



# FACT SHEET

## Brownfield Cleanup Program

Former Banknote Corporation of America  
C344047  
Montebello, Rockland County, NY

February 2008

### NYSDEC Certifies Remediation Requirements Achieved at Brownfield Site

The New York State Department of Environmental Conservation (NYSDEC) has determined that Baker Properties LP has achieved the remediation requirements to address contamination related to the Former Banknote Corporation of America site located at 10 Dunnigan Drive in the Village of Montebello, Rockland County under New York's Brownfield Cleanup Program (BCP). See map for the location of the site. NYSDEC has issued a Certificate of Completion to Baker Properties, LP regarding the Former Banknote Corporation of America site. Baker Properties, LP, is now eligible to redevelop the site. A copy of the Certificate of Completion is available at the document repository identified in this fact sheet.

NYSDEC previously accepted an application submitted by Baker Properties, LP to participate in the BCP. The application proposes that the site will be used for commercial or industrial purposes.

#### Certificate of Completion

The Certificate of Completion issued by NYSDEC contains:

- 1) a description of the remedial activities completed;
- 2) a certification that remediation requirements have been or will be achieved;
- 3) the boundaries of the site;
- 4) a description of any institutional/engineering controls to be used. An *institutional control* is a non-physical restriction on use of the site, such as a deed restriction, when the remedial action leaves residual contamination that makes the site suitable for some, but not all uses. An *engineering control* is a physical barrier or method to manage contamination such as a cap or vapor barrier;
- 5) a certification that an operation, monitoring and maintenance plan for any engineering controls used at the site has been approved by NYSDEC.

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

**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)

Operations at the former Banknote Corporation of America involved metal plating to create banknotes. The chrome plating operations impacted the soils and groundwater beneath the chrome plating room and outside the building near a chrome scrubber. The affected soils have been removed from outside the building and beneath the former chromium plating room. Additionally, an extensive database of subsurface samples has been generated to characterize the subsurface soil and monitor the groundwater at the site. These sampling events have shown a stable or declining concentration of chromium in the groundwater over time.

The remedial action objectives (RAOs) selected for this site are to eliminate the potential for direct human contact with the chromium affected soils through soil excavation and to reduce the impact to groundwater. The RAOs were achieved through the following remedial activities:

- Excavation and off-site disposal of chromium impacted soil from beneath the former chrome plating room (FCR) floor and the exterior of the building;
- Collection of confirmatory samples to document the quality of the remaining soil in the excavated areas;
- Backfill and restoration of the excavations and installation of a new concrete slab in the FCR; and
- Implementation of a post remedy groundwater monitoring program.
- Soil removal activities commenced in July of 2004 and were completed in September of 2004.
- The Site Management Plan which details the future monitoring requirements was approved.
- Groundwater is being monitored on a once every 5 quarter schedule.
- Usage of groundwater without treatment is restricted within the boundaries of the property.
- Land use is restricted to commercial or industrial uses.

### **Next Steps**

NYSDEC issued the Certificate of Completion based on review and approval of a Remedial Action Report (RAR) submitted by Baker Properties, LP. The RAR described the remedial activities completed and certified that remediation requirements have been achieved for the site.

With its receipt of a Certificate of Completion, Baker Properties, LP is eligible to redevelop the site. In addition, Baker Properties, LP:

has no liability to the State for contamination at or coming from the site, subject to certain conditions; and

- is 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.

### **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 6 acres of land in a mostly commercial area. 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), which 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 groundwater 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. A municipal water system provides drinking water to this site and the surrounding area.

**Brownfield Cleanup Program Milestones**

VCP Application:	Submitted: April 2000	Approved: Jan 31, 2001
BCP Application:	Submitted: March 4, 2004	Approved: June 24, 2004
Remedial Investigation Report:	Submitted: February 2002	Approved: December 2002
Remedial Action Workplan:	Submitted: July 2003	Approved: March 23, 2004
Remedial Action Report:	Submitted: March 2005	Tent App: June 2005 Final App: Dec 2007
Remedial Action Factsheet:	Sent: November 2005	
Environmental Easement:	Signed: December 22, 2007	
Certificate of Completion:	Signed: March 10, 2008	

**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 Certificate of Completion and the application to participate in the BCP accepted by NYSDEC.

Reference Desk	NYSDEC, Region 3
Suffern Free Library	21 South Putt Corners Road
210 Lafayette Avenue	New Paltz, NY 12561
Suffern, NY 10901	(845) 256-3154
845-357-1237	M-F:9am-4:30pm
M-Thu: 10am-9pm	
FR & Sat:10am-5pm	
Sun: Noon to 5pm	

**Who to Contact**

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

Project Related Questions

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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.

# Banknote C344047

