



February 16, 2010

To Whom It May Concern:

Due to an administrative error, the original Fact Sheet dated January-February 2010 and sent to you during the week of February 12, 2010 should be disregarded and replaced with the attached Fact Sheet, dated February 2010.

We apologize for any inconvenience.

Sincerely,

Kleinfelder, Inc.



FACT SHEET

Brownfield Cleanup Program

Orangetown Shopping Center
Site #C344066
Town of Orangetown, NY

February 2010

Interim Remedial Action to Begin at Brownfield Site

Action is about to begin under New York's Brownfield Cleanup Program that will address contamination at the Orangetown Shopping Center Site ("site") located near the intersection of Highview Avenue and Oak Street in the Town of Orangetown, Rockland County. See map for site location.

The upcoming action for the site includes installing systems in three retail spaces in the shopping plaza building on-site to prevent the intrusion of contaminated vapors into the building (similar to radon systems). The cleanup action also includes injecting a non-toxic liquid into the subsurface to remediate the groundwater at the site. Further information regarding these activities is included below.

The cleanup activities will be performed by the property owner, JLJ Management Company ("applicant"), through their engineering consultant, Kleinfelder, Inc. The New York State Department of Environmental Conservation (NYSDEC) and the New York State Department of Health (NYSDOH) will provide oversight.

Based on the findings of the investigation performed thus far, NYSDEC in consultation with the NYSDOH has determined that the site poses a significant threat due to elevated concentrations of contaminants in groundwater and soil vapor. The activities discussed below have been designed to address the identified contamination and the threat posed.

Highlights of the Upcoming Site Mitigation Activities

The upcoming cleanup activities are intended to:

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.ny.gov/chemical/8450.html

- 1) address contamination at the site to achieve cleanup levels that protect public health and the environment, and
- 2) account for the intended or reasonably anticipated future use of the site.
- 3) assess the effectiveness of the groundwater injections to determine if it will be an appropriate full-scale remedy for the groundwater contamination at and emanating from the site.

The systems to be installed in the shopping plaza building are called sub-slab depressurization systems and are similar to a residential radon system. They prevent intrusion of contaminated vapors into a building by maintaining a lower air pressure below the slab of the building than the air pressure within the building. A system will be installed at the dry cleaner and at the retail spaces on either side of the dry cleaner. The installation will require drilling a hole into the exterior rear wall of each of the three retail spaces in order to install piping for the system. The hole will be drilled into the wall below the level of the floor slab. The piping for each system will be connected to a fan which will be mounted to the rear of the building. The fans will run continuously to maintain the necessary pressure difference, and will vent above the roof of the building.

The construction of the injection system will require the installation of several shallow wells to the rear of the dry cleaner. The wells will extend approximately 6 feet below ground and will be installed through a vacuum excavation process. The newly installed injection wells and one existing groundwater monitoring well will be connected via subsurface piping to a drum of the fluid to be injected. The substance selected for the injection is a mixture of molasses and water and will promote the natural processes that break down the site contaminants (tetrachloroethene, trichloroethene, *cis*-1,2-dichloroethene and vinyl chloride) into non-toxic compounds (primarily ethane and ethane). Following the installation, the fluid will be injected into the wells several times over several months. Groundwater samples will be collected over that period and used to determine if the approach is an effective remedy for the groundwater contamination.

Next Steps

The applicant is expected to begin installation of the sub-slab depressurization systems on or about February 15th. It is anticipated the installation of the systems will take about four to five days. The systems will run until it is determined they are no longer needed. The applicant is expected to begin construction of the injection system on or about February 22nd. It is anticipated the construction of the injection system will take about four to five days. Once the system is installed, several injection events will be conducted over several months.

After the applicant completes these cleanup activities, it will prepare a Construction Completion Report and submit it to NYSDEC. The Construction Completion Report will describe the cleanup activities completed and certify they were completed in accordance with the work plan.

Background

NYSDEC previously accepted an application from the applicant to participate in the Brownfield Cleanup Program (BCP). The application proposed that the site will continue to be used for commercial purposes.

The Orangetown Shopping Center BCP site is a 1.2-acre portion of the shopping plaza, located near the southeast corner of the shopping plaza. The shopping plaza is located at the southeast corner of Orangeburg and Dutch Hill Roads in Orangeburg, NY, and is comprised of an 11-acre parcel and contains several commercial buildings. The plaza is situated in a suburban area of mixed land use, and is surrounded predominantly by commercial and residential properties.

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, dated August 2008 was developed which details that work, though some further investigation has been completed since and some further work is still needed. The Remedial Investigation Report will be supplemented with information from those activities once they are completed.

An Interim Remedial Measures Work Plan was approved in August 2008, which included details for three remedial activities; the two activities described above, and the excavation and off-site disposal of a small area of contaminated soils (approximately 30 tons) located to the rear of the dry cleaner. The excavation field work was completed in January 2009.

FOR MORE INFORMATION

Where to Find Information

Project documents are available at the following location(s) to help the public stay informed. These documents include the Interim Remedial Measures Work Plan.

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, 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
jpcook@gw.dec.state.ny.us

Health Related Questions

Nathan Walz
New York State Department of Health
nmw02@health.state.ny.us

If you know someone who would like to be added to the site contact 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:	SCALE:	1" = 900'
REVISED 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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