



FACT SHEET

Brownfield Cleanup Program

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Orangeburg (Orangetown) Shopping Center
Site Number C344066
Town of Orangetown, NY

December 2011

NYSDEC Certifies Cleanup Requirements Achieved at Brownfield Site

The New York State Department of Environmental Conservation (NYSDEC) has determined that JLJ Management Company (“applicant”) has achieved cleanup requirements to address contamination related to Orangeburg (Orangetown) Shopping Center (“site”) located at 1-45 Orangetown Shopping Center in the town of Orangetown, Rockland County under New York’s Brownfield Cleanup Program. See map for site location.

NYSDEC has issued a Certificate of Completion to the applicant regarding the site. A copy of the Notice of the Certificate of Completion is available at the locations identified below under “Where to Find Information”.

Completion of Project

Remedial actions previously completed at the site include the excavation and proper disposal of approximately 30 tons of contaminated soil, the installation and operation of sub-slab depressurization systems (SSDSs) 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.

The objectives of the remedial program have been met by the actions conducted. The excavation that occurred removed heavily impacted soils at the site and contaminated groundwater is being treated. Exposure to remaining contamination at the site will be prevented by the cover system, SSDSs, biostimulation injection system and the Site Management Plan.

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

The Site Management Plan restricts the use of groundwater and requires maintenance of the SSDSs, biostimulation injection system and site cover system and periodic sampling of groundwater. It also includes an excavation work plan, which defines how future excavations at the site must be conducted and requires that a periodic certification be provided to the NYSDEC stating that the remedy is in place and

effective.

Institutional Controls/Engineering Controls

Institutional controls and engineering controls generally are designed to reduce or eliminate exposure to contaminants of concern. An *institutional control* is a non-physical restriction on use of the site, such as an environmental easement, 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.

The following institutional and/or engineering controls have been put in place on the site:

- Sub-slab depressurization systems;
- A biostimulation injection system;
- A cover system, consisting of concrete, asphalt or at least one foot of clean soil;
- An environmental easement, which restricts future use of the site to commercial and/or industrial usage.

Next Steps

NYSDEC issued the Certificate of Completion based on review and approval of a Final Engineering Report submitted by the applicant. The Final Engineering Report includes: 1) a description of the cleanup activities completed; 2) certification that cleanup requirements have been achieved for the site; 3) a description of any institutional/engineering controls to be used; and 4) a certification that a site management plan for any engineering controls used at the site has been approved by NYSDEC.

With its receipt of a Certificate of Completion, the applicant:

- has no liability to the State for contamination at or coming from the site, subject to certain conditions; and
- is eligible for tax credits to offset the costs of performing cleanup activities.

A Certificate of Completion may be modified or revoked if, for example, the applicant does not comply with the terms of its Brownfield Cleanup Agreement with NYSDEC, or if the applicant commits fraud regarding its application or its certification that it has met cleanup levels.

Background

The Orangeburg (Orangetown) 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.

The site 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. It is served by a public water supply system.

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.

NYSDEC accepted an application from JLJ Management to participate in the Brownfield Cleanup Program in July 2006. The application proposes 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.

A Remedial Investigation Work Plan was approved in July 2007 and the remedial investigation performed by the Applicant occurred in the fall of 2007. The Remedial Investigation Report, issued in August 2008 details the investigation and its findings. Since then, additional investigation has occurred. An addendum, dated July 2011, supplements the information in the Remedial Investigation Report.

Three Interim Remedial Measures (IRMs) were performed at the site between 2009 and present and include the excavation and proper disposal of approximately 30 tons of contaminated soil, the installation and operation of sub-slab depressurization systems and biostimulation treatment of groundwater.

The remedy for the site is described in the Final Engineering Report (FER) dated December 2011. The remedy relied on the IRMs described above and requires continued operation of the sub-slab depressurization systems (SSDS) to mitigate the potential for soil vapor intrusion, biostimulation treatment of the groundwater, maintenance of the cover system consisting of existing impermeable surfaces (concrete slabs, asphalt paving, etc) or at least one foot of clean soil, that an environmental easement be placed on the property and that a Site Management Plan be developed.

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 Notice of the Certificate of Completion.

Orangeburg Library
Nancy Wissman, Director
20 South Greenbush Road
Orangeburg, NY 10962
(845) 359-2244

NYSDEC Region 3
21 S. Putt Corners Road
New Paltz, NY 12561
(845) 256-3154
Please Call For 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
Division of Environmental Remediation
625 Broadway
Albany, NY 12233
(518) 402-9662
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
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

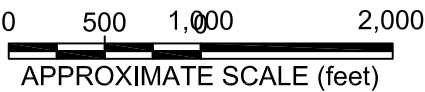
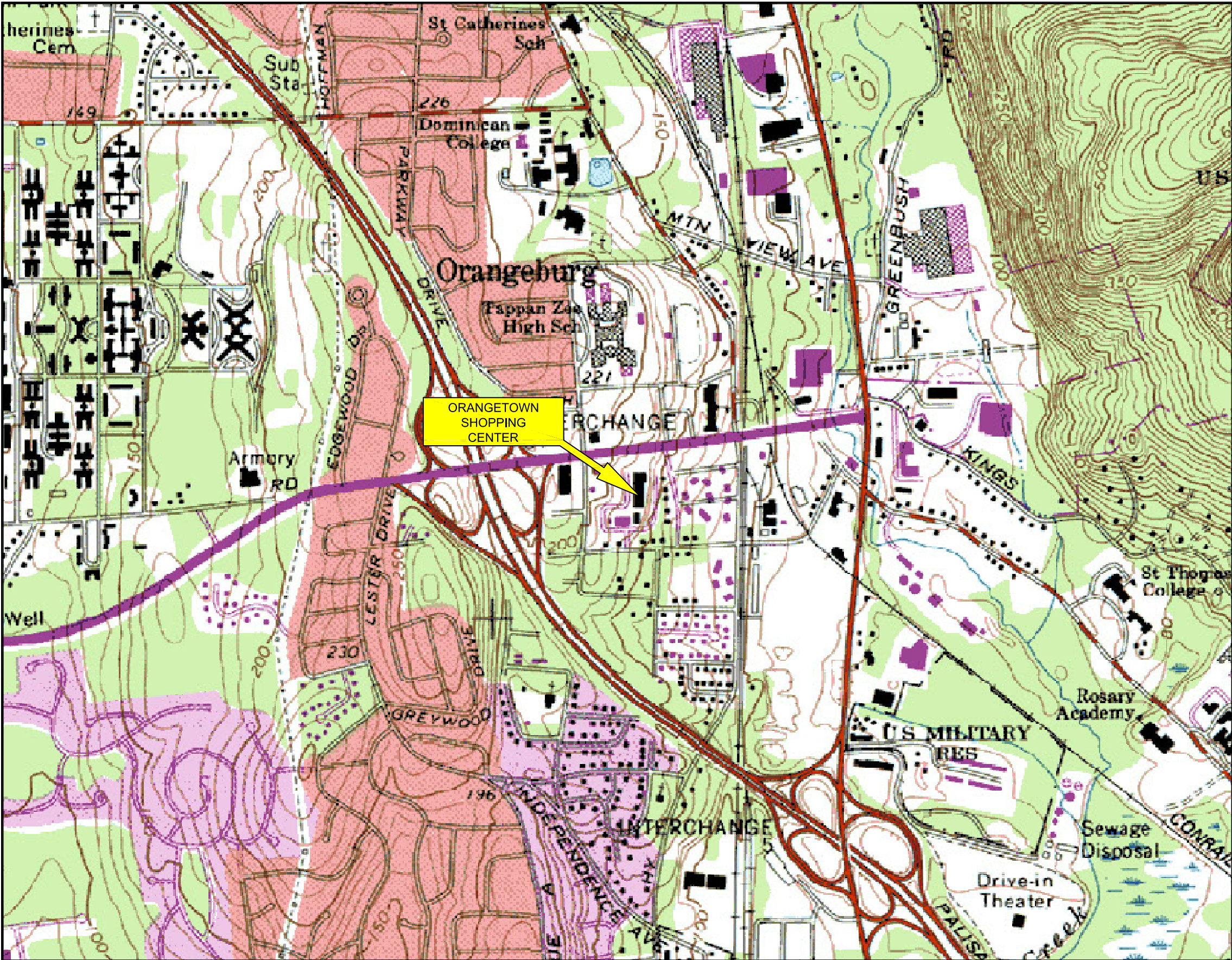
Have site information such as this fact sheet sent right to your email inbox. NYSDEC invites you to sign up with one or more contaminated sites county email listservs available at the following web page:
www.dec.ny.gov/chemical/61092.html . It's *quick*, it's *free*, and it will help keep you *better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



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



QUADRANGLE LOCATION

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			DRAWN: 02/11/11		
			DRAWN BY: CTH		
			CHECKED BY: KAF	ORANGETOWN SHOPPING CENTER 1-45 ORANGEBURG ROAD ORANGEBURG, NEW YORK	
			FILE NAME: 69972RAWPJUL11.dwg		