



FACT SHEET

Brownfield Cleanup Program

Orangeburg (Orangetown) Shopping Center
Site Number C344066
Town of Orangetown, Rockland County, 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 Orangeburg (Orangetown) Shopping Center site located at the southeast corner of Orangeburg and Dutch Hill Roads in the Town of Orangetown, County of Rockland, New York. See map for the location of the site. The draft "Remedial Investigation Work Plan" was submitted by JLJ Management Company, Inc. under New York's Brownfield Cleanup Program (BCP).

NYSDEC previously accepted an application submitted by JLJ Management Company, Inc. 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 23, 2007** through **May 22, 2007**. The draft RI Work Plan is available for public review at the document repository identified in this fact sheet.

Written comments should be submitted to:

Joshua P. Cook
New York State Department of Environmental Conservation
Division of Environmental Remediation, Remedial Bureau C
625 Broadway
Albany, NY 12233-7014

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

Highlights of the Proposed Remedial Investigation

The remedial investigation has several goals:

- 1) To define the nature and extent of contamination in soil, surface water, groundwater and any other impacted media;
- 2) To identify the source(s) of the contamination;
- 3) To assess the impact of the contamination on public health and/or the environment; and
- 4) To provide information to support the development of a Remedial Work Plan to address the contamination.

The investigation will be performed by JLJ Management Company, Inc. with oversight by NYSDEC and the New York State Department of Health (NYSDOH).

The borders of the Brownfield site, and the general layout of the project area within the subject property, are shown in the attached Figure 1.

The known contaminants of concern and the media affected are as follows:

- Perchloroethene (Tetrachloroethene), Trichloroethylene (Trichloroethene), and cis-1,2-Dichloroethene in soil.
- cis-1,2-Dichloroethene, Trichloroethylene, and Vinyl Chloride in groundwater.
- Toluene, Benzene, Perchloroethene, and 2-butanone in soil gas.

The source of these contaminants is believed to be a previous release of drycleaner fluid through a sewer line joint.

Significant investigation activities identified in the draft RI Work Plan are:

- Soil sampling
- Groundwater monitoring well installation and sampling
- Piezometer installation and gauging
- Field screening of soil and water samples
- Soil vapor intrusion assessment and air sampling

On-site and off-site contamination issues will be addressed through remediation, which may include:

- Remediating soils in the vicinity of the sewer line behind Building #2
- Treating the dissolved overburden plume
- Monitoring the natural attenuation of the dissolved overburden plume
- Sub-slab venting to mitigate vapor intrusion

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 repository (see below). After the RI Work Plan is approved, JLJ Management Company, Inc. may proceed with the remedial investigation of the site. It is estimated that the remedial investigation will take about 120 days to complete.

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 Orangeburg (Orangetown) Shopping Center site.

Background

The site is located at the southeast corner of Orangeburg and Dutch Hill Roads in Orangeburg, NY, and is situated in a suburban area of mixed land use. It consists of an approximately 1.2-acre portion of the 11-acre parcel which is improved with a retail strip shopping center. The shopping center is comprised of five buildings and a total of seven distinct building components. The area is a well-developed village/town setting, characterized by general business, commercial, and institutional (public) development. The Town of Orangetown designates this general area as a Commercial (CS) Zone.

The site had been used as farmland, a camp, an amphitheater, and the current retail shopping center. Initial investigations have shown the presence of contamination caused by the release of dry cleaning fluid.

FOR MORE INFORMATION

Document Repository

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

Orangeburg Library
20 South Greenbush Road
Orangeburg, NY 10962
Attn: Nancy Wissman, Director
Phone: (845) 359-2244
Hours: Mon-Thurs 10:00 AM – 9:00 PM
Fri-Sat 10:00 AM – 5:00 PM
Sun 1:00 PM – 5:00 PM

NYSDEC Region 3 Office
21 S. Putt Corners Road
New Paltz, NY 12561
Attn: Michael Knipfing
Phone: (845) 256-3154
Hours: Mon – Fri 9:00 AM – 4:00 PM

Who to Contact

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

Project Related Questions

Joshua P. Cook
NYSDEC
Remedial Bureau C
625 Broadway
Albany, NY 12233-7014
Phone: (518) 402-9564
Fax: (518) 402-9679
Email: jpcook@gw.dec.state.ny.us

Health Related Questions

Nathan Walz
Project Manager
New York State Department of Health
Bureau of Environmental Exposure Investigation
547 River Street
Troy, NY 12180-2216
Phone: (518) 402-7880
Email: nmw02@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.



LATITUDE: 41° 02' 42.13" N
 LONGITUDE: 73° 57' 18.05" W



QUADRANGLE
 LOCATION

FIGURE 1
 SITE LOCATION

ORANGETOWN SHOPPING CENTER
 1-45 ORANGE BLVD SHOPPING CENTER
 ORANGEBURG, NEW YORK

DRAWN BY:	-	SCALE:	1" = 900'
REVISIED BY:	CTH	PROJECT NUMBER:	69972
CHECKED BY:		SOURCE:	USGS 7.5' Topographic Map.
DATE:	FEBRUARY 7, 2007		Nynck, N.Y.-NJ Quad.

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