

NEW YORK STATE
DEPARTMENT OF



ENVIRONMENTAL
CONSERVATION

ORANGE PLAZA
SHOPPING
CENTER

TOWN OF
WALLKILL, NY

VOLUNTARY
CLEANUP
PROJECT

Documents relating to this
Investigation may be found
in the following
Document Repositories:

Thrall Public Library
11-19 Depot Street
Middletown, New York 10940
Mon. - Thurs.: 9:00am - 8:00pm
Friday: 9:00am - 6:00pm
Sat.: 10:00am - 5:00pm
Sun.: 1:00pm - 5:00pm
(845) 341-5454

NYSDEC Region 3
21 South Putt Corners Road
New Paltz, NY 12561
Attn.: Michael Knipfing
Mon-Fri: 8:30-4:45
(845) 256-3154

NYSDEC Central Office
625 Broadway
Albany, NY 12233-7015
Attention: George Heitzman
Mon-Fri: 8:00-4:30
Phone: (518) 402-9620

PUBLIC INFORMATION FACT SHEET
January 2002

Orange Plaza Shopping Center
Town of Wallkill, Orange County
Site No. V00415-3

Dear Interested Citizen:

This Fact Sheet is to inform you about the upcoming site investigation planned for the former Orange Plaza Shopping Center located in the Town of Wallkill, New York.

This investigation is being performed to determine whether any contamination remains beneath the former Orange Plaza Dry Cleaners, a tenant in the former Orange Plaza Shopping Center. The current site owner, Middletown I Resources, L.P., which is not believed to have caused the contamination, is voluntarily performing this investigation in cooperation with the Department of Environmental Conservation (DEC). A Voluntary Cleanup Agreement (VCA) has been signed by both Middletown I Resources, L.P. and the DEC, and an Investigation Work Plan has been approved by the DEC.

SITE LOCATION

The site consists of a portion of the former Orange Plaza Shopping Center, located at 444-480 Dunning Road, near the Route 17 interchange with Route 211 (see Figure 1). The site is currently under construction as a parking lot for a new mall. As shown on Figure 2, the area to be investigated is beneath and in front of the former dry cleaner near the northwestern entrance of the former mall.

SITE HISTORY

The site was operated as a dry cleaner on the first floor of the mall between 1987 and 1992. The mall structure was demolished in the fall of 2000 as part of the redevelopment of the site. New mall buildings are set back 200' from the former mall, and the area of concern is now beneath a reconstructed parking lot.

ENVIRONMENTAL CONCERNS

In September 2000, an investigation in front of the former dry cleaners found a small area of subsurface soil contaminated with Perchloroethylene (PCE), a common dry cleaning solvent. Based on 12 soil borings, this contaminated soil was estimated to be 5 feet by 8 feet in area and less than 8.5 feet deep.

In December 2000, this soil was excavated and removed from the site, and confirmatory samples were taken from the bottom and side walls of the excavation. Due to contamination found in some of these samples, an additional volume of soil was excavated from the site in January 2001, including an area beneath the former dry cleaning building. Confirmatory soil samples taken from this second excavation were all within acceptable DEC soil cleanup guidelines. The total area of excavation and the locations of confirmatory samples are shown on Figure 2.

UPCOMING INVESTIGATION

The purpose of the upcoming investigation is to determine whether past remedial activities have completely addressed contamination at the site, to investigate a broader area of the site, and to investigate groundwater, if it is encountered, beneath the site. Six soil borings will be drilled to a depth of 8 feet, or to the top of bedrock, and two soil samples will be taken from each boring for laboratory analysis. If groundwater is found in the soil above bedrock, it will also be sampled. The locations of these borings are shown on Figure 2.

FUTURE ACTIVITIES

Upon completion of the investigation, a Voluntary Cleanup Report will be prepared that summarizes the investigation results and recommends what, if any, additional site cleanup is necessary. After the report is approved by the DEC, it will be placed in the Document Repositories for public review. If any remedial measures are necessary, the public will be provided with a 30-day period to comment on the Voluntary Cleanup Agreement and associated remediation work plans. The remediation work plans will be placed in the Document Repositories, a notice will be published in the Environmental Notice Bulletin (ENB), and a Fact Sheet will be mailed before the start of the comment period describing the proposed action. If no additional remediation is necessary, the Volunteer will be issued a release from future environmental liability relating to this PCE contamination.

The documents currently on file in the Document Repositories listed on the front of this Fact Sheet are the Voluntary Cleanup Agreement, dated February 26, 2001, and the approved VCA Investigation Work Plan.

CONTACTS FOR ADDITIONAL INFORMATION:

About the Site:

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Figure 1 goes here

Figure 2 goes here

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Taco Bell
480 Route 211 E
Middletown NY 10940

Red Lobster Restaurant
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Middletown NY 10940

Wendy's
445 Route 211 E
Middletown NY 10940

KFC
490 Route 211 E
Middletown NY 10940

Sonny's Pub
420 Route 21 W
Middletown NY 10940

K Mart
444 Route 211 E
Middletown NY 10940

MSB Bank
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