



FACT SHEET

Brownfield Cleanup Program

Ciabattoni Property

C344068

Town of Stony Point, NY

April 2010

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 the Ciabattoni Property (“site”) located at 153 South Liberty Drive in Stony Point, Rockland County, NY. See map on Page 4 for site location.

Correction

Several fact sheets regarding this site were mailed by the Applicant (one dated November 2009, and two dated January 2010) without approval by the NYSDEC which contained several inaccuracies. This fact sheet has been approved for release by the NYSDEC and contains the corrected information.

The NYSDEC has also received a Remedial Investigation Report for the site, which was submitted by Sembler/Treasure New York Joint Venture, c/o Sembler Florida, Inc. (“Applicant”). The report describes the results of the site investigation and is available for review at the locations identified below under “Where to Find Information”.

The Proposed Remedy

The remedy proposed for the site, which was formerly a gas station, relies on remedial actions previously implemented. Remedial actions previously implemented included removal of several underground petroleum storage tanks, removal of fuel pumping islands, and excavation of contaminated soils. The proposed remedy includes construction and maintenance of a site-wide cover system to prevent exposure to contamination remaining at the site. Most or all of the cover system was constructed during the redevelopment of the site as a bank, which opened in 2008.

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 Applicant developed the proposed remedy after performing a detailed investigation of the site under New York’s Brownfield Cleanup Program.

Based on the findings of the investigation, NYSDEC, in consultation with the New York State Department of Health (NYSDOH), has determined that the site does not pose a significant threat to human health or the environment. The activities discussed below have been designed to address the identified contamination. The proposed remedy is described in a draft cleanup plan called a “Remedial Action Work Plan” and in an accompanying draft Decision Document prepared by

NYSDEC. The documents are available for review at the locations identified below under “Where to Find Information”.

How to Comment

NYSDEC is accepting written comments about the proposed remedy for 45 days, from April 23, 2010 through June 7, 2010.

Submit written comments to:

Michelle Tipple
NYSDEC Region 3 Headquarters
21 South Putt Corners Road
New Paltz, NY 12561
mxtipple@gw.dec.state.ny.us

Summary of the Proposed Remedy

The draft cleanup plan that identifies the proposed remedy has several goals:

- 1) identify cleanup levels to be attained or the process to be used to determine these levels
- 2) explain why the proposed remedy will protect public health and the environment
- 3) provide a detailed description of the proposed remedy.

The Applicant is proposing a remedy for the site which would permit commercial use of the site. Previously, contaminated soils were excavated from the site on several occasions, including during the removal of the underground storage tanks and during the redevelopment of the site. A cover system was also constructed during the redevelopment of the site as a bank, which opened in 2008. The removal of the areas of the heaviest contamination at the site will reduce the potential for migration of contamination from the site to off-site areas. The site cover system will prevent contact with the remaining contamination at the site.

Since contamination would be left at the site, an environmental easement and Site Management Plan will be developed for the site. The environmental easement will restrict future use of the site to commercial usage and will require compliance with the Site Management Plan. The Site Management Plan will: include details for the maintenance of the site cover system; include requirements to be followed during any future excavations at the site; and require the site owner to submit to the NYSDEC a periodic certification, stating that the remedy is in place and remains effective.

Next Steps

NYSDEC will consider public comments, revise the plan as necessary, and approve the proposed remedy. The New York State Department of Health (NYSDOH) must concur with the proposed remedy. After approval, the proposed remedy becomes the selected remedy. The draft Remedial Action Work Plan that describes the proposed remedy will be revised as needed to describe the selected remedy, and will be made available to the public (see “Where to Find Information” below). The proposed remedy relies on remedial actions already implemented, and as such, it is not anticipated to require any additional time to implement.

Background

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

The Ciabattoni Property is a 0.23 acre parcel located at 153 South Liberty Drive in a suburban area. Surrounding properties are predominantly residential and commercial. The site was formerly a gas station and service station. The primary contaminants of concern at the site are petroleum-related compounds.

An investigation of the site was performed by the Applicant in 2008 and 2009, which is documented by the Remedial Investigation Report, dated March 2010. The report found that site soils and groundwater are contaminated by petroleum; however, much of the heaviest contamination was removed by previous remedial actions, and the remaining contaminants continue to naturally attenuate. The soil and groundwater contamination from the site extends off-site, to the east of the property, beneath South Liberty Drive. The Applicant is a Volunteer in the Brownfield Cleanup Program, and as such, is not required to address off-site contamination. The potential for exposure to contamination emanating from the site is limited, as it is located under a state highway and there are no users of groundwater in the immediate vicinity.

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 cleanup plan (draft Remedial Work Plan).

Rose Memorial Library
79 East Main Street
Stony Point, NY 10980
Phone: 845-786-2100

Hours: Mon.: – Thurs.: 10 AM – 9 PM
Fri. & Sat.: 10 AM – 5 PM
Sunday: 1 PM – 5 PM

NYSDEC Region 3 Headquarters
21 South Putt Corners Road
New Paltz, NY 12561-1696
Phone: 845-256-3154

Hours: Mon. – Fri.: 8:30 AM – 4:45 PM
Call for Appointment

Who to Contact

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

Project Related Questions

Michelle Tipple
NYSDEC Region 3 Headquarters
21 South Putt Corners Road
New Paltz, NY 12561
845-256-3146
mxtipple@gw.dec.state.ny.us

Site-Related Health Questions

Nathan Walz
New York State Department of Health
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 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.

