



FACT SHEET

Brownfield Cleanup Program

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Orangetown Shopping Center
Site #C344066
Town of Orangetown, NY

October 2011

Remedy Proposed for Brownfield Site Contamination Public Comment Period Announced

The public is invited to comment on a proposed remedy being reviewed by the New York State Department of Environmental Conservation (NYSDEC) to address contamination related to a portion of the Orangetown Shopping Center ("site") located at Highview Avenue and Oak Street in the Town of Orangetown, Rockland County. See map for site location.

The Proposed Remedy

The remedy proposed for the site includes several components:

- An environmental easement on the property that restricts use of the property,
- Three engineering controls (a system to stop vapor intrusion in certain retail spaces in the on-site shopping plaza building, a system to treat contaminated groundwater, and a cover system to prevent exposure to residual contamination), and
- A site management plan (or SMP) to guide implementation and management of the easement and engineering controls.

JLJ Management Company ("the applicant") developed the proposed remedy after performing a detailed investigation of the site under New York's Brownfield Cleanup Program.

The proposed remedy is described in a draft cleanup plan called a "Remedial Work Plan" and in an accompanying draft Decision Document prepared by the NYSDEC. These documents are available for review at the locations identified below under "Where to Find Information".

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:
www.dec.ny.gov/chemical/8450.html

How to Comment

NYSDEC is accepting written comments about the proposed remedy for 45 days, from **October 24, 2011** through **December 8, 2011**.

Submit written comments to:

Jamie Verrigni
New York State Department of Environmental Conservation, Remedial Bureau C
625 Broadway, 11th Floor
Albany, NY 12233-7014
jlverrig@gw.dec.state.ny.us

Summary of the Proposed Remedy

The draft cleanup plan has several goals:

- Remove soil contamination and restore contaminated subsurface soil and groundwater aquifer to the extent feasible, to pre-release conditions, and to prevent migration of contaminants that would result in groundwater or surface water contamination,
- Prevent exposure to groundwater containing contaminant levels exceeding drinking water standards and prevent exposure to contaminated soil, and
- Prevent contact with or inhalation of volatiles emanating from contaminated groundwater or soil and to mitigate potential impacts to public health resulting from existing or potential soil vapor intrusion into buildings at the site.

In the spring of 2010, an engineering control called a sub-slab depressurization system (similar to a residential radon system) was installed at the dry cleaner store and at the retail spaces on either side of the dry cleaner. These systems prevent intrusion of contaminated vapors into the building by maintaining a lower air pressure below the slab of the building than the air pressure within the building. This system is operating as designed. Another engineering control installed in 2010 consists of several shallow wells behind the dry cleaner. These wells allow for the injection of a mixture of molasses and water into the groundwater to promote natural processes that break down the site contaminants (dry cleaning chemicals) into non-toxic compounds. This system is operating as designed. A third engineering control uses the foundation of the shopping plaza building and the surrounding pavement to act as a soil cover to prevent direct contact with sub-surface soils.

The applicant also granted an Environmental Easement to the NYSDEC to restrict the land use of the property within the area of the site. This easement will restrict the use of the site to commercial use and will require compliance with a Site Management Plan (SMP). In addition, the applicant prepared a SMP that details the procedures to manage contamination remaining at the site after completion of remedial action. It provides for the monitoring, operation and maintenance of treatment of the engineering controls, as well as the performance of periodic inspections, certifications, and periodic reporting to the NYSDEC. Finally, the plan defines the criteria for stopping the operation of the treatment system.

Next Steps

NYSDEC will consider public comments, revise the plan as necessary, and issue the final remedy for the site. The New York State Department of Health (NYSDOH) must concur with the proposed remedy. The Remedial Work Plan is revised as needed to describe the selected remedy, and will be made available to the public (see “Where to Find Information” below). The applicant then may design and perform the cleanup action to address the site contamination, with oversight by NYSDEC and NYSDOH. It is estimated that activities to clean up the site will take about two years.

NYSDEC will keep the public informed during the cleanup of the site.

Background

The Orangetown Shopping Center site is a 1.2-acre portion of the shopping plaza, located near the southeast corner of the parcel. 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 that contains several commercial buildings.

The site had been used as farmland, a camp, an amphitheater, and the current retail shopping center. The plaza is situated in a suburban area of mixed land use, and is surrounded predominantly by commercial and residential properties. It is served by a public water supply system. 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 was accepted into the program in July 2006. The application proposed that the site will continue to be used for commercial purposes. A Brownfield Cleanup Agreement between the NYSDEC and JLJ Management was executed by the NYSDEC in January 2007.

In July 2007, NYSDEC approved the Remedial Investigation Work Plan; the investigation occurred in the fall of 2007. A Remedial Investigation Report, issued in August 2008, details the investigation and its findings. Since then, additional investigation has occurred. An addendum, released in July 2011, supplements the information in the Remedial Investigation Report.

Three Interim Remedial Measures were performed and implemented between 2009 and now. In January 2009, a small area of contamination located to the rear of the dry cleaner was excavated and approximately 30 tons of soils was properly disposed off-site. In the first six months of 2010, the previously mentioned sub-slab depressurization system and sub-surface groundwater treatment system were built and tested.

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 draft Remedial 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 Corners Road
New Paltz, NY 12561
Phone: 1-845-256-3154
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

Jamie Verrigni
New York State Department of
Environmental Conservation
Remedial Bureau C
625 Broadway, 11th Floor
Albany, NY 12233-7014
Phone: 1-866-520-2334
jlverrig@gw.dec.state.ny.us

Site-Related Health Questions

Nathan Walz
New York State Department of Health
Bureau of Environmental Exposure
Investigation
547 River Street
Troy, NY 12180-2216
Phone: 1-518-402-7880
1-800-458-1158 ext. 27880
bee@health.state.ny.us

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

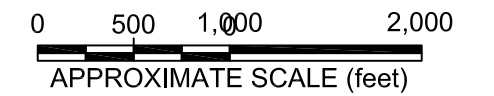
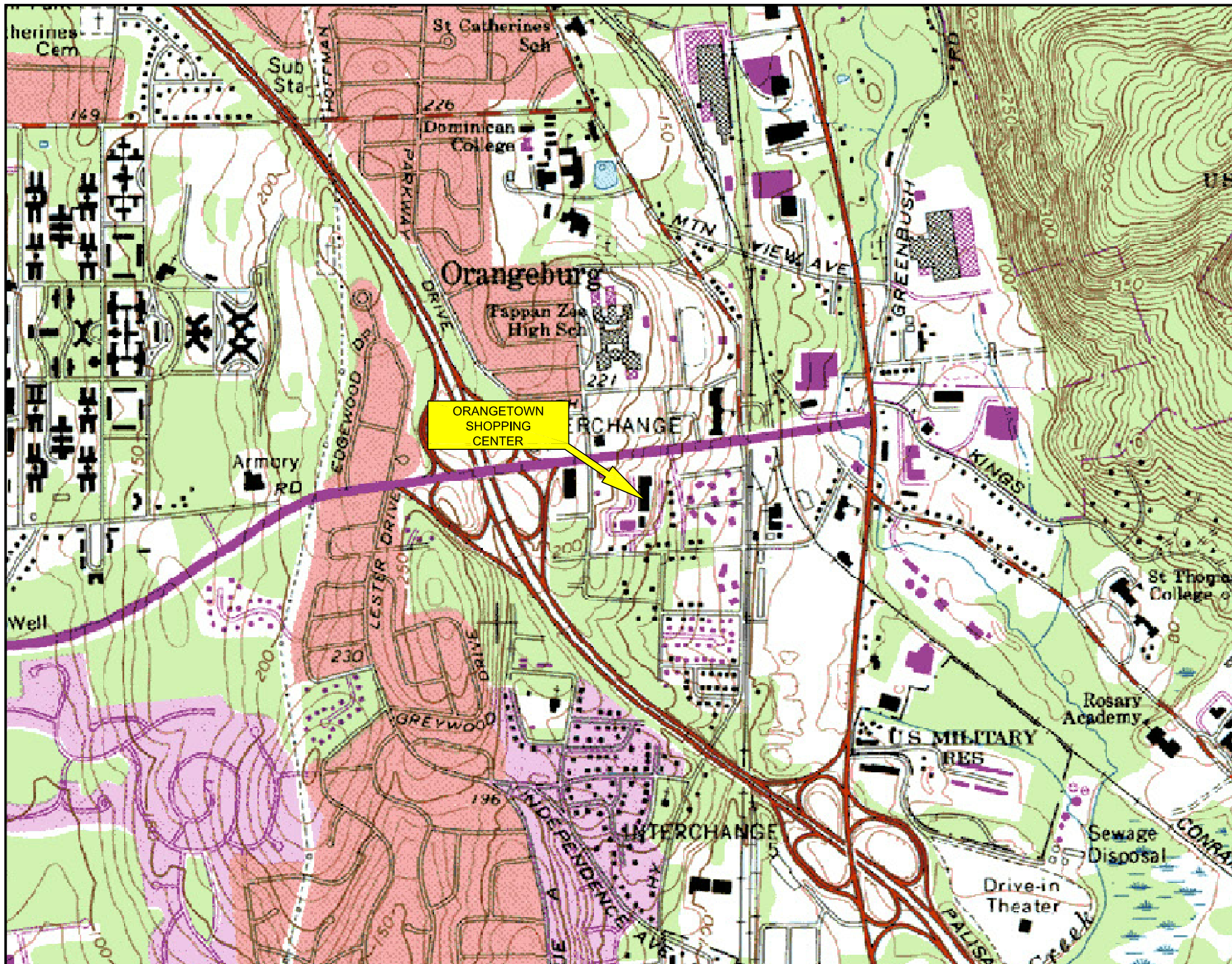
Have site information such as this fact sheet sent right to your email inbox. NYSDEC invites you to sign up with one or more contaminated sites county email listservs available at the following web page: www.dec.ny.gov/chemical/61092.html . It's *quick*, it's *free*, and it will help keep you *better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



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

You may continue also to receive paper copies of site information for a time after you sign up with a county listserv, until the transition to electronic distribution is complete.

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



LATITUDE: 41° 02' 40.82" N
LONGITUDE: 73° 57' 09.83" W



QUADRANGLE
LOCATION

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NOTES:



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DRAWN:	02/11/11
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FILE NAME:	69972RAWPJUL11.dwg

LOCUS PLAN

ORANGETOWN SHOPPING CENTER
1-45 ORANGETOWN ROAD
ORANGETOWN, NEW YORK

PLATE

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