C.T. MALE ASSOCIATES
Engineering, Surveying, Architecture, Landscape Architecture & Geology, D.P.C.

12 Raymond Avenue, Poughkeepsie, New York 12603
845.454.4400 www.ctmale.com

March 20, 2025 ***Via Email***

Mr. Ryan Richard
Project Manager
New York State Department of Environmental Conservation
Division of Environmental Remediation, Region 3
21 S Putt Corners Road,
New Paltz, NY 12561
ryan.richard@dec.ny.gov

RE: Interim Remedial Measures Work Plan
Former Plesser Property Site, Town of New Paltz, Ulster County
BCP Site ID No.: C356053
C.T. Male Project No.: 23.3070

Dear Mr. Richard:

On behalf of the Ulster County Planning Department, C.T. Male Associates Engineering, Surveying, Architecture, Landscape Architecture & Geology, D.P.C. (C.T. Male) has prepared this Interim Remedial Measures (IRM) Work Plan pursuant to the New York State Department of Environmental Conservation (NYSDEC or Department) Brownfield Cleanup Program (BCP) for the property known as the Former Plesser Property located on Paradies Lane in the Town of New Paltz, Ulster County, New York (herein "the Site").

The purpose of this IRM Work Plan is to provide the general means and methods for management of pesticide impacted soil in the dieldrin soils area near MW-06 and MW-03 and the excavation, grading and moving of soils in the proposed Ulster County Government Operations Center. The IRM work plan is intended to be protective of site workers, the public, and the environment during construction and operation of a new Government Operations Center at the Site.

Site Description

The Site is located on an irregular-shaped parcel of undeveloped land comprised of two (2) tax parcels: Section 86.12, Block 5, Lots 13.310 and 13.320. The combined parcels are approximately 57.3 acres in size. The parcels that comprise the Site lack a physical address. The location of the Site is shown on Figure 1 – *Site Location Map* in Appendix A. Please note that the BCP boundaries of the site do not fully align with the parcel boundaries. The BCP boundaries are subject to change as the County moves forward with further development of the site. This IRM work plan focuses on the area impacted by the

construction of the County's new Government Operations Center scheduled to begin construction on/or about June of 2025. The IRM also includes the areas of the site where dieldrin exceeds the Protection of Groundwater Soil Cleanup Objectives (PGW SCOs). This area is surrounding and adjacent to MW-03 and MW-06 where dieldrin was found in groundwater at levels exceeding the applicable SCGs.

The northern portion of the Site is zoned as Gateway Business (GB), and a southern portion is zoned as Light Industrial (I-1). The Site is anticipated to be redeveloped as a Government Operations Center for Ulster County and, in the future, a Large-Scale Solar Array. The development of these two (2) uses is anticipated to occur in phases with the Government Operations Center as the initial development located in the north and central portions of the site. Refer to Exhibit 1 –*Preliminary BCP Site Boundary* for the Government Operations Center in Appendix A.

The IRMs contemplated for the Site include 1) excavation of soils containing elevated levels of dieldrin and/or arsenic, 2) decommissioning of monitoring wells where soil is excavated for elevated dieldrin levels, 3) removal of an Underground Storage Tank (UST) and associated petroleum impacted soil (if encountered during removal), 4) placement of a soil cover system to address arsenic impacted soils exceeding the Commercial SCOs in the proposed construction zone (Exhibit 2- Schematic Design Plan Paradise Lane, the dashed lines represent the likely construction area subject to this IRM, including the dieldrin excavation area (Task 1)) which will included grading soils and the excavation of stormwater management facilities and various associated utilities and appurtenances and 5) community air monitoring during any and all ground intrusive activities.

Underground Petroleum Storage Tank Removal

One (1) 550-gallon UST is located approximately two feet below ground surface in the northern portion of the site. (Refer to attached Figure 4 – *Interim Remedial Measures Action Implementation Plan and Details*). An environmental contractor will be retained to remove the tank in accordance with NYSDEC's DER-10. The tank will be exposed, opened, and screened for liquids. Any liquids will be pumped out to a suitable container or tank truck for later off-site disposal after the liquid is profiled and characterized. Removed liquids will be transported to an off-site permitted disposal/reclamation facility by a 6 NYCRR Part 364 permitted waste transporter.

Once the tank is exposed and pumped out, the side walls of the tank will be exposed. The soils adjacent to the tank will be field screened for the presence of organic vapors

(i.e., petroleum impacts) with a Photo-ionization Detector (PID) MiniRAE 3000. Those soils will be stockpiled on plastic and samples obtained for disposal characterization or re-use as warranted.

Once the sidewalls are exposed, the tank will be removed from the ground and placed on plastic for cleaning and recycling. The tank grave will be visually observed for evidence of petroleum contamination. If contamination is noted, the impacted soils will be removed until non-impacted soils are observed (PID readings less than 5 ppm). Once the limits of impacted soils are established, sidewall and bottom samples will be obtained to confirm that the petroleum impacted soils are adequately removed.

The tank excavation will be temporarily left open and protected with construction fencing or some kind of im-movable barrier to prevent access from the rest of the site until the sidewall and bottom confirmatory sample results are received. If the excavation sidewalls and bottom meet the applicable Soil Cleanup Objectives (SCOs), the tank grave will be backfilled with suitable construction project specified fill material that meets the applicable SCOs. If the soil sample results do not meet the applicable SCOs, additional excavation and sampling will take place until the sidewalls and bottom samples meet the applicable SCOs. Backfilling the tank grave will not occur until the side wall samples meet the applicable SCOs,

The excavated soils will be disposed of off-site if grossly contaminated (not likely based on the detailed sampling performed already at this site). Grossly contaminated soils would be visually and olfactorily easily discernable with PID readings above 500 ppm. Soils that exceed the commercial SCOs for pesticides and heavy metals like arsenic will either be placed beneath the soil management berm that will be incorporated into the proposed soil cover system or placed beneath the barrier demarcation layer and covered by the soil cover system.

The profiling and characterization of any material taken from the tank grave will be conducted prior to further placement on-site or off-site management. Results of the characterization and proposed management method including the proposed disposal facilities if that is the appropriate option will be provided to the DEC Project Manager for review and approval prior to management. Disposal documentation will be included in the Construction Completion Report (CCR).

Drum/Tank Carcasses and Containers

There are some drum carcasses and containers observed on the ground surface in the proposed dieldrin excavation area (Refer to Figure 4 – *Interim Remedial Measures Implementation Plan and Details*). Ten to twelve rusted 55-gallon empty drum carcasses were identified during the 2023 Supplemental Remedial Investigation for Dieldrin delineation in the vicinity of monitoring well MW-06. This surface debris will be removed and stored temporarily on plastic and covered with plastic if to remain more than one day. If there is any material inside the drums or containers, the environmental contractor will profile and characterize the material for disposal/management, and the metal containers may be cleaned if required for off-site recycling. If necessary, the drums and containers will be placed in over-pack containers for off-site disposal as warranted at an approved facility. The environmental contractor will also inspect the grounds for any other vessels whose contents are of environmental concern that may require profiling, characterization, and transportation for off-site disposal. Once the contents have been removed, the empty vessels will be disposed of off-site as solid waste and/or disposed of at a recycling facility. The profiling and characterization of any material in the drums and containers will be conducted prior to the disturbance and/or moving of these items. Results of the characterization and the proposed disposal facilities will be provided to the DEC Project Manager prior to removal from the Site.

Following the removal of the tank, drums and applicable containers, the underlying land will be observed for potential field evidence of contamination in the surface associated with the vessels (e.g., heavy staining in the surface and subsurface soils, etc.).

An inventory documenting the size, type, condition, and content of any tanks, drums or containers encountered at the Site (inclusive of photographs) and associated field and/or analytical data will be provided to the Remedial Engineer (RE) prior to off-site disposal for review. In addition, disposal documentation will be provided to the RE for inclusion in the Construction Completion Report (CCR).

Excavation, and Removal of Pesticide Impacted Soils Exceeding Protection of Groundwater SCOs

Limited excavation will occur in areas of the site where elevated levels of dieldrin and arsenic have been identified above NYSDEC Part 375 Protection of Groundwater (PGW) Soil Cleanup Objectives (SCOs). Groundwater was contaminated above applicable SCGs for dieldrin in MW-06 and MW-03. This area is identified in Figure4. Soil samples taken from shallow soils in the vicinity of MW-06 and MW-03 will be excavated to depths of 4 to 6' below ground surface. Refer to Figure 4 – *Interim Remedial Measures Implementation Plan and Details* for locations of excavation zones.

Excavation depths of dieldrin and arsenic impacted soils will be dependent on the post excavation field evidence of contamination as derived from the delineation survey performed in 2023. Soils impacted above the PGW SCOs will be excavated and placed on plastic and covered with plastic or in DOT approved 55-gallon drums that will be staged in a secure location pending characterization and off-site disposal at a permitted disposal facility. Confirmatory endpoint samples will be used to confirm that the soils meet the PGW SCOs. The number of samples is anticipated to be twelve (12), replicating the 2023 sampling event.

The Site's soils may be re-graded to level the Site for construction of the new Government Operations Center. Any stained soil encountered during re-grading and/or excavations will be subjectively assessed employing organoleptic observations and PID headspace analyses. If the soils appear impacted employing these methods, the soils will be placed on plastic and covered with plastic or in DOT approved 55-gallon drums that will be staged in a secure location pending characterization and off-site disposal at a permitted disposal facility.

Management of Soils in the Proposed Government Operation Center Area

Shallow soils in the proposed Government Operation Center are impacted with arsenic above the commercial SCOs in some locations as shown in the Preliminary BCP Site Boundary map found in Exhibit A. As part of site grading activities, the arsenic impacted soils will be graded to the finished floor elevations and/or subgrade elevations for pavement and landscaped areas, minus one foot to prepare the site for placement of the soil cover system. Excess soil will be placed in berms for later coverage with a demarcation layer and one foot of soil meeting the commercial SCOs. A typical cross-

section depicting the soil cover system is included as Attachment 05 – *Surface Cover Details* in Attachment A.
To establish and document appropriate soil cover system thickness, a survey grid on 50-foot centers will be established in the proposed construction area. Once the grid is established and the site is graded to finished elevation minus one foot, a professional surveyor shall obtain elevation data at each of the grid points after the barrier demarcation layer is placed. Once the clean fill is installed, the surveyor will resurvey the grid point to confirm that a minimum of one foot of clean fill has been installed. Placement of the fill will be observed to ensure that the material is from the approved fill source and does not contain unregulated or unsuitable fill material.

Treatment of Groundwater

Groundwater may be encountered during excavation at depths greater than four to eight feet in some portions of the site (the utility duct back and possibly the dieldrin excavation area). The following general procedures will be followed for groundwater evacuation and treatment during the IRM activities and construction.

- Groundwater entering the excavations will be evacuated and transferred into a temporary holding tank to the extent necessary to remove impacted soils or perform required construction. If limited in volume, the groundwater may be evacuated from the excavations as necessary via a vacuum (Vac) truck and transported for off-site disposal at an approved and permitted TSDF. The disposal facility permits will be submitted to the certifying Remediation Engineer and included in the CCR.
- If on-site discharge of dewatering effluent is proposed by the contractor (on-site discharge location to be determined), on-site groundwater treatment will be implemented for all dewatering fluid unless laboratory testing has demonstrated that groundwater contaminant concentrations meet effluent discharge limits, and if on-site discharge is approved by the Remediation Engineer and acceptable to the NYSDEC.

The contractor shall be responsible for obtaining all required permits, performing all effluent treatment, and testing to discharge dewatering effluent on-site. The environmental contractor shall provide the Remediation Engineer with the dewatering treatment system design and work plan for approval prior to implementation.

Monitoring Wells

There are eleven (11) permanent monitoring wells within the Site that were installed in 2016 during the Remedial Investigation. The wells are protected by three-foot guard pipes. Any monitoring wells that are damaged during the IRM will be replaced in-kind. Any damaged wells will be decommissioned in accordance with the NYSDEC CP-43: Groundwater Monitoring Well Decommissioning Policy (Date Issued: November 3, 2009).

Community Air Monitoring

The Site's soils will be disturbed during ground intrusive activities at the Site during excavation of dieldrin and arsenic contaminated soils, and during excavation and removal of the UST and associated petroleum contaminated soils (if encountered).

A Community Air Monitoring Plan (CAMP) will be followed during ground intrusive activities. The intent of the CAMP is to provide a measure of protection for the downwind community (i.e., off-site receptors including residences and businesses and on-site workers not directly involved with the subject work activities) from potential airborne contaminant releases. The CAMP is not intended for use in establishing action levels for worker respiratory protection. The CAMP will monitor the air for dust and volatile organic compound (VOC) vapors at the downwind perimeter of the work area. The CAMP is included in Attachment B.

<u>Particulate Monitoring</u>

Two (2) real-time particulate monitors capable of continuously measuring concentrations of particulate matter less than 10 micrometers in size (PM-10) and capable of integrating over a period of 15 minutes (or less) will be utilized. The instruments will be placed inside environmental enclosures at temporary monitoring stations based on the prevailing wind direction each work day, one (1) upwind and one (1) downwind of the designated work areas. If the IRMs are taking place within twenty feet of occupied structures, monitoring will be conducted opposite the walls of the occupied structures or next to the structures' air intake vents.

Each particulate monitor will be equipped with a telemetry unit capable of transmitting real-time particulate data to the Project Manager and/or field representative. The particulate monitoring instruments will be capable of displaying and transmitting the

short term exposure limit (STEL) or 15 minute averaging period, which will be compared to the NYSDOH Generic and Special Requirements Community Air Monitoring Plan action levels for particulates, as listed below. The instruments are programmed to alarm at preset action levels. At the end of each day, the readings for each instrument will be downloaded to a PC and retained for future reference and reporting.

- If the downwind and/or occupied structures PM-10 particulate level is one hundred micrograms per cubic meter (mcg/m^3) greater than background (upwind perimeter) for the 15-minute period or if airborne dust is observed leaving the work area, then dust suppression techniques must be employed. Work may continue with dust suppression techniques provided that the downwind and/or occupied structures PM-10 particulate levels do not exceed 150 mcg/m^3 above the upwind level and provided that no visible dust is migrating from the work area.
- If, after implementation of dust suppression techniques, the downwind and/or occupied structures PM-10 particulate levels are greater than 150 mcg/m^3 above the upwind level, work must be stopped and a re-evaluation of activities initiated. Work can resume provided dust suppression measures and other controls are successful in reducing the downwind and/or occupied structures PM-10 particulate concentration to within 150 mcg/m^3 of the upwind level and in preventing visible dust migration.

In the event of poor weather such as heavy rain, particulate monitoring will not be performed for protection of instrumentation. These weather conditions would limit the effectiveness of the sensitive monitoring equipment and suppress particulate generation. Work activities will be halted if fugitive dust migration is visually observed for a sustained period of time during poor weather conditions.

Volatile Organic Compound Air Monitoring

Volatile organic compounds (VOCs) will be monitored at the downwind perimeter of the immediate work areas and/or occupied structures with a Mini RAE 3000 VOC monitor or equal. The VOC monitor will be placed in the downwind and/or occupied structures environmental enclosure containing a particulate monitor. The downwind VOC monitor will be equipped with a telemetry unit capable of transmitting real-time VOC data to the Project Manager and/or field representative. The VOC monitoring instrument will be capable of displaying and transmitting the short term exposure limit (STEL) or 15 minute averaging period, which will be compared to the NYSDOH Generic and Special Requirements CAMP action levels for VOCs, as listed below. The downwind and/or occupied structures VOC STEL readings will be downloaded to a PC and retained for future reference and reporting.

Upwind VOC STEL concentrations will be measured at the start of the work day and periodically thereafter employing a handheld Mini Rae 3000 VOC monitor to evaluate the Site's background conditions. Background VOC readings will be obtained in the occupied structures prior to commencement of the planned work. Any unusual background readings will be discussed with NYSDOH prior to commencement of the work. The upwind VOC STEL readings will be manually recorded for future reference and reporting.

- If the ambient air concentration of total organic vapors at the downwind perimeter of the work area or exclusion zone exceeds 5 parts per million (ppm) above background for the 15-minute average, work activities must be temporarily halted and monitoring continued. If the total organic vapor level readily decreases (per instantaneous readings) below 5 ppm over background, work activities can resume with continued monitoring.
- If total organic vapor levels at the downwind perimeter of the work area or exclusion zone persist at levels in excess of 5 ppm over background but less than 25 ppm, work activities must be halted, the source of vapors identified, corrective actions taken to abate emissions, and monitoring continued. After these steps, work activities can resume provided that the total organic vapor level 200 feet downwind of the exclusion zone or half the distance to the nearest potential receptor or residential/commercial structure, whichever is less - but in no case less than 20 feet, is below 5 ppm over background for the 15-minute average.
- If the organic vapor level is above 25 ppm at the perimeter of the work area, activities must be shutdown. Work activities will then be evaluated to determine the source of the organic vapors and the engineering controls required to reduce/eliminate the organic vapors.

Health and Safety

C.T. Male personnel involved in the IRM field work will adhere to the Health and Safety Plan that was developed in 2016 by C.T. Male for the Remedial Investigation of the Former Plesser Property Site and updated in January 2024 to be included in the Remedial Action Work Plan. The environmental contractor(s) will be responsible for adhering to their own site specific health and safety plans.

Reporting

The summary and results of the IRMs will be presented in a Construction Completion report (CCR) in accordance with Section 5.8 of DER-10. The CCR will be certified by a New York State Professional Engineer and will be included as an Exhibit to the Remedial Investigation (RI) Report.

Schedule

ULSTER COUNTY Government Operations Center - Updated Schedule as of March 19, 2025				
Task Description	**Start**	**Finish**	**Resource Names**	**Notes**
Submission of Remedial Action Work Plan and R.I.R.		8/27/2024	C.T. Male	Completed
Additional comments received from DEC on R.I.R.		1/14/2025	DEC.rwr	
Change-of-Use applications (submitted for tree felling, for test pits)		1/17/2025	UC-Planning	
Response from CT Male to latest round of R.I.R. comments		1/24/2025	C.T. Male	
Change of Use Approval for tree felling, test pits for arsenic delineation		1/24/2025	DEC.rwr	
Tree felling		2/27/2025	UC - DPW	
Additional test pits for Arsenic Delineation - RI work per comment from NYSDEC		2/27/2025	C.T. Male	
Submission of IRM Work Plan	3/19/2025	3/19/2025	C.T. Male	
30-day Public Comment period for IRM Work Plan	3/21/2025	4/30/2025	DEC	
Acceptance of IRM Work Plan	3/19/2025	4/30/2025	DEC.rwr	
Change of Ownership	4/11/2025		UC Planning	

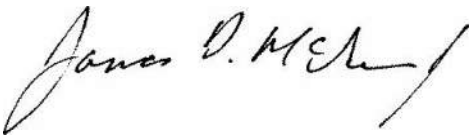
ULSTER COUNTY Government Operations Center - Updated Schedule as of March 19, 2025				
Task Description	**Start**	**Finish**	**Resource Names**	**Notes**
IRM Approval	5/11/2025	5/26/2025	NYS-DEC	
Remediation: IRM Work Plan Preconstruction Meeting	5/28/2025	5//28/2025	DEC, C.T. Male, contractor	
Remediation: IRM onsite soil remediation work (main bldg site)	6/11/2025	8/1/2025	Incl observing engineer	Including cover fill and testing wait time
Remediation: IRM onsite work for duct bank (to South Ohioville)	8/2/2025	8/8/2025	Incl observing engineer	Including testing wait time
Remediation: removal of soils with elevated levels of dieldrin and arsenic	8/9/2025	8/15/2025	Incl observing engineer	Including offsite disposal and testing wait times
Draft Construction Completion Report	9/1/2025	9/15/2025	C.T. Male	
Submission of Revised R.I.R. to incorporate additional arsenic delineation	9/1/2025	9/15/2025	C.T. Male	
Amendment of BCA Boundary Submission	March 2026	March 2026	County, C.T. Male	Dependent on subsequent development plans by the County
Submission of ISMP	April 2026	April 2026	C.T. Male	Tentative
Submission of the RAWP	June 2026	June 2026	C.T. Male	Tentative
45-day Public Comment period for RAWP Work Plan	6/15/2026	8/1/2026	DEC	Tentative
NYSDEC Decision Document	9/1/2026	10/1/2026	DEC	Tentative

ULSTER COUNTY Government Operations Center - Updated Schedule as of March 19, 2025				
Task Description	**Start**	**Finish**	**Resource Names**	**Notes**
Additional remediation at property beyond the GOC building site & dieldrin hot spots	8/5/2026	September 2027	Incl observing engineer	Tentative -Dependent on subsequent development plans by the County
Draft Environmental Easement	August 2027	October 2027	County	Tentative
Submission of Draft SMP and review period for DEC Comments	September 2027	October 2027	C.T. Male, DEC	Tentative
Final SMP Submission	October 2027	November 2027	C.T. Male	Tentative
Draft Final Engineering Report	October 2027	November 2027	C.T. Male	
Submission of Final Engineering Report for entirety of property	November 2027	December 2027	C.T. Male	Tentative
Certificate of Completion		December 2027	DEC.rwr	Tentative

Should you have any questions regarding this IRM Work Plan, please do not hesitate to contact the undersigned at j.marx@ctmale.com or alternatively j.mciver@ctmale.com and/or 845-454-4400 x 2110

Respectfully submitted,

C.T. MALE ASSOCIATES



James D. McIver, Jr., P.G
Managing Geologist

CERTIFICATION

I, Jeffrey A. Marx, P.E., certify that I am a NYS registered professional engineer and that this Interim Remedial Measures Work Plan was prepared in accordance with applicable statutes and regulations and in substantial conformance with the DER Technical Guidance for Site Investigation and Remediation (DER-10) dated May 3, 2010.

NYS Professional Engineer #	Date	Signature

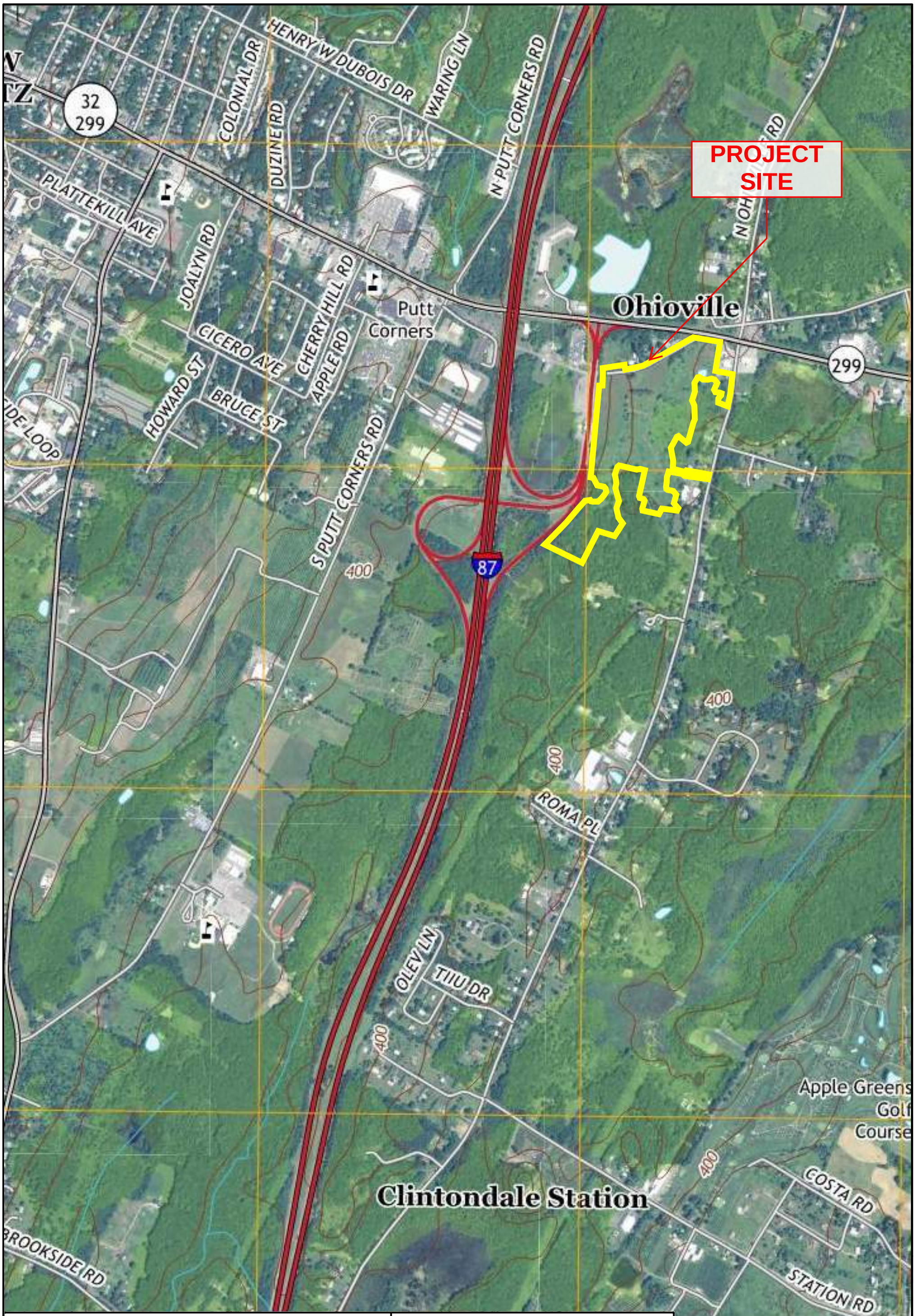
Attachments

Attachment A
Figure 1 – Site Location Map
Exhibit 1 – Conceptual Site Plan Schematic
Exhibit 2 – Preliminary BCP Site Boundary
Figure 4 – Interim Remedial Measures Action Implementation Plan and Details
Attachment 05 – Surface Cover Details

Attachment B
Community Air Monitoring Plan

ATTACHMENT A

FIGURES



N

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Legend

Approximate Site location Boundary

Map Note: The locations and features depicted on this map are approximate and do not represent a field survey.

Project Number: 15.5056
Data Source: NYSGIS Clearinghouse
Projection: State Plane NAD83 NYE (Feet)
Date: May 14, 2018
File: Fig1_SiteLocationMap2018_11x17.mxd
GIS: C Secor

Figure 1: Site Location Map

Town of New Paltz **Ulster County, New York**

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50 CENTURY HILL DRIVE, LATHAM, NEW YORK 12110
(518) 786-7400 * FAX (518) 786-7299 * WWW.CTMALE.COM
FOUNDED IN 1910

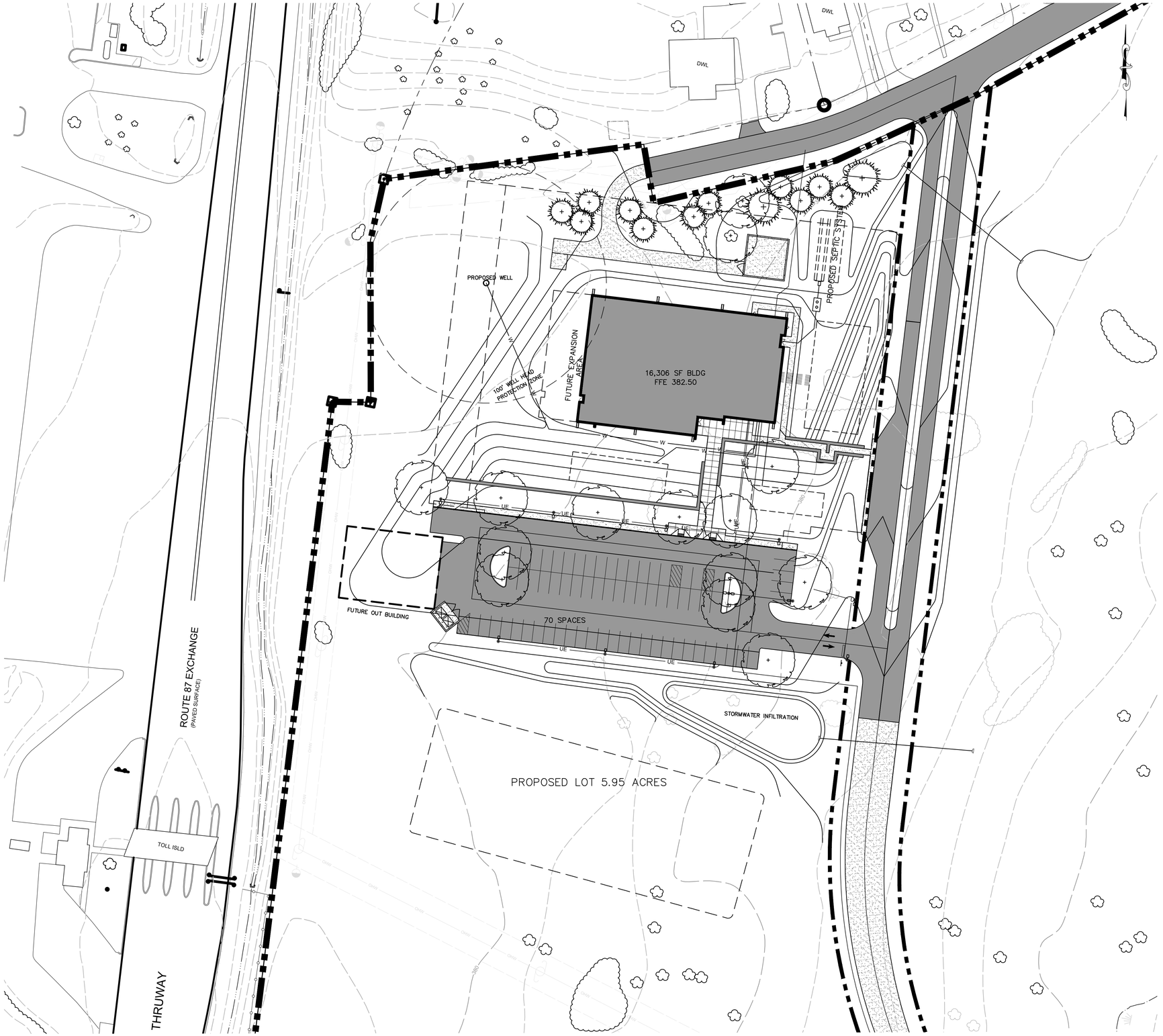

EXHIBIT 1

SITE PLAN LEGEND:

- PROPOSED BUILDINGS
- FUTURE EXPANSION AREAS
- PROPOSED LIMITS OF DISTURBANCE
- ROAD CENTERLINE
- TIMBER BARRIER RAIL
- CHAIN LINK FENCE
- STORMWATER MANAGEMENT AREA
- PROPOSED MAINTENANCE EASEMENT
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- (64) PARKING COUNT
- (1) SIGN DESIGNATION

3 February 2023 1:01 PM

ULSTER COUNTY

GOVERNMENT OPERATIONS CENTER

STREET ADDRESS
KINGSTON, NY 12000

ARCHITECT
URBAHN ARCHITECTS
306 WEST 37TH ST, NEW YORK, NY 10018
www.urbahn.com

ARCHITECT
ALFANDRE ARCHITECS www.alfandre.com
231 MAIN STREET, SUITE 201, NEW PALTZ, NY 12651

CIVIL - MECH- ELEC - PLUMBING - FP ENGINEER
GPI www.gpinet.com
80 WOLF ROAD, SUITE 300, ALBANY, NY 12205

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1001 AVENUE OF THE AMERICAS, NEW YORK, NY 10018

COST ESTIMATOR
TROPHY POINT
306 WEST 37TH STREET, 9TH FLOOR, NEW YORK, NY 10018

REVISION	DESCRIPTION	DATE

RESERVED

RESERVED

PHASE	SCHEMATIC DESIGN
PRINCIPAL IN CHARGE	DONALD E. HENRY, JR.
PROJECT MANAGER	CHRISTOPHER YOUNG
CHECKED BY JEM/CNT	UA PROJECT NO. 2117-00

DRAWING TITLE:

SCHEMATIC DESIGN PLAN PARADISE LANE

SEAL

SCALE 1" = 40'

DATE 03 FEB 2023

DRAWING NUMBER

SD-1

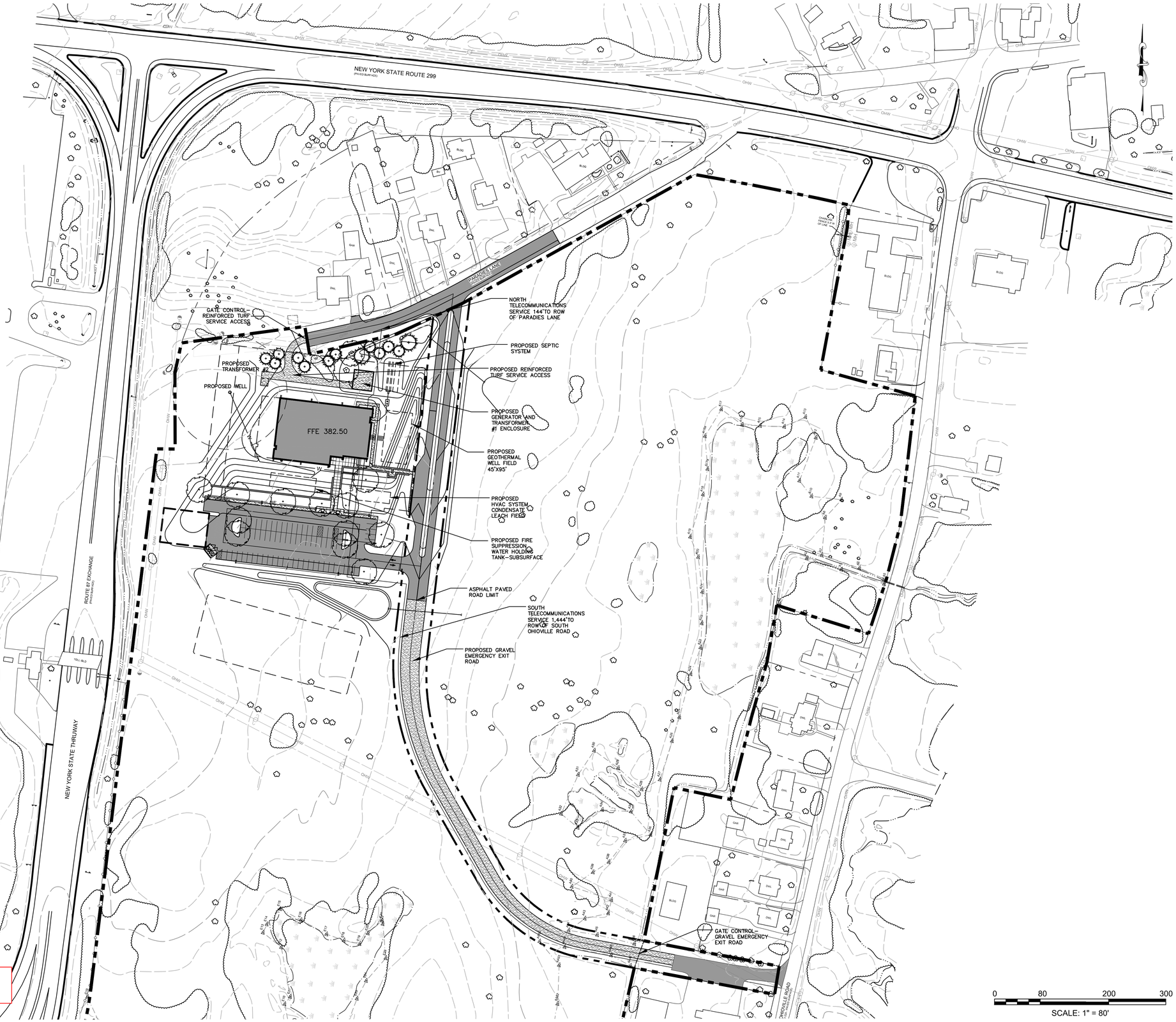

EXHIBIT 1

ULSTER COUNTY

.\seal-logo.png

GOVERNMENT OPERATIONS CENTER

STREET ADDRESS
KINGSTON, NY 12000

ARCHITECT
URBAHN ARCHITECTS
306 WEST 37TH ST, NEW YORK, NY 10018
www.urbahn.com

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COST ESTIMATOR
TROPHY POINT
306 WEST 37TH STREET, 9TH FLOOR, NEW YORK, NY 10018

REVISION	DESCRIPTION	DATE

RESERVED

RESERVED

PHASE	SITE SELECTION
PRINCIPAL IN CHARGE	DONALD E. HENRY, JR.
PROJECT MANAGER	CHRISTOPHER YOUNG
CHECKED BY JEM/CNT	UA PROJECT NO. 2117-00

DRAWING TITLE:

SCHEMATIC DESIGN PLAN PARADISE LANE

SEAL

SCALE 1" = 80'

DATE 03 FEB 2023

DRAWING NUMBER

SD-2

EXHIBIT 2

SITE LAYOUT LEGEND:

- PROPERTY LINE
- WETLAND BOUNDARY
- WETLAND

3/5/2025 11:37:00 AM

ARCHITECTS
URBAHN ARCHITECTS
306 WEST 37TH STREET, NEW YORK, NY 10018
www.urbahn.com • TEL: 212.239.0220 • FAX: 212.563.5621

PARTNER ARCHITECT
ALFANDRE ARCHITECTURE
11 MAIN STREET, NEW PALTZ, NY 12561

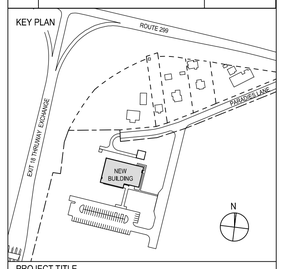
CIVIL - STRUC - MECH - ELEC - PLMB - FP ENGINEER
GREENMAN-PEDERSEN INC.
80 WOLF ROAD #600, ALBANY, NY 12205

I.T. / A.V / SECURITY
CERAMI ASSOCIATES
1155 15TH STREET #606, WASHINGTON, DC 20005

ISSUE / REVISION

NO.	DESCRIPTION	DATE
	100% CD- BID SET	20 DEC 2024
1	ADDENDUM # 3	27 JAN 2025
2	ADDENDUM # 5	12 FEB 2025

KEY PLAN



PROJECT TITLE

ULSTER COUNTY
GOVERNMENT OPERATIONS CENTER
10 PARADIES LANE, NEW PALTZ, NY 12561

PHASE
100% CDs-BID SET

DRAWING NAME
PRELIMINARY BCP SITE BOUNDARY

DISCIPLINE LEAD	J. MONTAGNE
PROJECT ARCHITECT/ENGINEER	ED/AL
DRAWN BY: ED/AL	CHECKED BY: RT
UAI PROJECT NO.	SCALE: AS NOTED
SEAL	DATE: 03/05/2025
	FILING SET
	CONSTR SET

PROPOSED BCP SITE BOUNDARY

UST Spill # 14-01829

Approximate location of soils near UST to be remediated

Proposed Dieldrin Excavation Area

Limited excavation 0-4' below ground surface

Main St

Paradies Ln

Brouck Ferris Blvd

S Ohioville Rd

Exit 18

87

SS-01 SS-02 SS-03 SS-04 SS-05 SS-06 SS-07 SS-08 SS-09 SS-10 SS-11 SS-12 SS-13 SS-14 SS-15 SS-16 SS-17 SS-18 SS-19 SS-20 SS-21 SS-22 SS-23 SS-24 SS-25 SS-26 SS-27 SS-28 SS-29 SS-30 SS-31 SS-32 SS-33 SS-34 SS-35 SS-36 SS-37 SS-38 SS-39 SS-40 SS-41 SS-42

MW-01 MW-02 MW-03 MW-04 MW-05 MW-06 MW-07 MW-08 MW-09 MW-10 MW-11

TP-01 TP-02 TP-03 TP-04 TP-05 TP-06 TP-07 TP-08 TP-09 TP-10 TP-11 TP-12 TP-13 TP-14 TP-15 TP-16 TP-17 TP-18 TP-19

0 100 200 400 FT

1 inch = 200 feet

Legend

- Surface Soil Sampling Locations
- Monitoring Well Locations
- Test Pit Locations
- UST (Spill # 14-01829)
- Wetland Area
- Wetland Buffer Zone
- Ulster County Tax Parcels (2012)

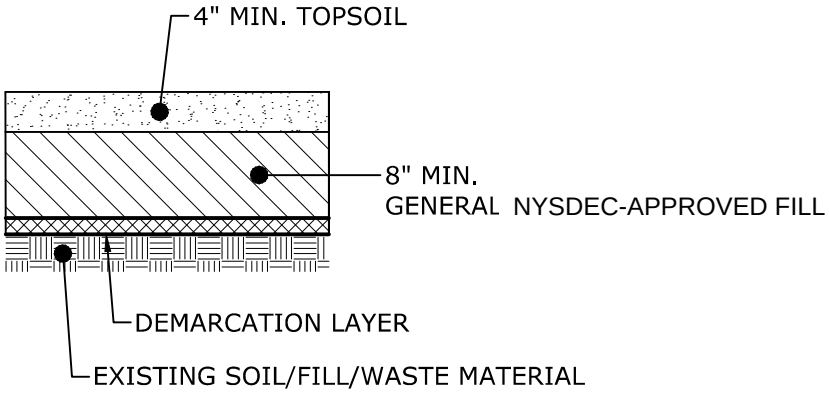
Project Number: 15.5056/ 23.3070
Data Source: NYSGIS Clearinghouse
Projection: State Plane NAD83 NYE (Feet)
Date: May 14, 2018
File: Fig2_SamplingLocationMap2018_11x17.mxd
GIS: C Secor

Map Note: The locations and features depicted on this map are approximate and do not represent a field survey.

FIGURE 4: INTERIM REMEDIAL MEASURES ACTION IMPLEMENTATION PLAN AND DETAILS

Town of New Paltz **Ulster County, New York**

C.T. MALE ASSOCIATES
ENGINEERING, SURVEYING, ARCHITECTURE & LANDSCAPE ARCHITECTURE, D.P.C
50 CENTURY HILL DRIVE, LATHAM, NEW YORK 12110
(518) 786-7400 * FAX (518) 786-7299 * WWW.CTMALE.COM
FOUNDED IN 1910



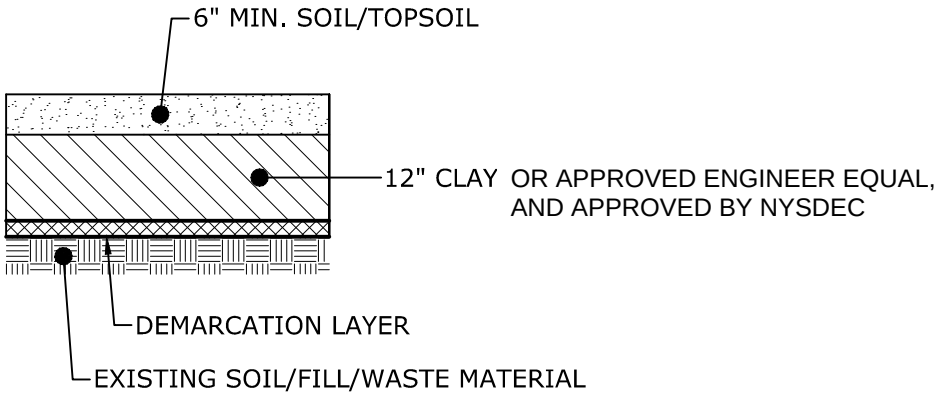
NOTE:

1. THE ENTIRE SCS SHALL BE IN ACCORDANCE WITH THE REMEDIAL ACTION WORK PLAN AND BROWNFIELD CLEANUP PROGRAM.

1
C-501

SURFACE COVER SYSTEM - GENERAL

SCALE: NONE
CROSS REFERENCE: NONE



NOTE:

1. THE ENTIRE SCS SHALL BE IN ACCORDANCE WITH THE REMEDIAL ACTION WORK PLAN AND BROWNFIELD CLEANUP PROGRAM.

2
C-501

SURFACE COVER SYSTEM STORMWATER BASIN

SCALE: NONE
CROSS REFERENCE: NONE

C-501

Date	RECORD OF WORK	Appr.

Drafter: S.WUNSCH | Checker: R. ANDUJAR
Appr. by: R. ANDUJAR | Proj. No. 23.3070

SURFACE COVER DETAILS

TOWN OF NEW PALTZ | ULSTER COUNTY, NEW YORK

C.T. MALE ASSOCIATES
Engineering, Surveying, Architecture, Landscape Architecture & Geology, D.P.C.
50 CENTURY HILL DRIVE, LATHAM, NY 12110 PH 518.786.7400
COBLESKILL, NY • GLENS FALLS, NY • POUGHKEEPSIE, NY
JOHNSTOWN, NY • RED HOOK, NY • SYRACUSE, NY
www.ctmale.com

SCALE: NONE | DATE: August 27, 2024

ATTACHMENT B

CAMP & SPECIAL REQUIREMENTS CAMP

Appendix 1A
New York State Department of Health
Generic Community Air Monitoring Plan

Overview

A Community Air Monitoring Plan (CAMP) requires real-time monitoring for volatile organic compounds (VOCs) and particulates (i.e., dust) at the downwind perimeter of each designated work area when certain activities are in progress at contaminated sites. The CAMP is not intended for use in establishing action levels for worker respiratory protection. Rather, its intent is to provide a measure of protection for the downwind community (i.e., off-site receptors including residences and businesses and on-site workers not directly involved with the subject work activities) from potential airborne contaminant releases as a direct result of investigative and remedial work activities. The action levels specified herein require increased monitoring, corrective actions to abate emissions, and/or work shutdown. Additionally, the CAMP helps to confirm that work activities did not spread contamination off-site through the air.

The generic CAMP presented below will be sufficient to cover many, if not most, sites. Specific requirements should be reviewed for each situation in consultation with NYSDOH to ensure proper applicability. In some cases, a separate site-specific CAMP or supplement may be required. Depending upon the nature of contamination, chemical- specific monitoring with appropriately-sensitive methods may be required. Depending upon the proximity of potentially exposed individuals, more stringent monitoring or response levels than those presented below may be required. Special requirements will be necessary for work within 20 feet of potentially exposed individuals or structures and for indoor work with co-located residences or facilities. These requirements should be determined in consultation with NYSDOH.

Reliance on the CAMP should not preclude simple, common-sense measures to keep VOCs, dust, and odors at a minimum around the work areas.

Community Air Monitoring Plan

Depending upon the nature of known or potential contaminants at each site, real-time air monitoring for VOCs and/or particulate levels at the perimeter of the exclusion zone or work area will be necessary. Most sites will involve VOC and particulate monitoring; sites known to be contaminated with heavy metals alone may only require particulate monitoring. If radiological contamination is a concern, additional monitoring requirements may be necessary per consultation with appropriate DEC/NYSDOH staff.

Continuous monitoring will be required for all ground intrusive activities and during the demolition of contaminated or potentially contaminated structures. Ground intrusive activities include, but are not limited to, soil/waste excavation and handling, test pitting or trenching, and the installation of soil borings or monitoring wells.

Periodic monitoring for VOCs will be required during non-intrusive activities such as the collection of soil and sediment samples or the collection of groundwater samples from existing monitoring wells. APeriodic@ monitoring during sample collection might reasonably consist of taking a reading upon arrival at a sample location, monitoring while opening a well cap or

overturning soil, monitoring during well baling/purging, and taking a reading prior to leaving a sample location. In some instances, depending upon the proximity of potentially exposed individuals, continuous monitoring may be required during sampling activities. Examples of such situations include groundwater sampling at wells on the curb of a busy urban street, in the midst of a public park, or adjacent to a school or residence.

VOC Monitoring, Response Levels, and Actions

Volatile organic compounds (VOCs) must be monitored at the downwind perimeter of the immediate work area (i.e., the exclusion zone) on a continuous basis or as otherwise specified. Upwind concentrations should be measured at the start of each workday and periodically thereafter to establish background conditions, particularly if wind direction changes. The monitoring work should be performed using equipment appropriate to measure the types of contaminants known or suspected to be present. The equipment should be calibrated at least daily for the contaminant(s) of concern or for an appropriate surrogate. The equipment should be capable of calculating 15-minute running average concentrations, which will be compared to the levels specified below.

1. If the ambient air concentration of total organic vapors at the downwind perimeter of the work area or exclusion zone exceeds 5 parts per million (ppm) above background for the 15-minute average, work activities must be temporarily halted and monitoring continued. If the total organic vapor level readily decreases (per instantaneous readings) below 5 ppm over background, work activities can resume with continued monitoring.

2. If total organic vapor levels at the downwind perimeter of the work area or exclusion zone persist at levels in excess of 5 ppm over background but less than 25 ppm, work activities must be halted, the source of vapors identified, corrective actions taken to abate emissions, and monitoring continued. After these steps, work activities can resume provided that the total organic vapor level 200 feet downwind of the exclusion zone or half the distance to the nearest potential receptor or residential/commercial structure, whichever is less - but in no case less than 20 feet, is below 5 ppm over background for the 15-minute average.

3. If the organic vapor level is above 25 ppm at the perimeter of the work area, activities must be shutdown.

4. All 15-minute readings must be recorded and be available for State (DEC and NYSDOH) personnel to review. Instantaneous readings, if any, used for decision purposes should also be recorded.

Particulate Monitoring, Response Levels, and Actions

Particulate concentrations should be monitored continuously at the upwind and downwind perimeters of the exclusion zone at temporary particulate monitoring stations. The particulate monitoring should be performed using real-time monitoring equipment capable of measuring particulate matter less than 10 micrometers in size (PM-10) and capable of integrating over a period of 15 minutes (or less) for comparison to the airborne particulate action level. The equipment must be equipped with an audible alarm to indicate exceedance of the action level. In addition, fugitive dust migration should be visually assessed during all work activities.

1. If the downwind PM-10 particulate level is 100 micrograms per cubic meter (mcg/m^3) greater than background (upwind perimeter) for the 15-minute period or if airborne dust is observed leaving the work area, then dust suppression techniques must be employed. Work may continue with dust suppression techniques provided that downwind PM-10 particulate levels do not exceed 150 mcg/m^3 above the upwind level and provided that no visible dust is migrating from the work area.

2. If, after implementation of dust suppression techniques, downwind PM-10 particulate levels are greater than 150 mcg/m^3 above the upwind level, work must be stopped and a re-evaluation of activities initiated. Work can resume provided that dust suppression measures and other controls are successful in reducing the downwind PM-10 particulate concentration to within 150 mcg/m^3 of the upwind level and in preventing visible dust migration.

3. All readings must be recorded and be available for State (DEC and NYSDOH) and County Health personnel to review.

December 2009