



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

LL Fuel Storage, LLC

Laurel Avenue & Griff Court
South Fallsburg, NY 12279

SITE No. C353017

NYSDEC REGION 3

October 2022

Where to Find Information:

DEC Info Locator – Web Application
[https://www.dec.ny.gov/data/DecDocs/
C353017/](https://www.dec.ny.gov/data/DecDocs/C353017/)

Town of Fallsburg Public Library
12 Railroad Plaza
South Fallsburg, NY 12779
(845) 436-6067

Who to Contact:

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

Project-Related Questions

Michael Kilmer, Project Manager
NYSDEC
21 S. Putt Corners Rd
New Paltz, NY 12561
(845) 633-5463
michael.kilmer@dec.ny.gov

Project-Related Health Questions

Eamonn O'Neil NYSDOH
Bureau of Environmental
Exposure Investigation
Empire State Plaza
Corning Tower, Room 1787
Albany, NY 12237
(518) 402-7860
beci@health.ny.gov

For more information about New York's
Brownfield Cleanup Program, visit:
www.dec.ny.gov/chemical/8450.html

Draft Investigation Work Plan for Brownfield Site Available for Public Comment

The public is invited to comment on a draft work plan being reviewed by the New York State Department of Environmental Conservation (NYSDEC) to investigate the LL Fuel Storage, LLC site ("site") located at Laurel Avenue and Griff Court, South Fallsburg, Sullivan County. Please see the map for the site location.

Draft Investigation Work Plan: The draft investigation work plan, called a "Remedial Investigation Work Plan," (RIWP) was submitted to NYSDEC under New York's Brownfield Cleanup Program. The investigation will be performed by LL Fuel Storage, LLC ("applicant") with oversight by NYSDEC and the New York State Department of Health (NYSDOH).

How to Comment: NYSDEC is accepting written comments about the Draft RIWP for 30 days, from **October 5 through November 4, 2022**.

- Access the RIWP and other project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C353017/>.
- Documents also are available at the location(s) identified at left under "Where to Find Information."
- Please submit comments to the NYSDEC project manager listed under Project-Related Questions in the "Who to Contact" area at left.

Highlights of the Proposed Site Investigation: The investigation will define the nature and extent of contamination in soil, surface water, groundwater and any other parts of the environment that may be affected.

Previous investigations have detected volatile and semi volatile organic compounds (SVOCs & VOCs) related to petroleum products in soil above the applicable use soil cleanup objectives and groundwater on site.

Key components of the investigation work include:

- Installation and sampling of soil borings to identify possible on-site sources of contamination;
- Collection of soil vapor and ambient air samples; and
- Installation and sampling of ground water wells to monitor impacts from areas of concern both on-site and off-site.

BROWNFIELD CLEANUP PROGRAM

Next Steps: NYSDEC will consider public comments, revise the plan as necessary, and approve the work plan. NYSDOH must concur with the plan. After the work plan is approved, the activities detailed in the work plan will be implemented.

When the investigation is completed, a report will be prepared and submitted to NYSDEC that summarizes the results. NYSDEC will review the report, make any necessary revisions and, if appropriate, approve the report.

After the investigation, a proposed cleanup plan, called a "Draft Remedial Work Plan" will be developed. The cleanup plan will include an evaluation of the proposed site remedy, or recommend a no action or no further action alternative. The goal of the cleanup plan is to ensure the protection of public health and the environment. NYSDEC will present the proposed cleanup plan to the public for its review and comment during a 45-day comment period.

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

Site Description: The site is 1.4-acres and is bordered on the west by Griff Court and Water Street, on the east by Laurel Ave, and on the north by Railroad Plaza. It is presently developed with ten above-ground storage tanks (ASTs), a fuel truck loading rack and an oil-water separator utilized to treat storm water run-off within the secondary containment area surrounding the ASTs prior to discharge. The property contains no site structures other than an unmanned operating booth. Historic uses of the site have been centered on commercial, petroleum bulk storage (PBS) enterprises dating back to the 1920s. The site is proposed to continue commercial, fuel dispensing operations after completion in the Brownfield Cleanup Program.

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

Environmental Site Remediation Database (by entering the site ID, C353017) at:

<https://www.dec.ny.gov/cfmx/extapps/dereexternal/index.cfm?pageid=3>

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://www.dec.ny.gov/chemical/8450.html>

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.

Stay Informed With DEC Delivers

Sign up to receive site updates by email:

<https://www.dec.ny.gov/chemical/61092.html>

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://www.dec.ny.gov/pubs/109457.html>

BROWNFIELD CLEANUP PROGRAM

Site Location





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Contact: Michael Kilmer 845-633-5463 michael.kilmer@dec.ny.gov