



Department of
Environmental
Conservation

Where to Find Information

Access project documents through the DECinfo Locator and at these location(s):

<https://extapps.dec.ny.gov/data/DecDocs/C356053/>

Elting Memorial Library
93 Main Street
New Paltz, NY 12561
(845) 255-5030

Who to Contact

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

Project-Related Questions

Ryan Richard, Project Manager
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ryan.richard@dec.ny.gov

Project-Related Health Questions

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Oneonta, NY 13820
(607) 353-4335
bee1@health.ny.gov

For more information about New York's Brownfield Cleanup Program, visit:

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

FACT SHEET

Brownfield Cleanup Program

Plesser Property
Paradies Lane,
New Paltz, Ulster County

March 2025

SITE No. C356053
NYSDEC REGION 3

Interim Remedial Measure Proposed Public Comment Period

The New York State Department of Environmental Conservation (NYSDEC), in consultation with the New York State Department of Health (NYSDOH), is proposing an expedited cleanup of contamination at the Plesser Property site ("site") located at Paradies Lane, New Paltz, New York, Ulster County. Please see the map for the site location. NYSDEC is conducting a public comment period because this Interim Remedial Measure (IRM) is likely to represent a significant part of the cleanup for the site. The expedited cleanup activities are expected to begin in June 2025 and last about 2 months. The activities will be performed by Ulster County, Wildberry Lodge LLC, Turk Hospitality Group, LLC, and Mega Funworks, Inc. ("applicants") with oversight provided by NYSDEC.

How to Comment: NYSDEC is accepting written comments about the proposed plan for 30 days, from **March 26** through **April 25, 2025**.

- Access the Draft IRM Work Plan and other project documents online through the DECinfo Locator:
<https://extapps.dec.ny.gov/data/DecDocs/C356053/>.
- 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.

Draft Interim Remedial Measure (IRM) Work Plan: An IRM is a cleanup activity that may be performed when a source of contamination or exposure pathway (the way in which a person may contact contamination) can be effectively addressed without extensive investigation and evaluation.

The Draft IRM work plan describes proposed cleanup activities that include:

- Removal of any Underground Storage Tanks, fuel dispensers, underground piping, or other structures associated with a source of contamination;
- Excavation and off-site disposal of contaminated soil that exceeds the Commercial Use Soil Cleanup Objectives to depths of 1 to 4 feet below ground surface (bgs) in the area of the proposed Emergency Management Center;

BROWNFIELD CLEANUP PROGRAM

- Dewatering and treatment of groundwater as necessary to reach excavation depths;
- Collection and analysis of post-excavation soil samples to evaluate the effectiveness of the remedy;
- Placement of a cover system, including a demarcation layer over areas without hardscape (buildings, asphalt, or concrete) to address contamination remaining above commercial use soil cleanup objectives;
- Importation clean material that meets the established Soil Cleanup Objectives for use as backfill and to serve as a site cover,
- Implementation of a Health and Safety Plan and Community Air Monitoring Plan during all ground intrusive activities, and;
- Implementation of an Interim Site Management Plan which outlines the steps necessary for the proper and effective management of the remedial program;
- Recording of an Environmental Easement to ensure proper use of the site.

Site Description: The site is made up of 36 acres across parcels 86.12-5-12.31 and 86.12-5-12.32 and excludes wetlands located on both parcels. The site does not have a physical address and is located south of Main St (Rt 299) and Paradies Lane, west of Ohioville Rd, east of a ramp for Interstate 87, and north of Dietz Lane in the Town of New Paltz. The site has been historically used as an orchard dating as far back as 1955 based on aerial imagery.

Ulster County owns both parcels that make up the site and plan to convert a portion of it into the County Emergency Management Center.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C356053) at: <https://extapps.dec.ny.gov/cfm/extapps/derexternal/index.cfm?pageid=3>

Summary of the Investigation: The primary contaminants of concern at the site are pesticides and metals. Pesticides and metals are present in surface soils across the site reaching depths of (3) three feet or more. Contamination is presumably related to the historic orchard and the application of pesticides to the fruit trees. Localized areas of groundwater on-site have been impacted with pesticides.

Next Steps: NYSDEC will consider public comments, revise the plan as necessary, and approve the IRM work plan in consultation with the New York State Department of Health. The approved work plan will be made available to the public (see "Where to Find Information" on the front page).

When the expedited cleanup activities are completed, a Construction Completion Report will be prepared that documents the activities that were performed.

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

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>

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://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>

Site Location



Site Location Map

Plesser Property
Village of New Paltz, Ulster County
Site No. C356053



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