



<b>FACT SHEET</b>	<b>Brownfield Cleanup Program</b>
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**Site Name:** Greenport Crossings  
**DEC Site #:** C411017  
**Address:** 181 Union Turnpike (Route 66)  
Greenport, NY 12534

Have questions?  
See  
"Who to Contact"  
Below

### **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 Greenport Crossings site ("site") located at 181 Union Turnpike (Route 66), Greenport, Columbia 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."

#### **How to Comment**

NYSDEC is accepting written comments about the proposed plan for 45 days, from **November 9, 2012** through **December 24, 2012**. The proposed plan is available for public 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.

#### **Draft Remedial Work Plan**

The cleanup plan is described in the "Remedial Alternatives Analysis / Remedial Work Plan". The proposed remedy consists of:

AOC #1A – T-Shaped Sump Pit – Soil impacted with petroleum constituents at concentrations above the Restricted Use SCOs (Commercial) will be removed and disposed of at an off-site waste facility. Subsequent to collection of endpoint samples the excavation will be filled with approved backfill material.

AOC #1B – Suspect Fly Ash Containing Material – Suspect fly ash containing material will be removed and disposed of at an off-site waste facility. Subsequent to collection of documentation samples the excavation will be filled with approved backfill material.

AOC #1D – Former Hydraulic Scale – Soil impacted with petroleum constituents at concentrations above the Restricted Use SCOs (Commercial) will be removed and disposed of at an off-site waste facility. Subsequent to collection of endpoint samples the excavation will be filled with approved backfill material.

AOC #1D – Former Hydraulic Scale – Soil impacted with petroleum constituents at concentrations above the Restricted Use SCOs (Commercial) will be removed and disposed of at an off-site waste facility. Subsequent to collection of endpoint samples the excavation will be filled with approved backfill material.

AOC # 2B – Orphan UST (AKA UST 3) – The orphan UST will be decommissioned and removed and the contents will be disposed of at an off-site waste facility. Soil impacted with petroleum constituents at concentrations above the Restricted Use SCOs (Commercial) will be removed and disposed of at an offsite waste facility. Subsequent to collection of endpoint samples the excavation will be filled with approved backfill material.

AOC #3 – Drums, Containers and Fill Materials – Drums and containers will be removed and disposed of at an off-site disposal facility. Subsequent to drum and container removal an engineered cover system will be constructed that covers the entire area of concern as determined during the remedial investigation.

AOC #4A – Staining – An engineered cover system will be constructed that covers the entire area of concern as determined during the remedial investigation.

AOC #4B (ii) – Surface Soils – An engineered cover system will be constructed that covers the entire area of concern as determined during the remedial investigation.

AOC #4B (iii) – Groundwater Impacted with Metals and Pesticides – The analysis of onsite groundwater exceeds NYS groundwater standards for several metals and one pesticide constituent.

Based on the concentrations of metals in groundwater and their site wide presence it is believed that the metals found in groundwater are naturally occurring, and are a result of turbid groundwater and not dissolved. Filtered groundwater samples will be collected for the analysis of metals to demonstrate the site is not a source of metals contamination in groundwater. If filtered samples fail to support this conclusion a remedy will be developed to address metal-contaminated groundwater.

Groundwater analysis from MW-11 detected pesticides delta- BHC, gamma-BHC and heptachlor. Soil samples collected onsite did not contain pesticide contaminants. This area of suspected pesticide contamination is within AOC #2B which is proposed to be excavated as part of the UST removal. Concluding excavation, end point samples will be collected and groundwater will be analyzed for pesticide contamination to verify there is no pesticide source of groundwater contamination.

An engineered cover system will be required to allow for commercial use of the site. The cover will consist either of the structures such as buildings, pavement, sidewalks comprising the site development or a soil cover in areas where the upper one foot of exposed surface soil will exceed the Restricted Use SCOs (Commercial). Where the soil cover is required it will be a minimum of one foot of soil, meeting the SCOs for cover material as set forth in 6 NYCRR Part 375-6.7(d) for commercial use. The soil cover will be placed over a demarcation layer, with the upper six inches of the soil of sufficient quality to maintain a vegetation layer. Any fill material brought to the site will meet the requirements for the identified site use as set forth in 6 NYCRR Part 375-6.7(d).

Imposition of an institutional control in the form of an environmental easement for the controlled property that:

- Requires the remedial party or site owner to complete and submit to the Department a periodic certification of institutional and engineering controls in accordance with Part 375-1.8 (h)(3);
- Allows the use and development of the controlled property for commercial uses as defined by Part 375-1.8(g), although land use is subject to local zoning laws;
- Restricts the use of groundwater as a source of potable or process water, without necessary water quality treatment as determined by the NYSDOH or County DOH;
- Requires compliance with the Department approved Site Management Plan.

The proposed remedy was developed by Greenport Crossing, LLC (applicant(s)) after performing a detailed investigation of the site under New York's Brownfield Program (BCP).

#### *Summary of the Investigation*

The BCP RI fieldwork included advancing thirty (30) soil borings, excavating ten (10) test pits and installing seventeen (17) groundwater monitoring wells at the Site. Groundwater sampling was conducted in two rounds (conducted November 2010 and August 2011, respectively).

The cumulative investigatory work performed during the pre-BCP investigations and RI have identified four (4) areas of concern (and associated sub-areas) remaining at the site that warrant remedial action. The nature and extent of impacts for these areas have been defined and are summarized in the Remedial Investigation Report (RI) that can be found at the document repository.

#### **Next Steps**

NYSDEC will consider public comments, revise the plan as necessary, and issue a final Decision Document. 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 Work Plan and Proposed Decision Document are revised as needed to describe the selected remedy, and will be made available to the public. The applicant(s) may then design and perform the cleanup action to address the site contamination, with oversight by NYSDEC and NYSDOH.

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

#### **Background**

**Location:** The site is approximately 10-acres comprised of two adjacent tax parcels, located at 181 Union Turnpike (Route 66), Town of Greenport, Columbia County.

**Site Features:** On site structures have been demolished and an underground storage tank remains.

**Current Zoning/Use:** The site and neighboring properties are used for commercial or light industrial purposes. Redevelopment of the property has begun. A structure for commercial use is currently under construction.

**Historical Use:** The previous owners/operators conducted metal work in manufacturing metal stamping presses. This activity has led to contamination of the soil with SVOCs and metals. The contaminants of concern are petroleum, chlorinated solvents, SVOCs, and metals which have impacted the soil and may be impacting groundwater.

Site Geology and Hydrogeology: Soils consist primarily of silts and clays. Groundwater flows westerly across the site. The groundwater table resides approximately 10-20 feet below ground surface.

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

<http://www.dec.ny.gov/cfm/xtapps/derexternal/haz/details.cfm?pageid=3&progno=C411017>

**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: <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.

Hudson Area Library  
400 State Street  
Hudson, NY 12534  
Phone: 518-828-1792

### Who to Contact

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

#### Project Related Questions

Kevin Sarnowicz  
Department of Environmental Conservation  
Division of Environmental Remediation  
625 Broadway  
Albany, NY 12233-7016  
518-402-9793  
[kpsarnow@gw.dec.state.ny.us](mailto:kpsarnow@gw.dec.state.ny.us)

#### Site-Related Health Questions

Maureen Schuck  
New York State Department of Health  
Empire State Plaza Corning Tower, Room 1787  
Albany, NY 12237  
(518) 402-7860  
[BEEI@health.state.ny.us](mailto:BEEI@health.state.ny.us)

**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.