



# FACT SHEET #1

## Brownfield Cleanup Program

New City Plaza  
NYSDEC BCP Number: C344065  
New City, NY

April 2007

### Draft Remedial Investigation Work Plan Available for Public Comment

The New York State Department of Environmental Conservation (NYSDEC) requests public comments as it reviews a draft work plan to investigate the New City Plaza shopping center site located at 2-88 North Main Street in New City, Rockland County. See map for the location of the site. The draft "Remedial Investigation Work Plan" was submitted by Newton Associates, LLC under New York's Brownfield Cleanup Program (BCP).

NYSDEC previously accepted an application submitted by Newton Associates, LLC to participate in the BCP. The application proposes that the site will be used for commercial purposes.

#### Public Comments About the Draft Remedial Investigation Work Plan

NYSDEC is accepting written public comments about the draft Remedial Investigation (RI) Work Plan for 30 days, from **April 11, 2007** through **May 10, 2007**. The draft RI Work Plan is available for public review at the document repositories identified in this fact sheet.

Written comments should be submitted to:

Kiera Becker  
New York State Department of Environmental Conservation  
Division of Environmental Remediation  
625 Broadway, 11<sup>th</sup> Floor  
Albany, NY 12233-7014

#### Highlights of the Proposed Remedial Investigation

**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)

The remedial investigation has several goals:

- 1) define the nature and extent of contamination in soil, surface water, groundwater and soil gas;
  - 2) identify the source(s) of the contamination;
  - 3) assess the impact of the contamination on public health and/or the environment; and
  - 4) provide information to support the development of a Remedial Work Plan to address the contamination.
- The investigation will be performed by Newton Associates, LLC with oversight by NYSDEC and the New York State Department of Health (NYSDOH).

Previous investigations revealed a shallow source of tetrachloroethylene (PCE) soil contamination immediately behind (east) of the Dunkin' Donuts (former Robbie J. Cleaners) retail space. Affected media include soil, groundwater, and soil gas. The investigation is intended to delineate the nature and extent of the identified source area and will include:

- 1) drilling of soil borings in the vicinity of Dunkin Donuts and along East and West Evergreen Street;
- 2) collection of soil samples from the borings for laboratory analysis;
- 3) installation of groundwater monitoring wells in the soil borings;
- 4) collection of groundwater samples from the wells for laboratory analysis;
- 5) collection of sub-slab soil gas samples from the Dunkin Donuts, three surrounding retail stores, and an adjacent residence for laboratory analysis;
- 6) collection of ambient air samples at each sub-slab sampling location for laboratory analysis; and
- 7) collection of surface water and sediment samples from the adjacent stream for laboratory analysis.

### **Next Steps**

NYSDEC will consider public comments when it completes its review, has any necessary revisions made, and approves the RI Work Plan. NYSDOH must concur in the approval of the RI Work Plan. The approved RI Work Plan will be placed in the document repositories (see below). After the RI Work Plan is approved, Newton Associates, LLC may proceed with the remedial investigation of the site. It is estimated that the remedial investigation will take about three weeks.

The applicant will develop a Remedial Investigation Report that summarizes the results of the remedial investigation.

NYSDEC will keep the public informed during the investigation and remediation of the New City Plaza site.

### **Background**

The New City Plaza shopping center site (the project site or site) consists of a portion of parking lot and commercial stores within a larger shopping center. The boundaries of the site are based on the location of a former dry cleaning facility where subsurface investigations revealed soil and groundwater contamination. The site is located at 2-88 North Main Street, New City, New York. The site location is shown on Figure 1, and the detailed site layout is shown on Figure 2. The BCP Agreement was executed by both Newton Associates LLC (the Participant) and the NYSDEC effective October 20, 2006.

Previous investigations revealed a shallow source of tetrachloroethylene (PCE) soil contamination immediately behind (east) of the Dunkin' Donuts (former Robbie J. Cleaners) retail space. This RIWP describes the procedures to initiate the remedial investigation phase of the BCP and the objective is to define the nature and extent of the contamination in soil and groundwater. The RI Work Plan provides a site history, specific investigative tasks and a schedule to complete soil, groundwater, surface water, sediment, soil gas, and indoor air sampling.

## **FOR MORE INFORMATION**

### **Document Repositories**

Document repositories have been established at the following locations to help the public review important project documents. These documents include the draft RI Work Plan and the application to participate in the BCP accepted by NYSDEC:

New City Library  
 220 North Main Street  
 New City, NY 10956-4000  
 (845) 634-4997

**Hours:**

Monday – Thursday 9AM – 9PM  
 Friday 12 Noon – 6PM  
 Saturday 9AM – 5PM  
 Sunday 12 Noon – 5PM

NYSDEC, Region 3 Office  
 21 South Putt Corners Road  
 New Paltz, NY 12561  
 (845) 256-3154

**Hours:**

Monday – Friday 9AM – 4:45 PM  
 (Call for Appointment)

**Who to Contact**

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

Project Related Questions

Kiera Becker  
 New York State Department of Environmental  
 Conservation  
 Division of Environmental Remediation  
 625 Broadway, 11<sup>th</sup> Floor  
 Albany, NY 12233-7014  
 (518) 402-9662  
 kabecker@gw.dec.state.ny.us

Health Related Questions

Fay S. Navratil  
 NYS Dept. of Health  
 Bureau of Environmental Exposure  
 Investigation  
 547 River Street  
 Troy, NY 12180  
 (518) 402-7880  
 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.