



Department of
Environmental
Conservation

Where to Find Information

Access project documents through the
DECinfo Locator

<https://www.dec.ny.gov/data/DecDocs/C344080/>
and at these location(s):

Orangeburg Library*
20 South Greenbush Road
Orangeburg, NY 10962
(845) 359-2244

*(*Repositories may be temporarily
unavailable due to COVID-19 precautions.
If you cannot access the online repository,
please contact the NYSDEC project
manager listed below for assistance)*

Who to Contact

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

Project-Related Questions

William Bennett, Project Manager
NYSDEC
625 Broadway, 12th Floor
Albany, NY 12233-7014
(518) 402-9659
william.bennett@dec.ny.gov

Project-Related Health Questions

Julia Kenney
NYSDOH
Bureau of Environmental Exposure
Investigation
Empire State Plaza
Corning Tower Room 1787
Albany, NY 12237
(518) 402-7860
beci@health.ny.gov

For more information about New York's
Brownfield Cleanup Program, visit:
www.dec.ny.gov/chemical/8450.html

FACT SHEET

Brownfield Cleanup Program

RPC – Core Area Site

65, 67, 69 & 75 Third Avenue
Orangeburg, NY 10962

SITE No. C344080

NYSDEC REGION 3

November 2020

Cleanup Action Completed at Brownfield Site

Action has been completed to address the contamination related to the RPC – Core Area site ("site") located at 65, 67, 69 & 75 Third Avenue, Orangeburg, Rockland County under New York State's Brownfield Cleanup Program (BCP). Please see the map for the site location.

Cleanup activities were performed by JPMorgan Chase Bank, National Association ("applicant") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). The applicant has submitted a draft Final Engineering Report (FER) for NYSDEC review which states that cleanup requirements have been or will be achieved to fully protect public health and the environment for the proposed site use.

- Access project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C344080/>.
- The documents also are available at the location(s) identified at left under "Where to Find Information."

Highlights of the Site Cleanup: The following activities have been completed to achieve the remedial action objectives:

- Excavation and off-site disposal of asphalt, concrete and sub-base material and the upper one foot of soil to remove impacted surface soils and structurally incompetent material across the site, except in and north of the wooded wetland area.
- Targeted excavation in the wetland and northern wooded areas where contaminants exceeded the soil cleanup objectives for commercial use (CSCOs).
- Installation of vapor barriers beneath site buildings during construction.
- Placement of a final site cover, except in the northern wooded/wetland area identified above, consisting of a minimum of one foot of soil that meets the CSCOs, or a building slab, pavement or concrete. A demarcation layer was placed beneath the final site cover.
- Restoration of the pond area, including extension of the existing stream, backfilling remaining areas, and seeding/planting native wetlands species.
- Development of a Site Management Plan (SMP) for long-term management of residual contamination as required by the

BROWNFIELD CLEANUP PROGRAM

Environmental Easement, including plans for: (1) Institutional and Engineering Controls (IC/ECs); (2) monitoring; (3) reporting.

- An Environmental Easement was recorded to prevent future exposure to any contamination remaining at the site and to ensure implementation of the SMP.

Next Steps: When NYSDEC approves the FER, it will be made available to the public (see "Where to Find Information"). NYSDEC then will issue a Certificate of Completion (COC) that will be announced in a fact sheet. The applicant would be able to redevelop the site after receiving a COC. In addition, the applicant will be eligible for tax credits to offset a portion of the costs of performing cleanup activities and for redevelopment of the site.

A COC may be modified or revoked if, for example, an applicant does not comply with the terms of its Brownfield Cleanup Agreement with NYSDEC.

Site Description: The site is located at 65, 67, 69 & 75 Third Avenue in the Town of Orangetown, Rockland County as is identified on the Orangetown Tax Map as Section 73.08, Block 1, Lot 1. 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 was formerly a part of the Rockland Psychiatric Center (RPC) which operated at the site from the early 1930s until the early 1990s. The portion of the former RPC which comprises the site was referred to as the "Core Area." The site has been redeveloped with two structures for JP Morgan Chase – a data center and a visitor's center. Use of these structures was approved by NYSDEC in early 2020.

Prior to remediation, the primary site-related contaminants of concern include semi-volatile organic compounds (SVOCs) and metals in soil and sediment, SVOCs in groundwater and surface water, and volatile organic compounds (VOCs) in soil vapor. Remedial actions have successfully achieved soil cleanup objectives for commercial use. Residual contamination

in soil, groundwater, and soil vapor will be managed under a Site Management Plan.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C344080) at:

<https://www.dec.ny.gov/cfm/external/derexternal/index.cfm?pageid=3>

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 may 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:

<https://www.dec.ny.gov/chemical/8450.html>

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.

Stay Informed With DEC Delivers

Sign up to receive site updates by email:

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

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

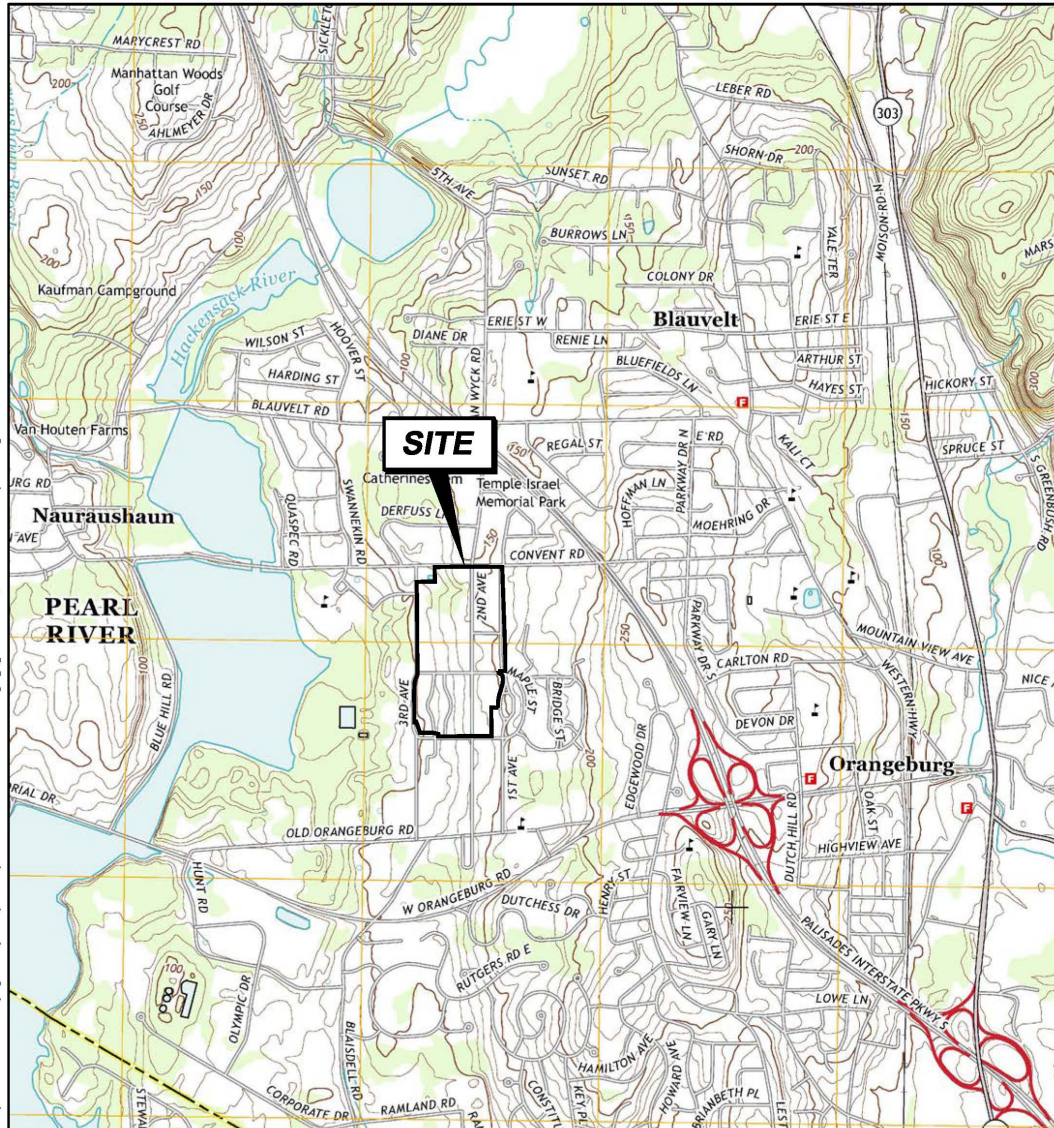
DECinfo Locator

Interactive map to access DEC documents and public data about the environmental quality of specific sites:

<https://www.dec.ny.gov/pubs/109457.html>

BROWNFIELD CLEANUP PROGRAM

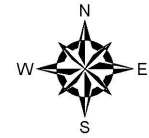
Site Location



© 2018 - GZA GeoEnvironmental, Inc. GZA-12.0076555.02\Figures\CAD\2017\76555.00.003 F1 - SLM.dwg [1] June 06, 2018 - 2:14pm miguel.torres



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



UNLESS SPECIFICALLY STATED BY WRITTEN AGREEMENT, THIS DRAWING IS THE SOLE PROPERTY OF GZA GEOENVIRONMENTAL, INC. (GZA). THE INFORMATION SHOWN ON THE DRAWING IS SOLELY FOR USE BY GZA'S CLIENT OR THE CLIENT'S DESIGNATED REPRESENTATIVE FOR THE SPECIFIC PROJECT AND LOCATION IDENTIFIED ON THE DRAWING. THE DRAWING SHALL NOT BE TRANSFERRED, REUSED, COPIED, OR ALTERED IN ANY MANNER FOR USE IN ANY OTHER LOCATION OR FOR ANY OTHER PURPOSE WITHOUT THE PRIOR WRITTEN CONSENT OF GZA. ANY TRANSFER, REUSE, OR MODIFICATION TO THE DRAWING BY THE CLIENT OR OTHERS, WITHOUT THE PRIOR WRITTEN EXPRESS CONSENT OF GZA, WILL BE AT THE USER'S SOLE RISK AND WITHOUT ANY RISK OR LIABILITY TO GZA.

65, 67, 69 AND 75 THIRD AVENUE
ORANGEBURG, NEW YORK

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

PREPARED FOR:
JP MORGAN CHASE BANK, NA

SITE LOCATION MAP

PROJ MGR: MS	REVIEWED BY: ZS	CHECKED BY: ZS	FIGURE 1 SHEET NO.
DESIGNED BY: ZS	DRAWN BY: MT	SCALE: 1" = 2,000'	
DATE: OCTOBER 2020	PROJECT NO: 12.0076555.02	REVISION NO.	