

60 William Street Development

Brownfield Cleanup Program

Site No. C336098

Newburgh, Orange County



Department of
Environmental
Conservation

February 2026

Cleanup 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 (DEC), in consultation with the New York State Department of Health (DOH), to address contamination related to the 60 William Street Development site (“site”) located at 60 William Street, Newburgh, Orange County. Please see the map for the site location.

The proposed cleanup plan was developed by 60 William Street, LLC (“applicant”) after performing a detailed investigation of the site under New York’s Brownfield Cleanup Program (BCP). Based on the findings of the investigation, DEC in consultation with DOH has determined that the site does not pose a significant threat to public health or the environment. This decision is based on the nature of the site’s existing contaminants and the lack of potential for human exposure to site-related contaminants.

How to Comment

DEC is accepting written comments about the proposed plan, called a “Draft Alternatives Analysis and Remedial Action Work Plan (AA/RAWP)” for 45 days, from **February 4, 2026 through March 21, 2026**.

- Access the RI report, AA/RAWP, and other project documents online through the DECinfo Locator: <https://extapps.dec.ny.gov/data/DecDocs/C336098/>.
- Documents also are available at the location(s) identified under “Where to Find Information.”
- Please submit comments to the NYSDEC project manager listed under Project-Related Questions in the “Contact Information” area.

Draft Alternatives Analysis and Remedial Action Work Plan

The proposed Track 1 (Unrestricted Use) remedy plan consists of:

- Removal and disposal of an on-site Underground Storage Tank and its contents;
- Excavation of contaminated soil above unrestricted use soil cleanup objectives (~14 feet deep);
- Off-site disposal of approximately 4,000 cubic yards of impacted soil/fill;
- Collection and analysis of post-excavation soil samples;
- Importation of clean backfill material that meets the required Soil Cleanup Objectives; and
- Implementation of a Health and Safety Plan and Community Air Monitoring Plan during all ground intrusive activities.

If a Track 1 cleanup is not achieved, a Track 2 remedy is planned. In the event of a Track 2 remedy, a Site Management Plan (SMP) will be required for the long-term maintenance and monitoring of the site. An Environmental Easement would then also be required for the placement of any necessary restrictions on the site.

Next Steps

DEC will consider public comments, revise the remedy plan as necessary, and issue a final Decision Document. DOH must concur with the proposed cleanup. After approval, the proposed cleanup becomes the selected cleanup. The applicant may then design and perform the cleanup action to address the site contamination, with oversight by DEC and DOH.

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

Site Description

The site is located at 58-60 William Street in Newburgh, NY and consists of one rectangular-shaped parcel that is approximately 0.17 acres in size. A two-story residential building exists on the northern portion of the site and has been vacant since at least 2023. The central and southern portion of the property are currently vacant and undeveloped. Most recent site operations included usage as an auto repair/service station business on the southern portion of the site and residential use in the northern structure.

Site redevelopment is planned and is expected to include construction of a new four-story mixed-use building.

Additional site details, including environmental and health assessment summaries, are available on DEC's Environmental Site Remediation Database (by entering the site ID, C336098) at:

<https://appfactory.dec.ny.gov/DERExternalSearch/ERDSearch>

Summary of the Investigation

Based upon the data collected during the investigation, the primary contaminants of concern are metals (lead and mercury), per- and polyfluoroalkyl substances (PFAS) and polycyclic aromatic hydrocarbons (PAHs). Lead, Mercury and PAHs were detected in soil above restricted residential soil cleanup objectives. The soil contaminants appear to be related to the site's historic fill material with impacts observed down to maximum depths of approximately 11 feet below grade.

Groundwater impacts were also detected during the RI with PFAS contamination being observed in both on-site and off-site groundwater.

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 site is any real property where a contaminant is present at levels exceeding the soil cleanup objectives or other health-based or environmental standards, criteria or guidance adopted by DEC that are applicable based on the reasonably anticipated use of the property, in accordance with applicable regulations.

For more information about the BCP, visit:

<https://dec.ny.gov/environmental-protection/site-cleanup/brownfield-and-state-superfund-programs/brownfield>

Stay Informed with DEC Delivers

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.

Sign up to receive site updates by email:

<https://dec.ny.gov/environmental-protection/site-cleanup/regional-remediation-project-information/environmental-cleanup-email-newsletters>

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

DECinfo Locator

Interactive map to access DEC documents and public data about the environmental quality of specific sites: <https://dec.ny.gov/maps/interactive-maps/decinfo-locator>

CONTACT INFORMATION

Project-Related Questions

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Project-Related Health Questions

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WHERE TO FIND INFORMATION

Access project documents through the DECinfo Locator and at these location(s):
<https://extapps.dec.ny.gov/data/DecDocs/C336098/>

Newburgh Free Library

124 Grand Street, Newburgh, NY 12550
(845) 563-3600

Site Location





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