



# FACT SHEET

## Brownfield Cleanup Program

**New City Plaza**  
**Site # C344065**  
**New City, NY**

**October 2010**

### INTERIM REMEDIAL MEASURES UNDERWAY AT BROWNFIELD SITE

The New York State Department of Environmental Conservation (NYSDEC), in conjunction with the New York State Department of Health (NYSDOH), has approved an Interim Remedial Measures (IRM) Work Plan for the New City Plaza site located at 2-88 North Main Street, New City, New York under New York State's Brownfield Cleanup Program (BCP).

The BCP process includes an investigation phase to define the nature and extent of contamination at the site, followed by identification of a remedy and a remediation phase to clean up the contamination. Between June 2007 and April 2009, three separate phases of Remedial Investigation were completed (RI) to define the nature and extent of contamination at the site. Each phase of the investigation was completed in accordance with an NYSDEC-approved Work Plan. During the investigation, data collected from the site indicated that short-term or "interim" cleanup actions would be helpful to address an isolated area of soil contamination area and reduce the source of contamination to the groundwater and soil vapor, prior to initiating any necessary site-wide remediation under the BCP. The IRM Work Plan also includes measures to reduce the potential of sub-slab soil vapors to impact the indoor air quality in certain commercial areas. The steps to complete the interim actions are defined in the IRM Work Plan, which was approved on August 24, 2010.

#### Background

The New City Plaza shopping center site consists of a portion of the parking lot and commercial buildings 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 general site location is shown on Figure 1 and Figure 2 shows the detailed site layout. The BCP

**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 may be 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)

Agreement was executed by both Newton Associates LLC (the Applicant) and the NYSDEC effective October 20, 2006.

#### Highlights of the Proposed Interim Remedial Measures

Previous investigations revealed a shallow, isolated source of tetrachloroethylene (PCE) soil contamination immediately behind (east) of the former Robbie J Cleaners (now Dunkin Donuts) retail space. PCE was a common dry cleaning solvent. The PCE contamination has migrated from the source area and has been detected in the underlying groundwater and soil vapor. The IRM Work Plan includes a site history, a review of the previous investigations at the site, the specific interim remedial

tasks, and a schedule to complete the IRM. The IRM actions to be completed include:

- 1) Excavation and removal of a discrete source area of contaminated soil located behind the former Robbie J Cleaners (see Figure 2);
- 2) Installation of a sub-slab depressurization system (SSDS) to prevent the potential infiltration of sub-slab soil vapors from the soil under four retail spaces in the strip mall adjacent to the former Robbie J Cleaners location; and
- 3) Confirmation testing to verify that all contaminated soils exceeding the Remedial Action Objectives stated in the approved IRM Work Plan have been removed from the source area, and that the SSDS has been installed properly and is operating effectively.

The IRM activities will be performed by the Applicant with oversight by NYSDEC.

### **Next Steps**

The approved IRM Work Plan has placed in the document repositories noted below. The IRM activities will proceed at the site in accordance with an NYSDEC-approved schedule. IRM activities will take approximately four to six weeks to complete. After completion of the IRM, Newton will prepare an IRM construction completion report to document the IRM activities and the results of the confirmation testing.

### **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 IRM 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:

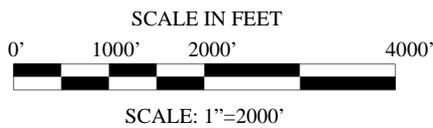
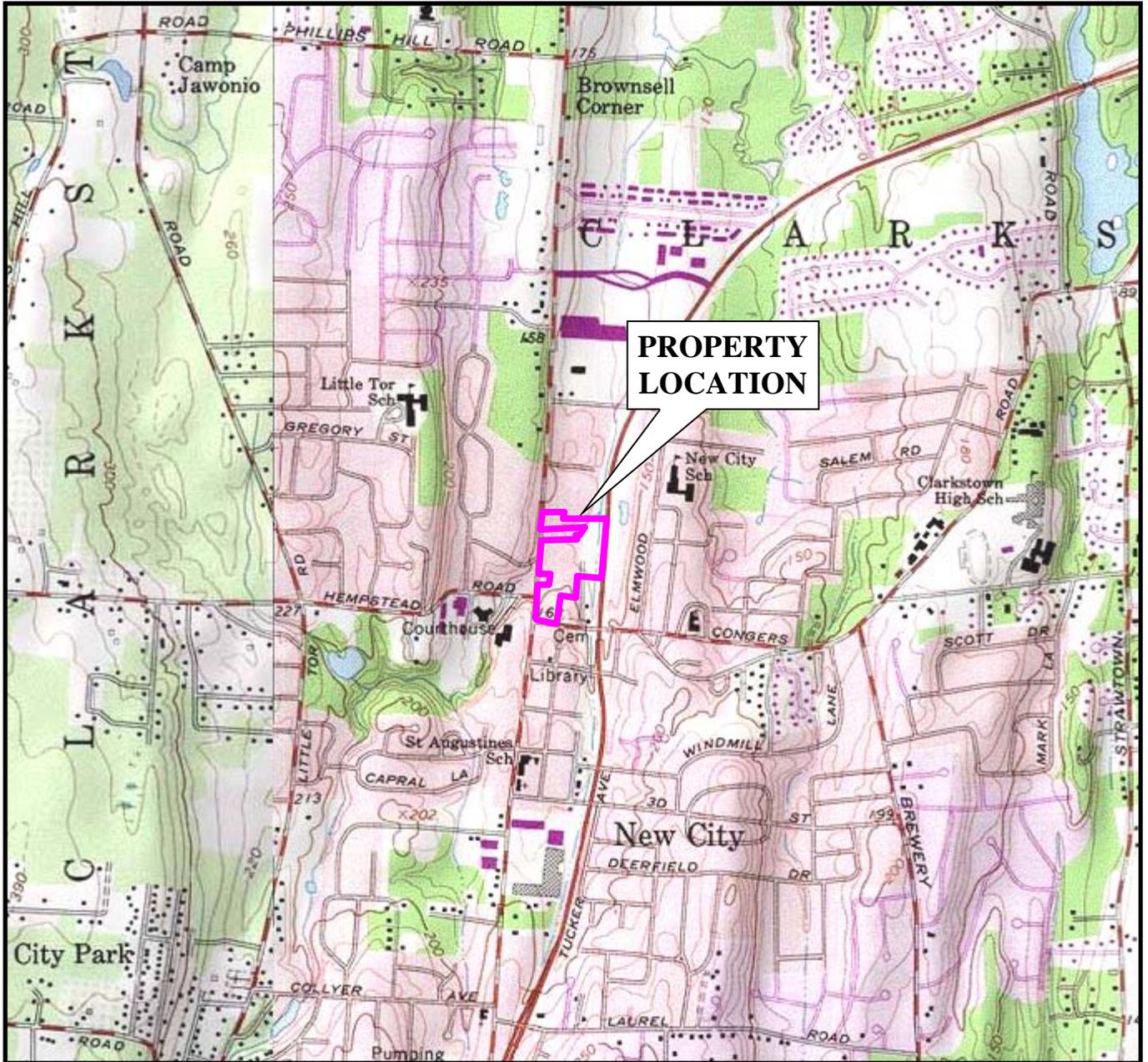
##### Project-Related Questions

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

##### Site-Related Health Information

Renata Ockerby  
NYS Dept. of Health  
Bureau of Environmental Exposure  
Investigation  
547 River Street  
Troy, NY 12180  
(800) 458-1158 – ext. 27880

**If you know someone who would like to be added to the project mailing list, please 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.**



**SOURCE:**  
7.5 MINUTE SERIES USGS TOPOGRAPHIC MAP  
QUADRANGLE: HAVERSTRAW, NY 1991

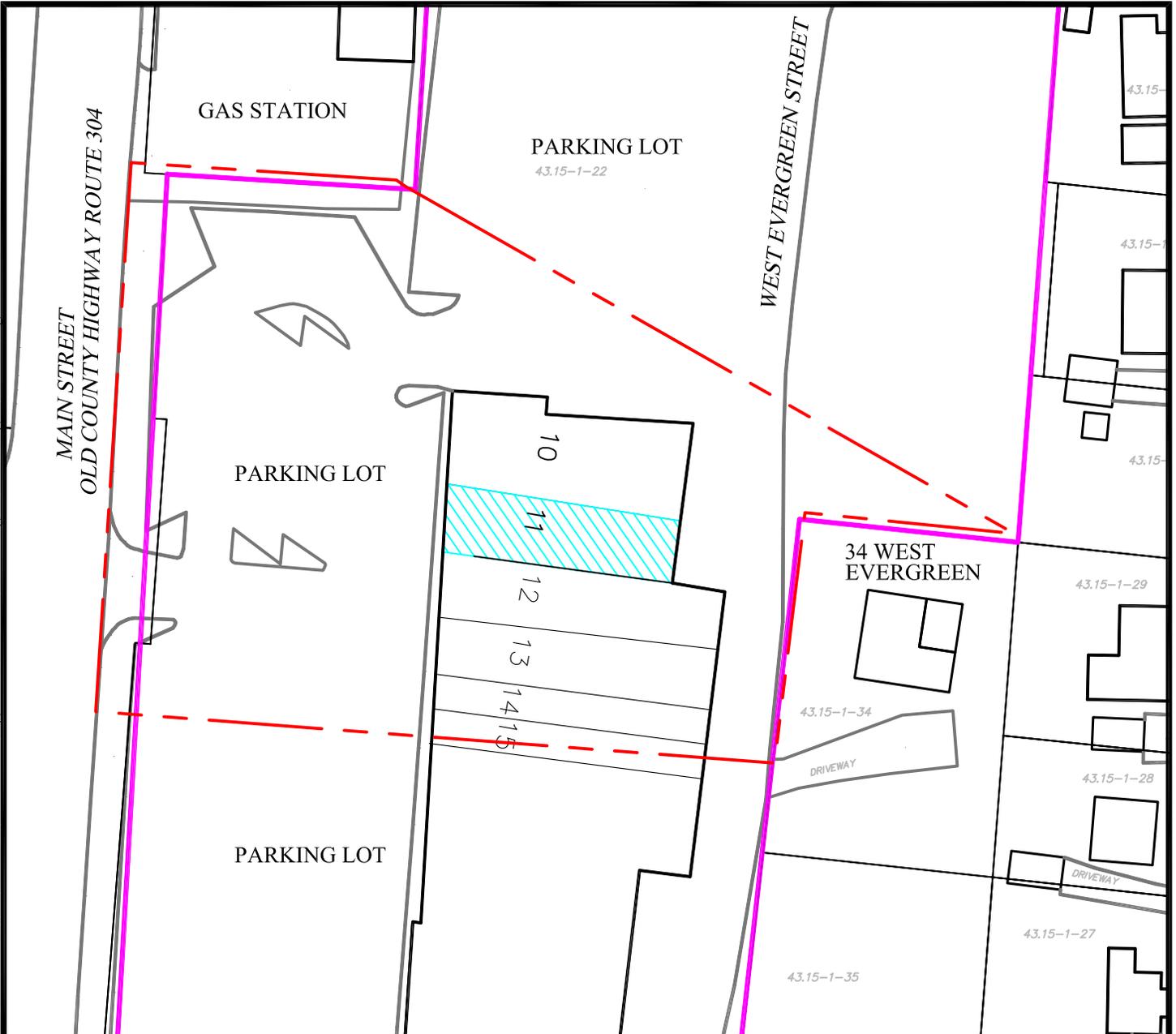
**NEW CITY PLAZA  
NEW CITY, NEW YORK**

**PROPERTY LOCATION MAP**



**Environmental Consultants**  
34 South Broadway, White Plains, N.Y. 10601

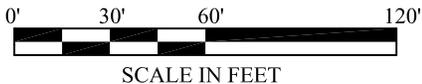
DATE <b>09.15.10</b>
PROJECT No. <b>40217</b>
SCALE <b>AS SHOWN</b>
FIGURE <b>1</b>



<u>TENANT SPACE</u>	<u>ADDRESS</u>	<u>CURRENT TENANT</u>
10	32 North Main St.	Boston Market
11	30 North Main St.	Dunkin Donuts
12	28 North Main St.	Potato Republic
13	26 North Main St.	Vacant
14	24 North Main St.	Wireless Depot
15	22 North Main St.	Dollar Store

**LEGEND:**

- PROPERTY BOUNDARY
- - - - BCP SITE BOUNDARY
- FORMER ROBBIE J CLEANERS
- 10 RETAIL STORE WITHIN NEW CITY SHOPPING CENTER



**NEW CITY PLAZA**  
NEW CITY, NEW YORK

---

**SITE PLAN**

**Environmental Consultants**  
34 S. Broadway White Plains, NY 10601

DATE <b>9.15.10</b>
PROJECT No. <b>40217</b>
SCALE <b>1"=60'</b>
FIGURE <b>2</b>