

(Fact Sheet Begins Next)

Act Now to Continue Receiving Information About This Site!

DEC's Division of Environmental Remediation (DER) now distributes information about contaminated sites electronically by email.

If you would like to continue to receive information about the contaminated site featured in this fact sheet:

You must sign up for the DER email listserv:

www.dec.ny.gov/chemical/61092.html

DER cannot register your email address - only the email address owner can do so. If you already have signed up for the listserv for the county in which the site is located, you need do nothing.



Why You Should Go “Paperless”:

Get site information faster and share it easily;

Receive information about all sites in a chosen county - read what you want, delete the rest;

It helps the environment and stretches your tax dollars.

If “paperless” is not an option for you, call or write to the DER project manager identified in this fact sheet. Indicate that you need to receive paper copies of fact sheets through the Postal Service. Include the site name in your correspondence. The option to receive paper is available to individuals only. Groups, organizations, businesses, and government entities are assumed to have email access.

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FACT SHEET

Brownfield Cleanup Program

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

Site Name: RPC - Core Area
DEC Site #: C344080
Address: 140 Old Orangeburg Road
Orangetown, NY 10962

Have questions?
See
"Who to Contact"
Below

Interim Remedial Measure Proposed

The New York State Department of Environmental Conservation (NYSDEC) is proposing an expedited cleanup for the Rockland Psychiatric Center (RPC) - Core Area site ("site") located at 140 Old Orangeburg Road, Orangetown, Rockland County. Please see the map for the site location. Documents related to the cleanup of this site can be found at the location(s) identified below under "Where to Find Information."

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's website at:

<http://www.dec.ny.gov/cfmx/extapps/derexternal/haz/details.cfm?pageid=3&progno=C344080>

Draft Interim Remedial Measure Work Plan

An IRM is a cleanup activity that may be performed when a source of contamination or exposure pathway (the way in which a person may contact contamination) can be effectively addressed without extensive investigation and evaluation.

The draft IRM work plan describes the proposed cleanup activities that include:

Excavation of the approximately upper one foot of soil (organic layer) and asphalt (including sub base) to remove contaminated surface soils and structurally incompetent material. This soil removal will be performed over the entire footprint of each phase but in no more than 10 acre sections at any time. Exposed soil will be stabilized with mulch. Excavated soils and asphalt will be disposed of off-site in accordance with applicable local, state and federal requirements. Additional excavation to construct a temporary storm water detention basin will be conducted during the IRM as well. Soil from this excavation will be reused on site.

During this excavation a Community Air Monitoring Plan to monitor and minimize particulate and volatile organic compound releases will be implemented. Stormwater pollution prevention measures will also be implemented in accordance with applicable laws and regulations.

Demolition of buildings, underground tunnels, concrete sidewalks and roadways. Concrete will be reused in accordance with a site-specific beneficial use determination (BUD). Preparation of buildings and tunnels for demolition will include:

- Removal of asbestos and PCBs at stairs and windows in a controlled manner by an abatement contractor;
- Removal of loose exterior paint on windows, doors, stairs, hand rails, manways and hatches by controlled scraping in accordance with applicable local, state and federal requirements. Collected paint debris will be disposed of off-site;
- Removal of loose interior painted surfaces by scraping;
- Removal of asbestos containing materials in buildings and underground tunnels in accordance with local, state and federal requirements; and
- Removal of floor drains and associated piping. Petroleum or PCB impacted soils or concrete identified adjacent to floor drain areas and any contaminated soil along floor drain piping, will be removed and properly disposed of off-site as necessary.

This IRM only addresses the abatement and demolition of buildings, tunnels, roads and walkways and the top one foot of structurally unsuitable soil in four areas on Site. The final remedy will be outlined in a Remedial Action Work plan (RAWP) which will be issued for public comment at a later date.

The IRM will begin in January and is expected to require approximately 4 months to complete.

Summary of the Investigation

A remedial investigation is underway at the site. Preliminary data from this investigation and data from previous sampling have identified contamination in soils and components of the site buildings.

Surface soils adjacent to Site buildings contain elevated concentrations of a number of metals including lead, barium and copper. PCBs, semi-volatile organic compounds (SVOCs) and pesticides were detected in site soils but less frequently and in lower concentrations than the

Next Steps

The approved work plan is available to the public (see “Where to Find Information” below). After the work plan is implemented, the completed IRM work will be documented in the Final Engineering Report for the site remediation.

NYSDEC will keep the public informed throughout the investigation and cleanup of the site.

Background

Location:

The Rockland Psychiatric Center (RPC) – Core Area Site is located in a suburban area in the Hamlet of Orangeburg, Town of Orangetown, approximately 1300 feet north of Old Orangeburg Road. The Site is bounded by Convent Road to the north, Oak Street to the south, First Avenue to the east and Third Avenue to the West. The Site lies approximately 1,200 feet east of Lake Tappan, a reservoir used for drinking water.

Site Features:

The portion of the former RPC which comprises the Site was referred to as the Core Area of the RPC. The Site is currently occupied by 32 abandoned and derelict buildings

containing over 1.1 million square feet which are distributed across the Site's 61 acres. The majority of the buildings are built with reinforced concrete with an exterior stucco surface. The surrounding paved parking areas, walkways, and roadways are in a state of disrepair. Landscaped areas on Site are significantly overgrown. The buildings range in size from approximately 12,000 to 118,000 square feet and, when in use were used for patient housing, kitchen and dining areas, therapy and recreational activities and furniture. Most of the buildings are multiple floors and contain basements, unimproved large crawl spaces and utility and patient tunnels. The northwest corner of the Site has no buildings. A small drainage swale which collects storm water runoff is located in this area and is surrounded by woods. The area between Buildings 32 and 34 is also wooded.

Current Zoning and Land Use:

The Site is currently vacant and is zoned for commercial use. To the north of Convent Road are commercial establishments and residential housing. The Broadacres Golf Club, the Blaisdell Addiction Treatment Center and the current Rockland Children's Psychiatric Center are located east of the Site. To the south and southwest, respectively are the Nathan Kline Institute and recreational fields for the Town of Orangetown. To the west are buildings that supported the former RPC, such as the powerhouse, wastewater treatment building, service buildings, and a fire station, followed by decommissioned landfills/forested areas and then Lake Tappan. To the northwest is the former Children's Psychiatric Center. The nearest residential properties are adjacent to the Site to the north, just across Convent Road.

Past Use of the Site:

The Site was formerly part of the 600+ acre Rockland Psychiatric Center which began operations in the early 1930s. The RPC operated as a self-contained/self-sustaining facility, providing its own power, water and wastewater treatment for many years. Additionally, the RPC farmed to grow its own food, manufactured furniture and other items for sale and had its own recreation facilities. The facility was decommissioned by the New York State Office of Mental Health in the early 1990s.

Site Geology and Hydrogeology:

The Site's uppermost geologic unit is glacial outwash consisting of a dark reddish brown, fine to medium sand with varying amounts of silt. The outwash, reported to contain beds of gravel or cobbles, ranges from approximately 15 to 30 feet in thickness, with increasing thickness from east to west. The thickness of the outwash generally decreases with higher elevations. The glacial outwash represents the shallow overburden aquifer at the Site.

Underlying the outwash is a glacial till characterized by intervals of dark reddish brown sandy silt, gravel, and cobbles. The till varies in thickness from approximately 10 to 20 feet, with generally decreasing thickness at higher elevations. The glacial till represents the deep overburden aquifer at the Site. The underlying bedrock is reddish Arkose sandstone interbedded with siltstone and mudstone, and is anticipated to be present 25 to 50 feet below ground surface (bgs). The interface between till and bedrock is reportedly often difficult to determine because of the presence of large angular cobbles.

Surface water and overburden groundwater flow directions are likely west towards the Lake Tappan reservoir and bedrock groundwater flows south-southeast. Depth to groundwater depth on Site is about 30 to 40 feet bgs in some places based on Site topography which increases by more than 50 feet moving southwest to northeast.

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 site is any real property where a contaminant is present at levels exceeding the soil cleanup objectives or other health-based or environmental standards, criteria or guidance adopted by DEC that are applicable based on the reasonably anticipated use of the property, in accordance with applicable regulations.

For more information about the BCP, visit: <http://www.dec.ny.gov/chemical/8450.html>

FOR MORE INFORMATION

Where to Find Information

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

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

Who to Contact

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

Project Related Questions

Kevin Carpenter
Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7014
518-402-9799
kevin.carpenter@dec.ny.gov

Site-Related Health Questions

Julia Kenney
New York State Department of Health
Bureau of Environmental Exposure Investigation
Empire State Plaza
Corning Tower Room 1787
Albany, NY 12237
518-402-7860 BEEI@health.ny.gov

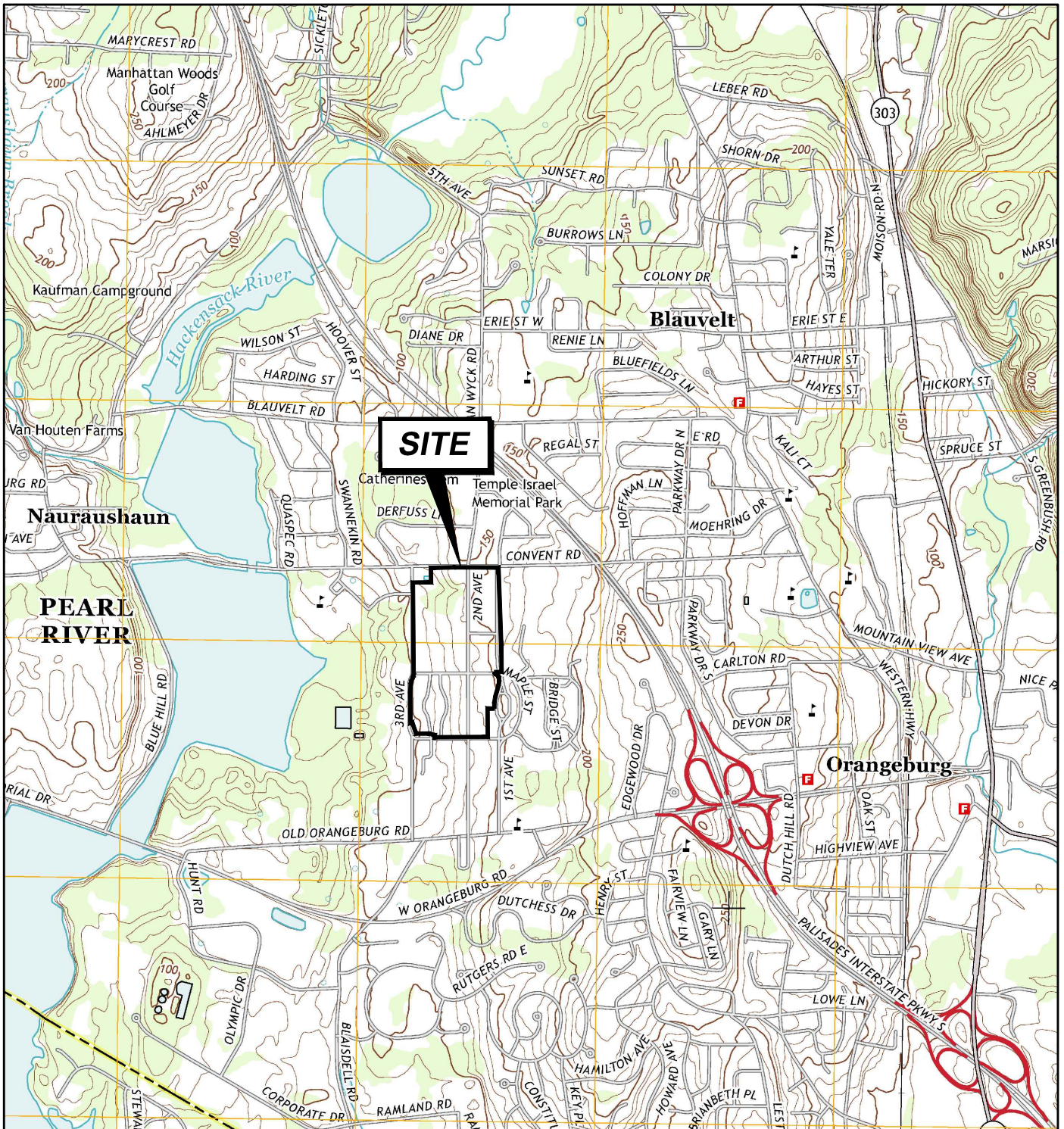
We encourage you to share this fact sheet with neighbors and tenants, and/or post this fact sheet in a prominent area of your building for others to see.

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: <http://www.dec.ny.gov/chemical/61092.html>. It's quick, it's free, and it will help keep you *better informed*.

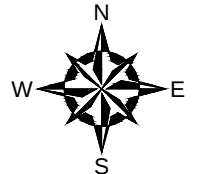


As a listserv member, you will periodically receive site-related information/announcements for all contaminated sites in the county(ies) you select.



QUADRANGLE LOCATION

SOURCE:
USGS TOPOGRAPHIC MAP: NYACK, NY-NJ (2013).
CONTOUR INTERVAL 10 FT., NAVD-1988, ORIGINAL
SCALE 1:24,000 (1" = 2,000 FT.).



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RPC - CORE AREA SITE - 140 OLD ORANGEBURG ROAD (PARCEL BOUNDED BY CONVENT ROAD, THIRD AVENUE, OAK STREET AND FIRST AVENUE) SECTION 73.08, BLOCK 1, LOT 1 ORANGETOWN, NEW YORK

PREPARED BY:
GZA GeoEnvironmental, Inc.
Engineers and Scientists
www.gza.com

PREPARED FOR:
JP MORGAN CHASE BANK, NA

SITE LOCATION PLAN

PROJ MGR: MS	REVIEWED BY: MS
DESIGNED BY: MS	DRAWN BY: MT
DATE: MAY 2017	PROJECT NO. 12.0076555.00

CHECKED BY: ZS
SCALE: 1" = 2,000'
REVISION NO.

FIGURE
1
SHEET NO.