



FACT SHEET

Brownfield Cleanup Program

Orangetown Shopping Center

December 2008

Site #C344066

Town of Orangetown, NY

Interim Remedial Action to Address Brownfield Site Contamination to Begin

Construction is about to begin at 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. Kleinfelder East, Inc. (environmental consultant for the owner, JIJ Management Company) will soon begin remedial activities to address contamination at the site with oversight provided by the New York State Department of Environmental Conservation (NYSDEC) and New York State Department of Health (NYSDOH).

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

Highlights of the Upcoming Site Remedial Activities

Remedial activities have several goals:

- 1) Remediate contamination at the site to a level that is fully protective of public health and the environment, and
- 2) Account for the intended or reasonably anticipated future use of the site.

"*Remedial activities*" and "*remediation*" refer to all necessary actions to address any known or suspected contamination associated with the site.

Tasks to resolve the data gaps identified in previous investigations include the following with approximate schedule as noted:

- Evaluation, repair and sampling of damaged groundwater monitoring wells (January 2009);
- Gauging and sampling of all¹ groundwater monitoring wells (January 2009 and May 2009);
- Investigation of soil beneath Sparkle Cleaners and an investigation of soil vapor beneath the Sparkle Cleaners building (January 2009 through March 2009);
- Indoor air and soil vapor sampling at several properties. The property tenants or owners will be contacted to schedule sampling. (January 2009 through March 2009).

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

¹ A list of all groundwater monitoring wells may be found in Section 4.1.1 of the Remedial Investigation Report.

The interim remedial measures will include the following:

- Development and implementation of a vapor intrusion mitigation plan at Sparkle Cleaners (March 2009);
- Review and evaluation of the operating procedures, heating, ventilation and air conditioning (HVAC) system and plumbing system at Sparkle Cleaners (February 2009);
- Soil excavation of the on-site source area which will involve operating heavy equipment on-site during the work period and trucking of waste materials off-site on a limited number of days near the end of the work period. Sewer service to three tenants of the shopping center *may* be interrupted for short periods of time during the excavation process. During the excavation process, dust and vapor monitoring will be conducted, the results of which will be submitted to the NYSDOH on a weekly basis. Prior to the start of excavation, utilities in the area of the excavation will be identified by a utility locating service. (January 2009 through February 2009).
- Following soil excavation, chemical treatment or biological augmentation will be evaluated as a means of addressing any residual material which could not be removed by excavation and if needed to address contaminants in groundwater. Typically, chemical treatments of the type under consideration would require the use of drilling equipment to inject the treatment chemicals into the subsurface. No interference to off-site properties is expected.

Next Steps

JLJ Management Company is expected to begin remedial activities at the Orangetown Shopping Center on or about January 5, 2009. These activities are anticipated to take about six months to complete. The remedial excavation portion of the remediation will be conducted in one month or less. NYSDEC and the NYSDOH will oversee the remedial activities. Within 90 days of completing remedial activities, JLJ Management Company must submit to NYSDEC a Construction Completion Report (CCR). The CCR will describe the Interim Remedial Measures (IRM) completed and certify that the requirements of the IRM Work Plan were followed.

Following completion of the IRM, further sampling of groundwater, indoor air and soil vapor will likely be necessary. Following any further investigation/monitoring activities that may be necessary, an Addendum to the Remedial Investigation (RI) Report will be submitted for review by the NYSDEC and NSYDOH. The NYSDEC will complete its review, have any necessary revisions made and, if appropriate, approve the RI Report Addendum. The approved RI Report Addendum will be placed in the document repositories. JLJ Management may then develop a Remedial Work Plan. This plan describes how the Applicant would address any contamination remaining related to the brownfield site. The remedial work would be performed with oversight by NYSDEC and NYSDOH. When JLJ Management submits a Remedial Work Plan for approval, NYSDEC will announce the availability of the draft plan for public review and a 45-day comment period.

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 JLJ Management 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) 256-3154
Hours:
Mon - Fri 8:30 am - 4:45 pm
By Appointment

NYSDEC Remedial Bureau C
625 Broadway, 11th Floor
Albany, NY 12233-7014
Attn: Joshua Cook
Phone: 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:

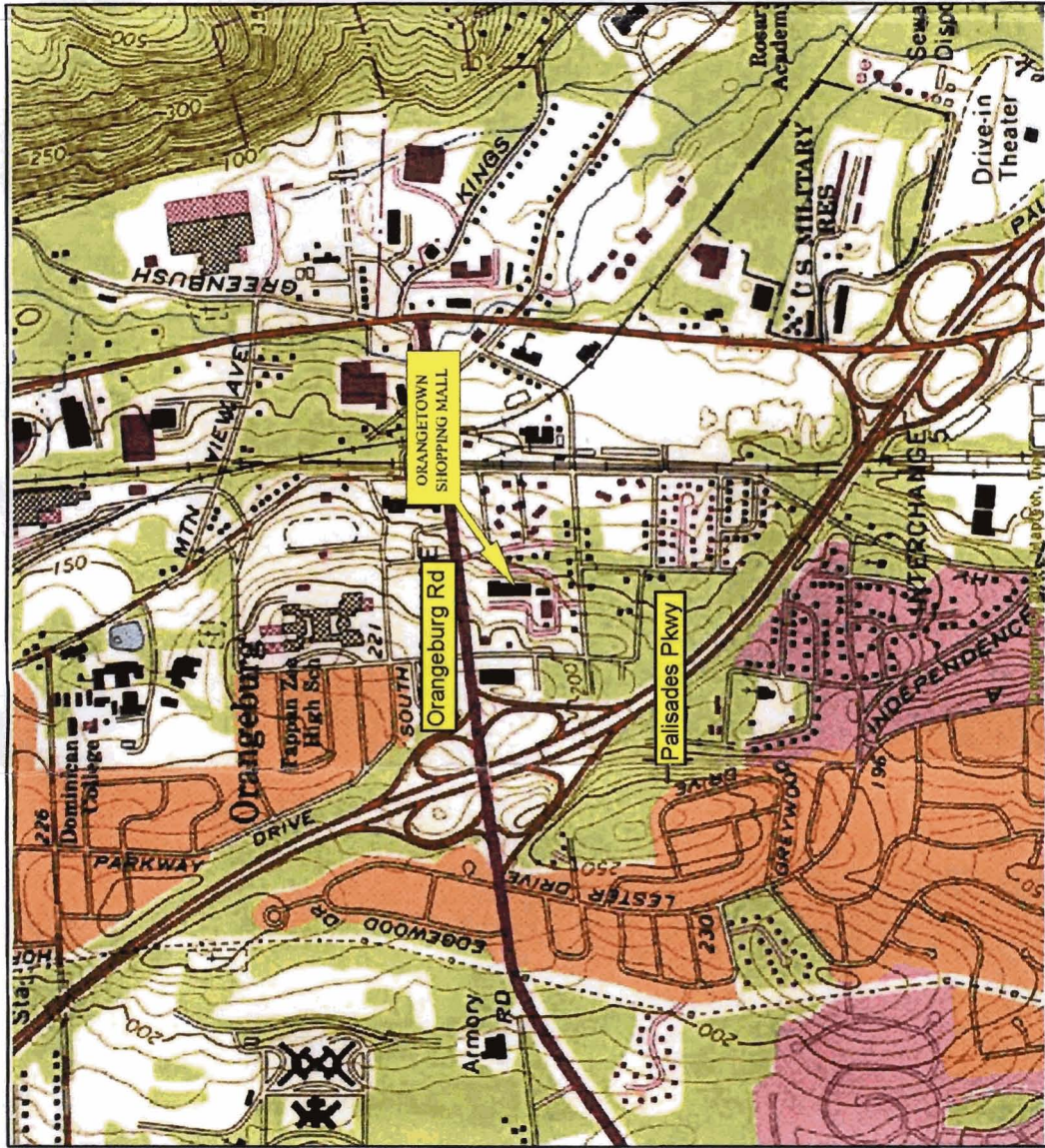
Project Related Questions

Joshua Cook
NYSDEC Remedial Bureau C
625 Broadway, 11th Floor
Albany, NY 12233-7014
1-866-520-2334
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

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 BURG SHOPPING CENTER
ORANGEBURG, NEW YORK

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

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