufacturing plant built for and operated by International Paper Company (IPC). Around early 1983, Baker Properties purchased the facility and leased it to American Banknote (ABN) from January of 1984 to April of 1990. In 1990, ABN assigned its lease of the property over to Banknote Corporation of America (BCA), who leased the property until December 1995. ABN and BCA designed and printed banknotes. These operations involved the metal plating of the engraving surfaces used to print the banknotes.

As part of plans to vacate the property in December of 1995, BCA conducted an extensive decontamination of all interior surfaces and conducted an environmental assessment of the facility which included environmental media sampling (i.e., soil & groundwater). Results of this effort indicated the presence of chromium in the soil and ground water on the west side of the building at concentrations that required additional work.

Since December 1995, a series of investigations have occurred to characterize soils and groundwater at the site. Eleven monitoring wells were installed as part of site investigations between 1996 and 2002. Groundwater flows to the north-northwest across the site. Chromium and nickel were detected in the shallow groundwater on the property, predominantly near the building, and have shown stable or declining concentrations. The property and surrounding area are provided with a municipal water system.

Chromium was found in the soil beneath the plating room and in the soils adjacent to the building at levels which warranted remediation.

## FOR MORE INFORMATION

### Document Repository

A local document repository has been established at the following location to help the public to review important project documents. These documents include the Remedial Action Report and the application to participate in the BCP accepted by NYSDEC:

Reference Desk  
Suffern Free Library  
210 Lafayette Avenue  
Suffern, NY 10901  
845-357-1237  
M-Thu: 10am-9pm  
FR & Sat:10am-5pm  
Sun: Noon to 5pm

NYSDEC, Region 3  
21 South Putt Corners Road  
New Paltz, NY 12561  
(845) 256-3154  
M-F:9am-4:30pm

### Who to Contact

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

#### Project Related Questions

Mr. Daniel J. Eaton  
New York State Department of  
Environmental Conservation  
625 Broadway  
Albany, NY 12233-7015  
(518) 402-9620  
djeaton@gw.dec.state.ny.us

#### Health Related Questions

Ms. Fay Navratil  
New York State Department of Health  
547 River Street, Flanigan Square  
Troy, NY 12180  
(518) 402-7870  
fsn01@health.state.ny.us

If you know someone who would like to be added to the project mailing list, have them contact the NYSDEC project manager above. 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.

### MAP SITE LOCATION

