



FACT SHEET

Brownfield Cleanup Program

Receive Site Fact Sheets by *Email*. See "For More Information" to Learn How.

Site Name: New City Plaza f/k/a Newton Place Shopping Center
DEC Site #: C344065
Address: 2-88 North Main Street
New City, NY 10956

Have questions?
See
"Who to Contact"
Below

Report Recommends Cleanup of Brownfield Cleanup Site Contamination; Remedy Proposed; Public Comment Period Announced

The public is invited to comment on the Remedial Investigation Report (RIR) and a proposed remedy being reviewed by the New York State Department of Environmental Conservation (NYSDEC) to address contamination related to the New City Plaza f/k/a Newton Place Shopping Center site ("site") located at 2-88 North Main Street, New City, Rockland County. Please see the map for the site location. Documents related to the cleanup of this site can be found at the location(s) identified below under "Where to Find Information."

Based on the findings of the investigation, NYSDEC in consultation with the New York State Department of Health (NYSDOH) has determined that the site poses a significant threat to public health or the environment. The activities in the report have been designed to address the identified contamination and the threat posed.

How to Comment

NYSDEC is accepting written comments about the RIR and the proposed cleanup plan for 45 days, from **July 1, 2015** through **August 14, 2015**. The proposed plan is available for public review at the location(s) identified below under "Where to Find Information." Please submit comments to the NYSDEC project manager listed under Project Related Questions in the "Who to Contact" area below.

Draft Remedial Work Plan

The proposed cleanup plan is presented in the "Remedial Action Work Plan" and is available for public comment. The proposed remedy consists of:

1. Remedial Design: The remedial design will provide the details necessary for the construction, operation, optimization, maintenance, and monitoring of the remedial program. Green remediation techniques will be used to the extent feasible in the design, implementation, and site management of the remedy.
2. In-situ Groundwater Treatment: To remove chlorinated volatile organic compounds (COVCs), groundwater will be chemically treated in an approximately 2000 square foot area located just east of the former Robbie J Cleaners. The chemicals will be injected into the ground in a controlled procedure via multiple injection wells which will be screened from 6 to 15 feet below ground surface. Groundwater monitoring will be conducted to determine the effectiveness of the in-situ groundwater treatment

3. Cover System: A site cover system will be maintained to allow for commercial use of the site. Any redevelopment will maintain the site cover, which may consist of buildings, pavement, sidewalks, or a soil cover in areas where the upper one foot of exposed surface soil exceeds the applicable soil cleanup objectives (SCOs). Where a soil cover is required it will be a minimum one foot of soil meeting NYSDEC requirements for commercial use.

4. Institutional Control: Institutional Controls (ICs) are non-engineered instruments such as administrative and legal controls that help minimize the potential for human exposure to contamination and/or protect the integrity of the remedy. An environmental easement that requires compliance with a NYSDEC approved Site Management Plan will be imposed. The easement will restrict the site to commercial and industrial uses. The use of groundwater as a source of potable or process water will also be restricted and will require water quality treatment as determined by NYSDOH or County DOH.

5. Site Management Plan: A Site Management Plan is required and includes the following:

a. an Institutional and Engineering Control Plan that identifies all use restrictions and engineering controls for the site. The plan details the steps and requirements necessary to ensure the environmental easement, vapor intrusion mitigation systems, and the site cover system remain in place and effective. This plan includes but is not limited to:

- an Excavation Plan;
- a provision for evaluating the potential for soil vapor intrusion and taking necessary mitigative action for any new buildings developed on site;
- completion and submission of periodic review reports; and,
- maintaining access controls and NYSDEC notification.

b. a Monitoring Plan to assess the performance and effectiveness of the remedy. The plan includes but is not limited to:

- monitoring of groundwater to assess the performance and effectiveness of the remedy with provisions to evaluate and implement contingency remedial action should the remedy not be effective;
- monitoring of soil vapor mitigation systems to verify sub-slab depressurization is maintained;
- a schedule for monitoring and frequency of submittals to NYSDEC; and,
- monitoring for vapor intrusion for any buildings developed on the site, as may be required by the Institutional and Engineering Control Plan discussed above.

Additional Details

The following actions were completed as part of the Interim Remedial Measure (IRM):

1. Soil Removal: 55 tons of source soils exceeding protection of groundwater SCOs for CVOCs was excavated from the back door area of the former dry cleaners and properly disposed.

2. Soil Vapor Intrusion Mitigation: From 2011 - 2015 six sub-slab depressurization systems (SSDSs) were installed in retail units of the shopping plaza in order to mitigate soil vapor intrusion of tetrachloroethylene (PCE) and trichloroethene (TCE) in sub-slab soil vapor and indoor air. In 2014 a source of TCE in the indoor air was identified and removed. Ongoing indoor air monitoring demonstrates that indoor air guidance values are being met for PCE and TCE. An off-site residence in which TCE was present above air guidance values in the indoor air was mitigated in January 2015 via the installation of a permanent sealed basement sump. Follow up indoor air sampling confirmed that the sealed sump effectively eliminated the open soil vapor pathway.

The proposed remedy was developed by NEWTON ASSOCIATES LLC, C/O KAMBER MGT. CO. LLC ("applicant(s)") after performing a detailed investigation of the site under New York's Brownfield Cleanup Program (BCP).

Highlights of the Remedial Investigation Report

The remedial investigation (RI) indicated a shallow, isolated source of soil contamination consisting of tetrachloroethylene (PCE), trichloroethylene (TCE) and cis-1,2 dichloroethene (cis-1,2 DCE) immediately behind/east of the former Robbie J Cleaners (currently Dunkin' Donuts). PCE was a common dry cleaning solvent. These contaminated source soils were successfully removed during a 2010 Interim Remedial Measure action. All RI soil samples collected outside of the removal area from both the site and off-site demonstrated low PCE, TCE, and cis-1,2 DCE concentrations, well below unrestricted use soil cleanup objectives.

The PCE, TCE, and cis-1,2 DCE contaminants migrated from the source area and have been detected in the underlying groundwater and soil vapor, as well as in the surface water and sediments east of the site within drainage ditch which drains into the Demerest Kill Creek. Soil vapor intrusion sampling identified impacts to indoor air quality in several of the retail units. The 2011-2015 installation and continuing operation of six sub-slab depressurization systems, as well as the elimination of CVOC-containing product use within an affected retail unit has effectively mitigated the indoor air impacts and has minimized the potential for contaminated soil vapor from beneath the building from entering the structure.

Sediments and surface water detections of PCE, TCE, and cis-1,2 DCE in the drainage feature east of the site (an unnamed tributary of the Demerest Kill) were low and in a place where neither water nor fish consumption is occurring.

Remediation is recommended for groundwater contamination associated with the site. Groundwater under the site flows from the former Robbie J Cleaners to the north-northwest and to the east-northeast. PCE, TCE, and cis-1,2 DCE were detected in groundwater at concentrations above NYSDEC groundwater quality standards across the site as well as in locations off-site. The groundwater contaminant plume extends north to the edge of the New City Plaza property, west toward Main Street, and east to a point just across Route 304. Concentrations of PCE, TCE, and cis-1,2 DCE were also detected in monitoring wells to the south, upgradient of the former Robbie J Cleaners, indicating that there may be some influence from a source off-site.

NYSDEC will consider public comments, revise the plan as necessary, and issue a final Decision Document. New York State Department of Health (NYSDOH) must concur with the proposed remedy. After approval, the proposed remedy becomes the selected remedy. The draft Remedial Work Plan and Proposed Decision Document will be revised as needed to describe the selected remedy, and will be made available to the public. The applicant(s) may then design and perform the cleanup action to address the site contamination, with oversight by NYSDEC and NYSDOH.

NYSDEC will keep the public informed throughout the design and cleanup of the site.

Background

Location: This site, formerly known as Newton Place Shopping Center, occupies 1.14 acres of 2-88 North Main Street within the New City Plaza shopping plaza in New City, Town of Clarkstown, Rockland County. North Main Street runs along the western border of the site while East Evergreen Road and Route 304 are to the east of the site.

Site Features: The site contains several retail businesses, areas of the parking lot west and north of the structure, a section of West Evergreen Road and a small patch of green space east of the structure. Areas north and south of the project site include the remainder of the shopping plaza, a parking lot, and a gasoline station. Properties east of the site contain residential dwellings. The site is centered around a former dry cleaner.

The Demerest Kill Creek runs from the southwest to the northeast, underneath the plaza and parking lot just north of the site. An unnamed tributary runs along the eastern side of the site and joins the Demerest Kill northeast of the site.

Current Zoning/Use(s): The site is within a busy shopping plaza and is zoned for commercial use. Immediately east of the site (East Evergreen Street) are several private residential properties.

Past Use(s) of the Site: Prior to construction of the shopping plaza, the land was primarily undeveloped with some commercial and residential structures in the southern and northern portions. The existing shopping plaza was constructed in phases beginning in 1970 and ending by around 1980. A gasoline station was constructed west-adjacent to the site sometime between 1940 and 1958.

A 2005 Phase II Site Assessment and a 2006 Phase II subsurface investigation were conducted before the site entered into a Brownfield Cleanup Agreement (BCA) with the Department in late 2006.

Site Geology and Hydrogeology: The overburden material beneath the site is a dense red/brown till consisting of fine sand and silt and varying amounts of fine gravel and clay. The till is noted to be extremely dense below eight to twenty feet below grade. Bedrock at the site is more than 150 feet below grade.

Groundwater is present between six and ten feet below grade. On-site water level measurements indicate that groundwater flows in a radial pattern from the plaza building to the north-northwest toward Demerest Kill Creek, and to the east-northeast toward Route 304.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's website at:

<http://www.dec.ny.gov/cfm/external/derexternal/haz/details.cfm?pageid=3&progno=C344065>

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, business or other uses.

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: <http://www.dec.ny.gov/chemical/8450.html>

FOR MORE INFORMATION

Where to Find Information

Project documents are available at the following location(s) to help the public stay informed.

New City Library
220 North Main Street
New City, NY 10956
phone: 845-634-4997

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

Who to Contact

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

Project Related Questions

Kiera Thompson
Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7014
518-402-9662
kiera.thompson@dec.ny.gov

Site-Related Health Questions

Renata Ockerby
New York State Department of Health
Bureau of Environmental Exposure Investigation
Empire State Plaza, Corning Tower Room 1787
Albany, NY 12237
518-402-7860
BEEI@health.ny.gov

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.

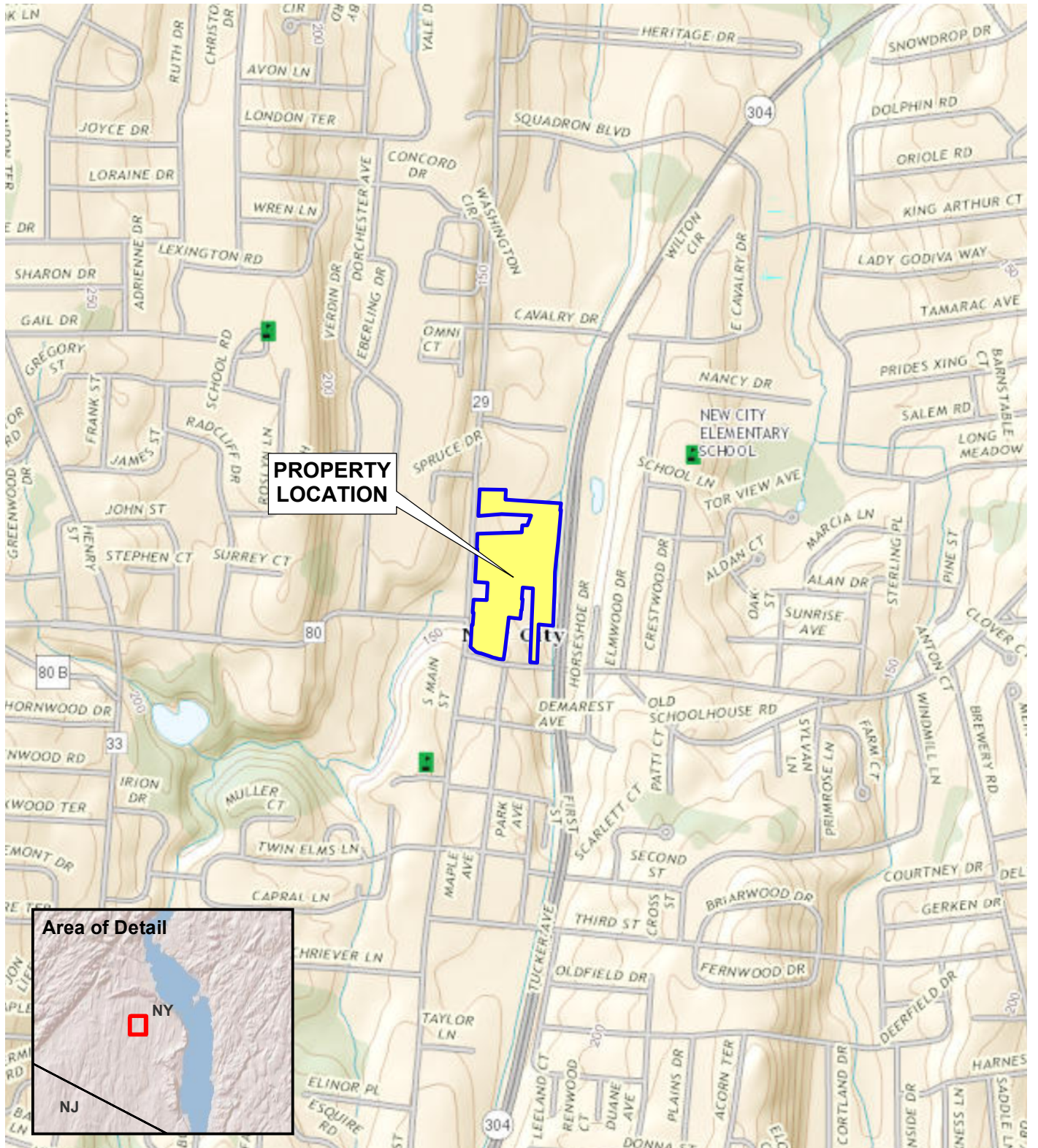
Receive Site Fact Sheets by Email

Have site information such as this fact sheet sent right to your email inbox. NYSDEC invites you to sign up with one or more contaminated sites county email listservs available at the following web page: <http://www.dec.ny.gov/chemical/61092.html>. It's quick, it's free, and it will help keep you *better informed*.

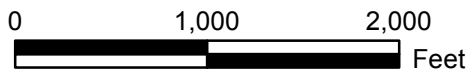


As a listserv member, you will periodically receive site-related information/announcements for all contaminated sites in the county(ies) you select.

Note: Please disregard if you already have signed up and received this fact sheet electronically.



SOURCE
 USGS 7.5 Minute Topographic Map
 Haverstraw Quad 2011



New City Plaza
 New City, New York

SITE LOCATION

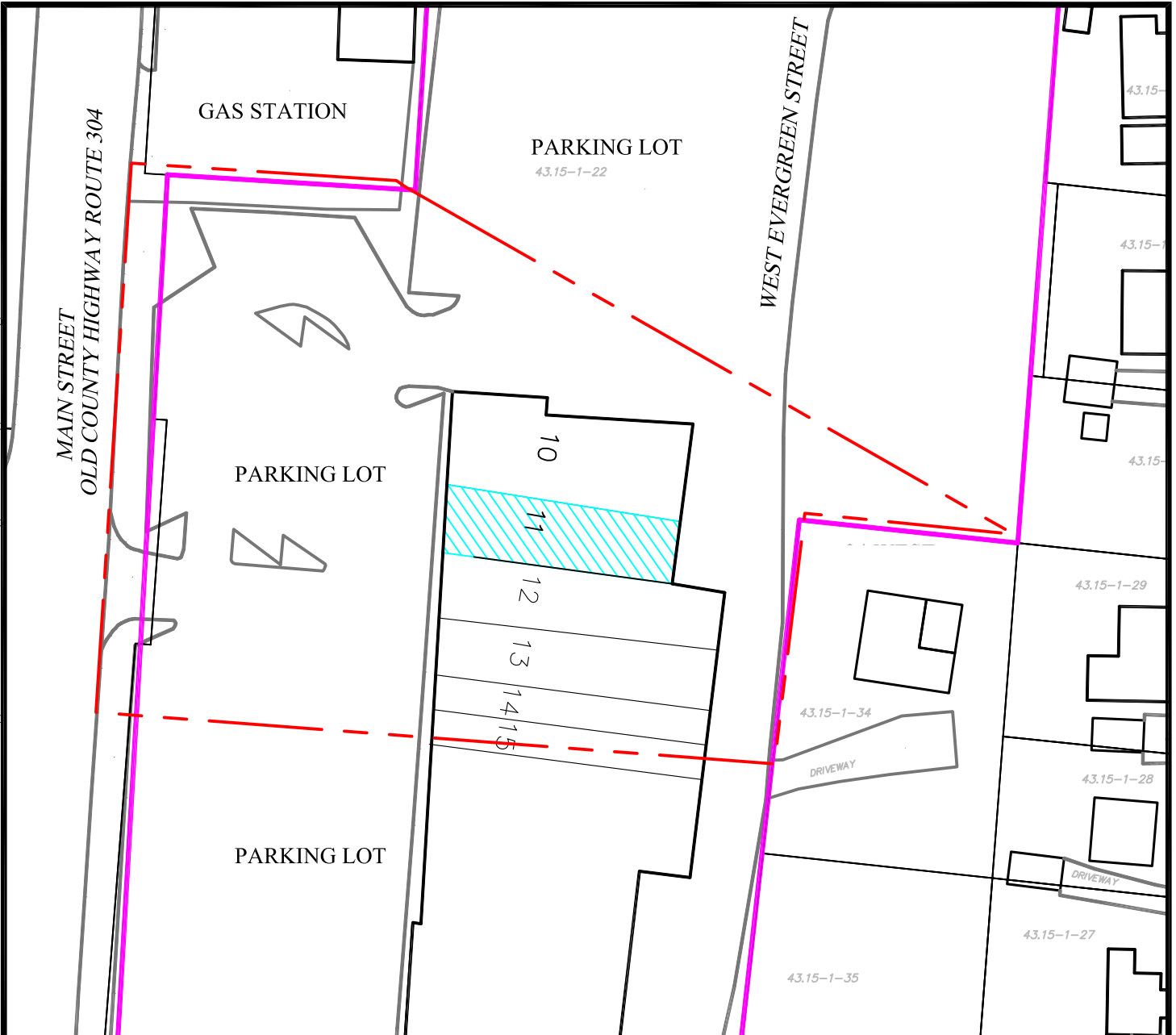


Environmental Consultants
 440 Park Avenue South, New York, N.Y. 10016

DATE
2/23/2015

PROJECT No.
40217

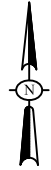
FIGURE
1



<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 9.15.10
PROJECT No. 40217
SCALE 1"=60'
FIGURE 2