



January 2007

**PROPOSED REMEDIATION WORKPLANS
PUBLIC COMMENT PERIOD**

**Sakmann Corporation Restaurant Property
Route 9W and Mine Dock Road
Town of Highlands, Orange County
Site No. V00083-3**

Public Comment Period:

January 31, 2007 through
March 1, 2007

Send Written Comments to:

John J. Rashak
NYSDEC-DER
21 South Putt Corners Road
New Paltz, NY 12561-1620

Document Repositories:

Highland Falls Library
298 Main St.
Highland Falls, NY 10928
Mon., Wed., Thurs., Fri.:
10AM-5PM
Tues.: 10AM-7PM
Sat.: 10-2PM
(845) 446-3113

Clerk's Office
Town of Highlands
Town Hall
254 Main St.
Highland Falls, NY 10928
Mon.-Fri.: 8:30AM-4:30PM
(845) 446-4280

NYSDEC Region 3
21 South Putt Corners Rd.
New Paltz, NY 12561-1620
Mon.-Fri.: 8:30AM-4:45PM
(845)256-3154

This Fact Sheet is designed to inform you about the investigation and remediation activities proposed for the Sakmann Corporation Restaurant Property site (see Fig. 1) in the Town of Highlands, New York, and to provide you with the opportunity to comment on the remedial workplans.

These activities are being performed to clean up contaminated soil and investigate groundwater under the site. The Highland Battlesite Properties, LLC (hereinafter, "Volunteer") is voluntarily performing these activities in cooperation with the New York State Department of Environmental Conservation (NYSDEC). A Voluntary Cleanup Agreement (VCA) has been signed by both parties. The VCA includes a 1/05 "Remedial Action Workplan" and a 12/05 "Supplemental Workplan", which have undergone review by both the NYSDEC and the New York State Department of Health (NYSDOH).

SITE DESCRIPTION

The site consists of 1.5 acres, which the Volunteer proposes to make suitable for restricted commercial use (excluding day care, child care and medical care uses). The contemplated use of the site is as a scenic overlook and gateway (including landscaping, a kiosk, a restaurant and a parking area) to the Fort Montgomery State Historic Site.

PROPOSED ACTION

The VCA and workplans are being made available for public review and comment. The proposed site remediation includes the demolition of a former garage building, the excavation of a fuel-oil underground storage tank, the investigation and removal of contaminated soils, a comparison of pre- and post-excavation groundwater quality, a survey of air quality inside the former Trading Post restaurant, a survey of soil gas quality beneath the slab of the former restaurant and beneath the asphalt-paved parking lot in the southern part of the site, the installation of a clean soil barrier layer (or equivalent) north of the former garage building, and the preparation of a final engineering report.

CITIZEN PARTICIPATION

The NYSDEC, in conjunction with the NYSDOH, is committed to establishing effective two-way communication with the public. The public is encouraged to make use of the Document Repositories listed on the first page of this Fact Sheet to review and comment upon the workplans during the public comment period from January 31, 2007 through March 1, 2007.

Written comments (postmarked on or before March 1, 2007) should be sent to:

John J. Rashak, Environmental Engineer I

NYSDEC-DER

21 South Putt Corners Road

New Paltz, NY 12561-1620

For Further Information: For any questions or environmental concerns about this project, contact John J. Rashak, Environmental Engineer I, NYSDEC Division of Environmental Remediation, Region 3 Headquarters, 21 South Putt Corners Road, New Paltz, NY 12561-1620. Telephone number (845)256-3179, Fax number (845)255-3414. For individuals with health-related concerns, the NYSDOH project manager for this site is Kristin Kulow, Public Health Specialist II, NYSDOH Bureau of Environmental Exposure Investigation, 28 Hill Street- Suite #201, Oneonta, NY 13820. Telephone number (607)432-3911, Fax number (607)432-0089.

About the Voluntary Cleanup Program: The Voluntary Cleanup Program (VCP) was developed to enhance private sector cleanup of properties by enabling volunteers to remediate sites using private rather than public funds, and to reduce the development pressure on “greenfield” sites. Under the VCP, the volunteer agreed to investigate and remediate a site to a level that is protective of human health and the environment for the present or intended use of the property. Investigation and Remediation is carried out under the oversight of the NYSDEC and NYSDOH. When the volunteer satisfactorily completes the work, the State provides a release from State liability for the work done, thus providing an incentive to return the site to productive use.

For more information regarding the VCP, please visit the NYSDEC website at:

<http://www.dec.state.ny.us/website/der/vcp/index.html>.



Former Sakmann Property
U.S. Route 9W
Town of Highlands
Orange County, New York



Appendix A