



# FACT SHEET

## Brownfield Cleanup Program

Receive Site Fact Sheets by *Email*. See "For More Information" to Learn How.

Site Name: Orangeburg (Orangetown) Shopping Center  
DEC Site #: C344066  
Site Address: 1-45 Orangetown Shopping Center  
Orangeburg, NY 10962

December 2011

### Cleanup Action Completed at Brownfield Site Final Engineering Report Under Review

Action has been completed to address the contamination related to Orangeburg (Orangetown) Shopping Center ("site") located at 1-45 Orangetown Shopping Center in Orangeburg in Rockland County under New York State's Brownfield Cleanup Program. See map for site location. The Final Engineering Report states that cleanup requirements have been or will be achieved to fully protect public health and the environment for the proposed site use.

**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](http://www.dec.ny.gov/chemical/8450.html)

The Cleanup activities were performed by JLF Management Company with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). NYSDEC will complete its review, revise the Final Engineering Report as necessary, and approve the report. The approved Final Engineering Report will be made available to the public (see "Where to Find Information" below). NYSDEC then will issue a Certificate of Completion.

#### Highlights of the Final Engineering Report

The Final Engineering Report has several goals:

- 1) describe the cleanup activities completed;
- 2) certify that cleanup requirements have been achieved or will be achieved for the site;
- 3) describe any institutional/engineering controls to be used. An *institutional control* is a non-physical restriction on use of the site, such as a deed restriction, when contamination left over after the cleanup action makes the site suitable for some, but not all uses. An *engineering control* is a physical barrier or method to manage contamination such as a cap or vapor barrier; and
- 4) certify that a site management plan for any engineering controls used at the site has been approved by NYSDEC.

The remedial actions completed at this site between 2009 and present include the excavation and disposal of approximately 30 tons of contaminated soil, the installation and operation of sub-slab depressurization systems and biostimulation treatment of groundwater. A cover system currently exists over all areas where contamination remains, consisting of the existing buildings and pavement at the site. Since contamination remains at the site, an environmental easement was placed on the property to limit future use of the site to commercial use and prevent the use of the site's groundwater without treatment. A Site Management Plan (SMP) was developed to implement and

maintain the engineering controls (i.e., sub-slab depressurization systems, biostimulation injection system and site cover system) and institutional controls (i.e., the environmental easement) placed on the site. The SMP must be approved by the NYSDEC before the Final Engineering Report can be approved.

### **Background**

**Location:** The Orangeburg Shopping Center site is located in a suburban area of the town of Orangetown, Rockland County. The shopping center property is generally bounded by Orangeburg Road to the north, Dutch Hill Road to the west, Highview Avenue to the south and Oak Street to the east. The site consists of approximately 1.33-acres in the southeastern portion of the 11-acre shopping plaza parcel.

**Site Features:** The shopping plaza contains three buildings with various commercial businesses. The site comprises a portion of the eastern building and an adjacent parking area and roadway. The eastern portion of the property and the site drops steeply along a wooded slope.

**Current Zoning/Use(s):** The site is zoned commercial and is part of a commercial property which contains several businesses. There is an active dry cleaning facility located near the southern end of the eastern building. The surrounding area is used for a mixture of commercial and residential purposes. The site adjoins several residential parcels.

**Historical Uses(s):** A dry cleaner has been present in the plaza since approximately 1966. Contamination has been identified in the vicinity of the dry cleaner and former dry cleaning operations/disposal practices are considered to be the source of the contamination.

**Site Geology and Hydrogeology:** Soil at the site consists of hard, dense reddish till. The depth to bedrock ranges from approximately 30 feet adjacent to the on-site buildings to approximately 10 feet along Oak Street. Bedrock is reported to be a reddish-brown shale-like mudstone with alternating layers of red-brown sandstone, with the top 10 to 20 feet being weathered.

Shallow groundwater flow is to the east. Perched groundwater was encountered above the regional groundwater table on-site, in some instances directly beneath the asphalt parking lot. The groundwater table was typically encountered around 30 to 40 feet below grade.

## **FOR MORE INFORMATION**

### **Where to Find Information**

Project documents are available at the following location(s) to help the public stay informed.

Orangeburg Library  
Attn: Nancy Wissman  
20 South Greenbush Road  
Orangeburg, NY 10962  
phone: 845-359-2244

NYSDEC Region 3  
Attn: Please Call For Appointment  
21 S. Putt Corners Road  
New Paltz, NY 12561  
phone: 845-256-3154

## Who to Contact

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

### Project Related Questions

Jamie Verrigni  
Department of Environmental Conservation  
Division of Environmental Remediation  
625 Broadway  
Albany, NY 12233  
jlverrig@gw.dec.state.ny.us

### Site-Related Health Questions

Nathan Walz  
New York State Department of Health  
Flanigan Square 547 River Street  
Troy, NY 12180  
518-402-7880  
nmw02@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**

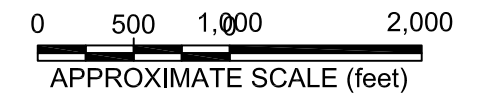
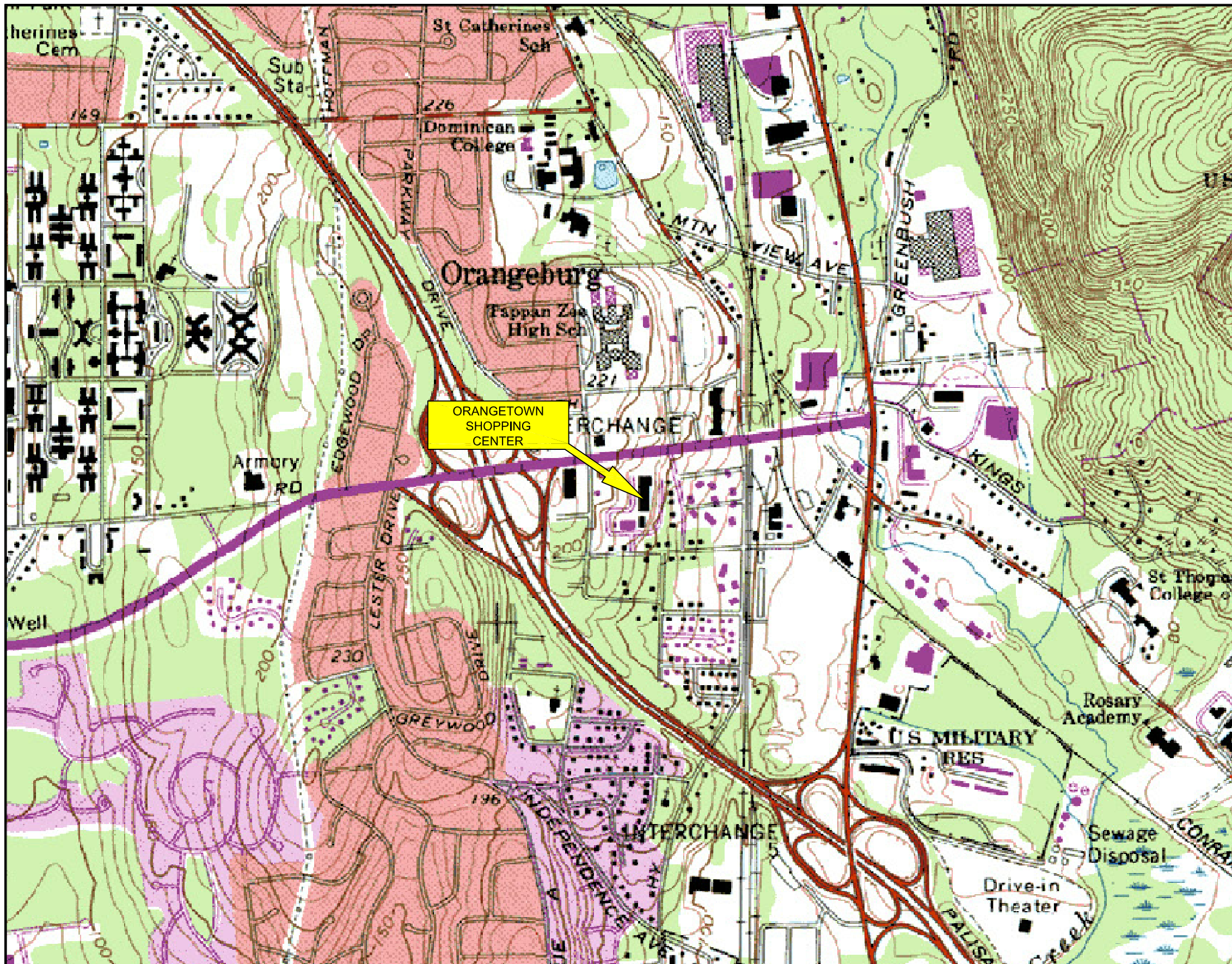
Have site information such as this fact sheet sent right to your email inbox. NYSDEC invites you to sign up with one or more contaminated sites county email listservs available at the following web page: [www.dec.ny.gov/chemical/61092.html](http://www.dec.ny.gov/chemical/61092.html) . It's quick, it's 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 electronically.



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



QUADRANGLE  
LOCATION

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NOTES:



PROJECT NO.	69972
DRAWN:	02/11/11
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CHECKED BY:	KAF
FILE NAME:	69972RAWPJUL11.dwg

**LOCUS PLAN**

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

PLATE

**1**