



# FACT SHEET

## Brownfield Cleanup Program

Orangetown Shopping Center

October 2008

Site #C344066

Town of Orangetown, NY

### **Remedial Investigation Report Submitted; Draft Interim Remedial Measures Work Plan Available for Comment**

An investigation has been initiated for the Orangetown Shopping Center located at the corner of Dutch Hill Road and Orangeburg Road in the Town of Orangetown, Rockland County under New York's Brownfield Cleanup Program (BCP). See attached map for the location of the site. JLJ Management Company has submitted to the New York State Department of Environmental Conservation (NYSDEC) a "Remedial Investigation Report" for work completed thus far. The Remedial Investigation (RI) Report describes the results of the environmental investigation of the site and recommends action to address contamination. The RI Report is available at the document repositories identified in this fact sheet.

The NYSDEC is requesting public comments as it reviews proposed interim remedial measures to address contamination related to the Orangetown Shopping Center site. The proposed measures are described in a draft "Interim Remedial Measures Work Plan" that was submitted by JLJ Management Company under the BCP.

#### **Public Comments About the Draft Interim Remedial Measures Work Plan**

NYSDEC is accepting written public comments about the draft Interim Remedial Measures (IRM) Work Plan for 30 days, from **October 4, 2008** through **November 3, 2008**. The draft IRM Work Plan is available for public review at the document repositories identified in this fact sheet.

Written comments should be submitted to:

Joshua Cook  
NYSDEC Remedial Bureau C  
625 Broadway, 11<sup>th</sup> Floor  
Albany, NY 12233-7014

NYSDEC previously accepted an application submitted by JLJ Management Company to participate in the BCP. The application proposes that the site will continue to be used for commercial purposes.

#### **Highlights of the Remedial Investigation Report**

The RI Report has several goals:

- 1) Describe the investigation activities completed;
- 2) Describe the nature and extent of contamination at the brownfield site;
- 3) Provide information about off-site contamination issues; and
- 4) Recommend whether the Applicant believes that remediation is required. "*Remediation*" means all necessary actions to address any known or suspected contamination associated with the site.

The Remedial Investigation performed to date found:

- soil contamination exists to the rear of the dry cleaning facility;
- groundwater contamination exists to the rear of the dry cleaner and extends off the shopping center

- property to the east;
- soil vapor and indoor air concentrations of contaminants associated with the dry cleaner are at levels that suggest action (mitigation) is required, at the dry cleaning facility and abutting retail spaces; and
- remediation of the brownfield site is required due to the presence of contaminants associated with the dry cleaner at levels above those that would be considered protective of human health and the environment.

### **Highlights of the Interim Remedial Measures Work Plan**

The IRM Work Plan includes plans to implement additional investigation activities and several remedial activities. Interim remedial measures are actions which can be undertaken without extensive investigation and evaluation, to prevent, mitigate or remedy environmental damage attributable to a site.

The IRM Work Plan proposes to:

- 1) Excavate an area of shallow soil contamination surrounding a sewer line to the rear of the dry cleaner. These soils will be properly disposed off-site.
- 2) Evaluate the dry cleaner's heating, ventilation and air condition (HVAC) system and operating procedures to ensure regulatory compliance and minimize the potential for future releases.
- 3) Develop and implement a plan to mitigate the potential for soil vapor intrusion at the dry cleaning facility and abutting retail spaces.
- 4) Develop and implement a plan to remediate groundwater using an *in situ* technology.

The additional investigation will be undertaken to follow up on results obtained previously, fill in gaps in existing data and to help select a final remedy for the site. Activities to be conducted include:

- 1) Collection of soil samples from beneath the dry cleaner.
- 2) Conducting another round of soil vapor and indoor air sampling in several spaces of the shopping center and several nearby residences.
- 3) Collecting groundwater samples from previously installed monitoring wells.

### **Next Steps**

Once the IRM Work Plan is approved, the work will be implemented with oversight by NYSDEC and NYSDOH. Following the completion of the work, JLJ Management (the remedial party) will submit reports detailing the activities undertaken.

NYSDEC will keep the public informed throughout the investigation and remediation of the 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 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. There has been a dry cleaner operating at the shopping center since approximately 1966. Investigations performed to date have confirmed the presence of contamination caused by the release of dry cleaning fluid.

JLJ Management applied to the Brownfield Cleanup Program in May 2006 and the Brownfield Cleanup

Agreement between the NYSDEC and the remedial party was executed by the NYSDEC in January 2007.

The Remedial Investigation Work Plan was approved July 2007 and the investigation was conducted in Fall 2007. A Remedial Investigation Report, detailing work performed to date, was completed in August 2008.

## **FOR MORE INFORMATION**

### **Document Repositories**

Document repositories have been established at the following locations to help the public to review important project documents. These documents include the RI Report 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 Comers Road  
New Paltz, NY 12561  
Attn: Michael Knipfing  
Phone: (845) 256-3 154  
Hours:  
Mon - Fri 8:30 am - 4:45 pm  
By Appointment

NYSDEC Remedial Bureau C  
625 Broadway, 11<sup>th</sup> Floor  
Albany, NY 12233-7014  
Attn: Joshua Cook  
1-866-520-2334  
Hours:  
Mon – Fri 7:30 am – 3:45 pm  
By Appointment

### **Who to Contact**

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

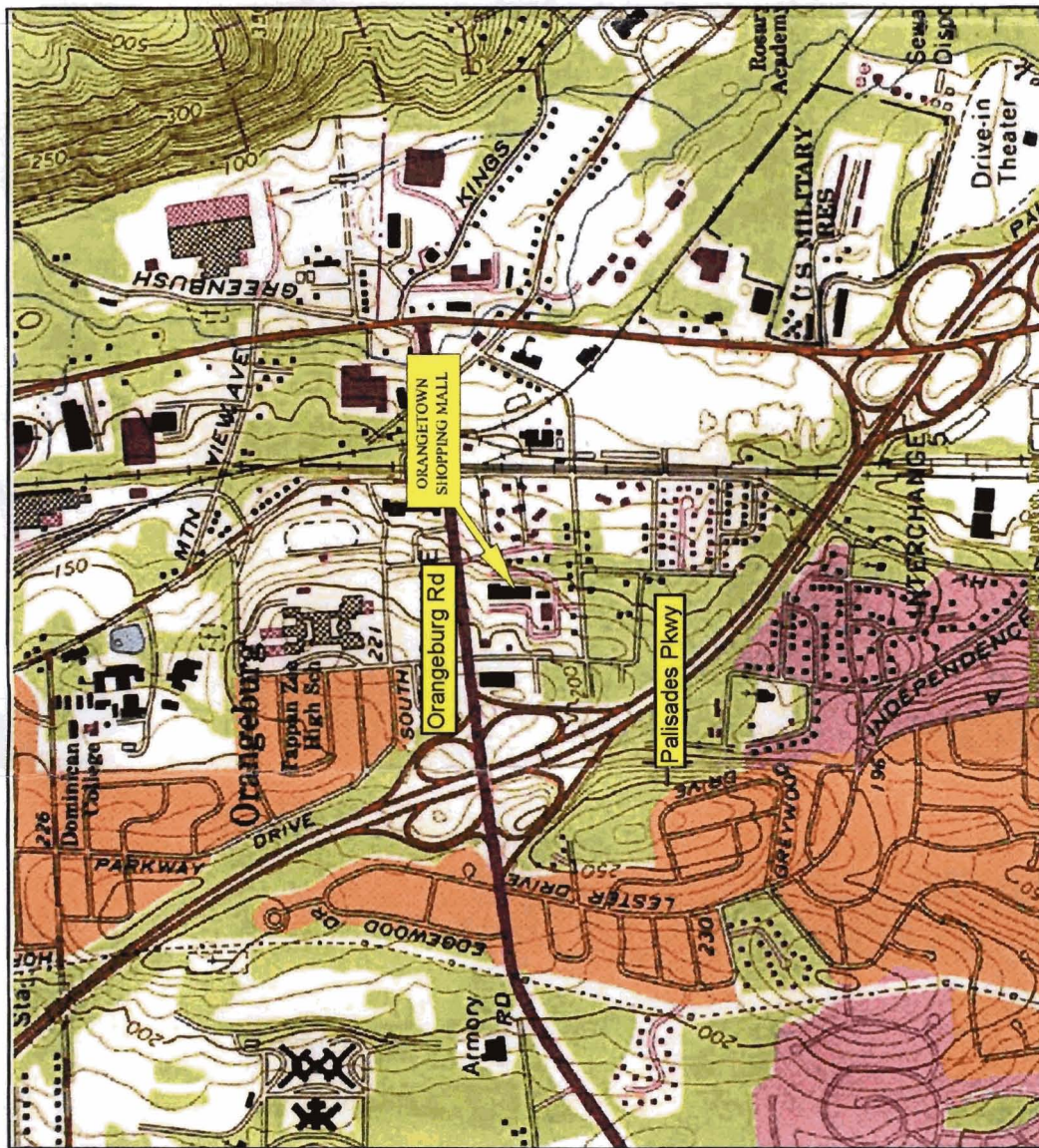
#### Project Related Questions

Joshua Cook  
NYSDEC Remedial Bureau C  
625 Broadway, 11<sup>th</sup> Floor  
Albany, NY 12233-7014  
1-866-520-2334  
[jpcook@gw.dec.state.ny.us](mailto:jpcook@gw.dec.state.ny.us)

#### Health Related Questions

Nathan Walz  
New York State Department of Health  
Bureau of Environmental Exposure Investigation  
547 River Street  
Troy, NY 12180-2216  
1-800-458-1158 ext. 27880  
[nmw02@health.state.ny.us](mailto: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.



0 900 1800  
Scale in feet

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



QUADRANGLE  
LOCATION

### FIGURE 1 SITE LOCATION

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

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

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