

(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](http://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: Plesser Property
DEC Site #: C356053
Address: Paradies Lane
New Paltz, NY 12561

Have questions? See "Who to Contact" Below

Draft Investigation Work Plan for Brownfield Site Available for Public Comment

The public is invited to comment on a draft work plan being reviewed by the New York State Department of Environmental Conservation (NYSDEC) to investigate the Plesser Property site ("site") located at Paradies Lane, New Paltz, Ulster 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."

Draft Investigation Work Plan

The draft investigation work plan, called a "Remedial Investigation Work Plan," was submitted to NYSDEC under New York's Brownfield Cleanup Program. The investigation will be performed by Mega Funworks, Inc. ("applicant(s)") with oversight by NYSDEC and the New York State Department of Health (NYSDOH).

How to Comment

NYSDEC is accepting written comments about the draft investigation work plan for 30 days, from November 25, 2015 through December 28, 2015. The proposed plan is available for review at the location(s) identified below under "Where to Find Information." Please submit comments to the NYSDEC project manager listed under Project Related Questions in the "Who to Contact" area below.

Highlights of the Proposed Site Investigation

The investigation will define the nature and extent of contamination in soil, surface water, groundwater and any other parts of the environment that may be affected.

There are two potential sources of contamination.

There is an underground storage tank (UST) in the northern section of the property which contains a water/petroleum mixture. The subsurface soil around the UST has been found to have low levels of butylbenzene, trimethylbenzene, and isopropyl toluene. These levels do not exceed the unrestricted use Soil Cleanup Objectives (SCOs).

Surface soil from the center area of the site is contaminated with arsenic, lead, and a variety of

pesticides. These are likely from overspray of pesticides in the orchard. While all of these contaminants exceed the protection of ecological resources SCOs, only arsenic exceeds the restricted residential use SCOs. Eleven of the 26 samples exceed the SCO with a maximum of 114ppm.

### **Next Steps**

NYSDEC will consider public comments, revise the plan as necessary, and approve the work plan. NYSDOH must concur with the plan. The approved work plan will be made available to the public (see “Where to Find Information” below). After the work plan is approved, the activities detailed in the work plan will be implemented.

When the investigation is completed, a report will be prepared and submitted to the NYSDEC that summarizes the results. NYSDEC will review the report, make any necessary revisions and, if appropriate, approve the report.

After the investigation, a cleanup plan, called a “Remedial Work Plan” will be developed and a Decision Document will be proposed. The cleanup plan will include an evaluation of the proposed site remedy, or recommend a no action or no further action alternative. The goal of the cleanup plan is to ensure the protection of public health and the environment. NYSDEC will present the proposed cleanup plan to the public for its review and comment during a 45-day comment period. NYSDEC will keep the public informed throughout the investigation and cleanup of the site.

### **Background**

**Location:** The Plessner Property site is located in a rural area in the Town of New Paltz. The site does not have a physical address and is located south of Main St (Rt 299) and Paradies Lane, west of Ohioville Rd, east of a ramp for Interstate 87, and north of Dietz Lane.

**Site Features:** The irregular-shaped site contains grassy fields and wooded land. A small portion of the northernmost tax lot is landscaped. The central portion of the site contains grassy fields, the southernmost portion is wooded with wetlands delineated. Remnants of foundations, concrete paved areas, and an asphalt driveway are located in the northwestern section of the site. Several trails are present on the western and central sections.

**Current Zoning/Use:** The site lies within two different zones: the southern parcel is zoned I-1, Light Industrial Zoning District; while the northern parcel is zoned B-2, Highway Business Zoning District. The site is currently vacant, though an encroachment is noted on the east central section of the site where an adjacent auto-repair facility stores automobiles on an approximately 10,000 square-foot paved area.

**Historical Use:** The site has historically operated as a commercial orchard.

**Site Geology and Hydrogeology:** The site topography is relatively flat but slopes slightly to the northeast. Surface elevations on the Site range from 360 feet above mean sea level (msl) near the northeastern section of the Site to 380 feet above msl on the western section of the Site.

There are two soil types in the area of the Site: 1) glacial till (a loamy mixture of clay, silt-clay, and boulder clay) and 2) glacial outwash sand and gravel deposits.

Bedrock in the area of the Site is the Ordovician-aged Normanskill Formation consisting of shale, argillite, and siltstone.

Regional groundwater flow is expected to be east-northeast. On-site groundwater flow would be influenced by site-specific geologic conditions, which have not yet been determined. Shallow groundwater flow is likely to be toward the wetland bodies located to the east and west of the site.

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=C356053>

**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** 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: <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.

Elting Memorial Library  
Attn: Carol A. Johnson  
93 Main Street  
New Paltz, NY  
phone: 845-255-5030

### Who to Contact

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

#### Project Related Questions

Douglas Macneal  
Department of Environmental Conservation  
Division of Environmental Remediation  
625 Broadway  
Albany, NY 12233-7014  
518-402-9662  
douglas.macneal@dec.ny.gov

#### Site-Related Health Questions

Kiran Mall  
New York State Department of Health  
Empire State Plaza Corning Tower  
Albany, NY 12237  
518 402-7880  
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.**

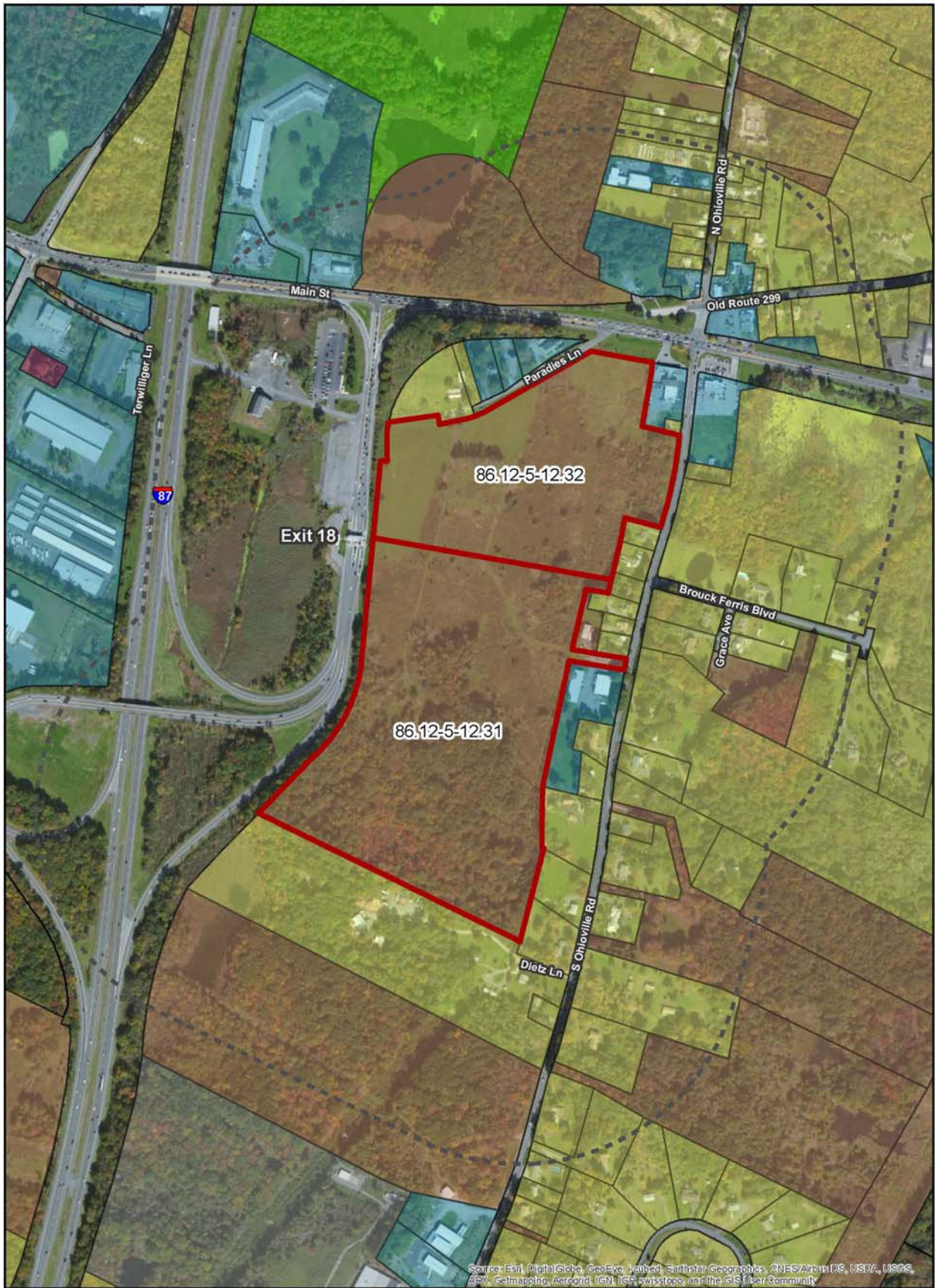
### **Receive Site Fact Sheets by Email**

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.

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

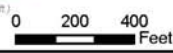


Source: Esri, DigitalGlobe, GeoEye, United States Geological Survey, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, IGP, swisstopo, and the GIS User Community



- Legend**
- Proposed Site
  - Agricultural
  - Residential
  - Vacant Land
  - Commercial
  - Recreation & Entertainment
  - Community Services
  - Industrial
  - Public Services
  - 1000' Perimeter of Site
  - Tax Parcels

Project Number: 15.0056  
 Date: February 2, 2015  
 File: FG2\_Imagery.mxd  
 GIS: CHW



**Figure 2 - Orthoimagery of the Proposed BCP Site**

Town of New Paltz Ulster County, New York



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