



FACT SHEET Brownfield Cleanup Program

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Site Name: Cornwall Plaza
DEC Site #: C336070
Address: 19-45 Quaker Avenue
Cornwall, NY 12518-2111

Have questions? See "Who to Contact" Below

NYSDEC Certifies Cleanup Requirements Achieved at Brownfield Site

The New York State Department of Environmental Conservation (NYSDEC) has determined that the cleanup requirements to address contamination related to the Cornwall Plaza site ("site") located at 19-45 Quaker Avenue, Cornwall, Orange County under New York State's Brownfield Cleanup Program have been or will be met. Please see the map for the site location.

The cleanup activities were performed by Cornwall Shopping LLC with oversight provided by NYSDEC. NYSDEC has approved a Final Engineering Report and issued a Certificate of Completion for the site. Copies of the Final Engineering Report and Notice of the Certificate of Completion are available at the location(s) identified below under "Where to Find Information."

Completion of Project

The following remedial actions were completed at the site:

- 1. Installation of a sub-slab depressurization (SSD) system beneath the on-site grocery store and restaurant leasehold to reduce concentrations of sub-slab vapors in the structures.
2. Injection of a carbon substrate, emulsified vegetable oil (EVO), into the subsurface groundwater to enhance the ongoing process of reductive dechlorination to break down contaminants in groundwater.
3. Maintenance of a cover system consisting of asphalt parking lot areas and concrete building slabs to prevent human exposure to residual contaminated soil/fill remaining at the site.
4. Execution and recording of an Environmental Easement to restrict land use and prevent future exposure to any contamination remaining at the site.
5. Development of a Site Management Plan (SMP) to manage the remaining contamination at the site and provide a plan for certification of institutional and engineering controls.

## **Final Engineering Report Approved**

NYSDEC has approved the Final Engineering Report, which:

- 1) Describes the cleanup activities completed.
- 2) Certifies that cleanup requirements have been or will be achieved for the site.
- 3) Describes any institutional/engineering controls to be used. An *institutional control* is a non-physical restriction on use of the site, such as a deed restriction, when contamination left over after the cleanup action makes the site suitable for some, but not all uses. An *engineering control* is a physical barrier or method to manage contamination such as a cap or vapor barrier.
- 4) Certifies that a site management plan for any engineering controls used at the site has been approved by NYSDEC.

The following institutional controls have been or will be put in place on the site:

- Land Use Restriction
- Groundwater Use Restriction
- Institutional Control/Engineering Control Plan
- Environmental Easement
- Site Management Plan
- Decision Document

The following engineering controls have been or will be put in place on the site:

- Vapor Mitigation
- Cover System

### **Next Steps**

With its receipt of a Certificate of Completion, the applicant is eligible to redevelop the site. In addition, the applicant:

- has no liability to the State for contamination at or coming from the site, subject to certain conditions; and
- is eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site.

A Certificate of Completion may be modified or revoked if, for example, there is a failure to comply with the terms of the order or agreement with NYSDEC.

### **Background**

**Location:** The Cornwall Plaza Site is an active shopping plaza located at 19-45 Quaker Avenue, Cornwall, Orange County.

**Site Features:** The site is a 3.79 acre lot improved with two buildings. One is approximately 10,950 square feet in size and the other is approximately 24,000 square feet.

**Current Zoning and Land Use:** The site is zoned commercial and is occupied by a number of businesses including a bank, a pizzeria, a laundromat and a grocery store. A post office is also located in the plaza. The surrounding use is mixed residential and commercial. The local fire department building is located adjacent to the site.

Past Use of the Site: A restaurant currently operates in the space previously occupied by the Cornwall Cleaners from 1970 to 1987. Contamination is believed to have resulted from a past release associated with the dry cleaner.

Site Geology and Hydrogeology: The site's overburden consists primarily of brown clay and silt with lesser amounts of sand and gravel. A dense till layer is present across the site at depths ranging from 8.5 feet to 15 feet below grade. Bedrock consists of shale and is located at approximately 16 to 20 feet below grade. Groundwater flows in a north/northeast direction and is encountered at approximately 6 to 11 feet below grade.

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

<http://www.dec.ny.gov/cfmx/extapps/derexternal/haz/details.cfm?pageid=3&progno=C336070>

**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 include recreation, housing, business or other uses.

A brownfield is any real property that is difficult to reuse or redevelop because of the presence or potential presence of contamination.

For more information about the BCP, visit: <http://www.dec.ny.gov/chemical/8450.html>

## FOR MORE INFORMATION

### Where to Find Information

Project documents are available at the following location(s) to help the public stay informed.

Cornwall Public Library  
395 Hudson Street  
Cornwall, NY  
phone: (845) 534-8282

NYSDEC - Region 3 Office  
21 South Putt Corners Road  
New Paltz, NY  
phone: (845) 256-3154

## Who to Contact

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

### Project Related Questions

John Miller  
Department of Environmental Conservation  
Division of Environmental Remediation  
625 Broadway  
Albany, NY 12233-7014  
518-402-9589  
john.miller@dec.ny.gov

### Site-Related Health Questions

Anthony Perretta  
New York State Department of Health  
547 River Street  
Troy, NY 12180  
518-402-7880  
BEEI@health.ny.gov

**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.**

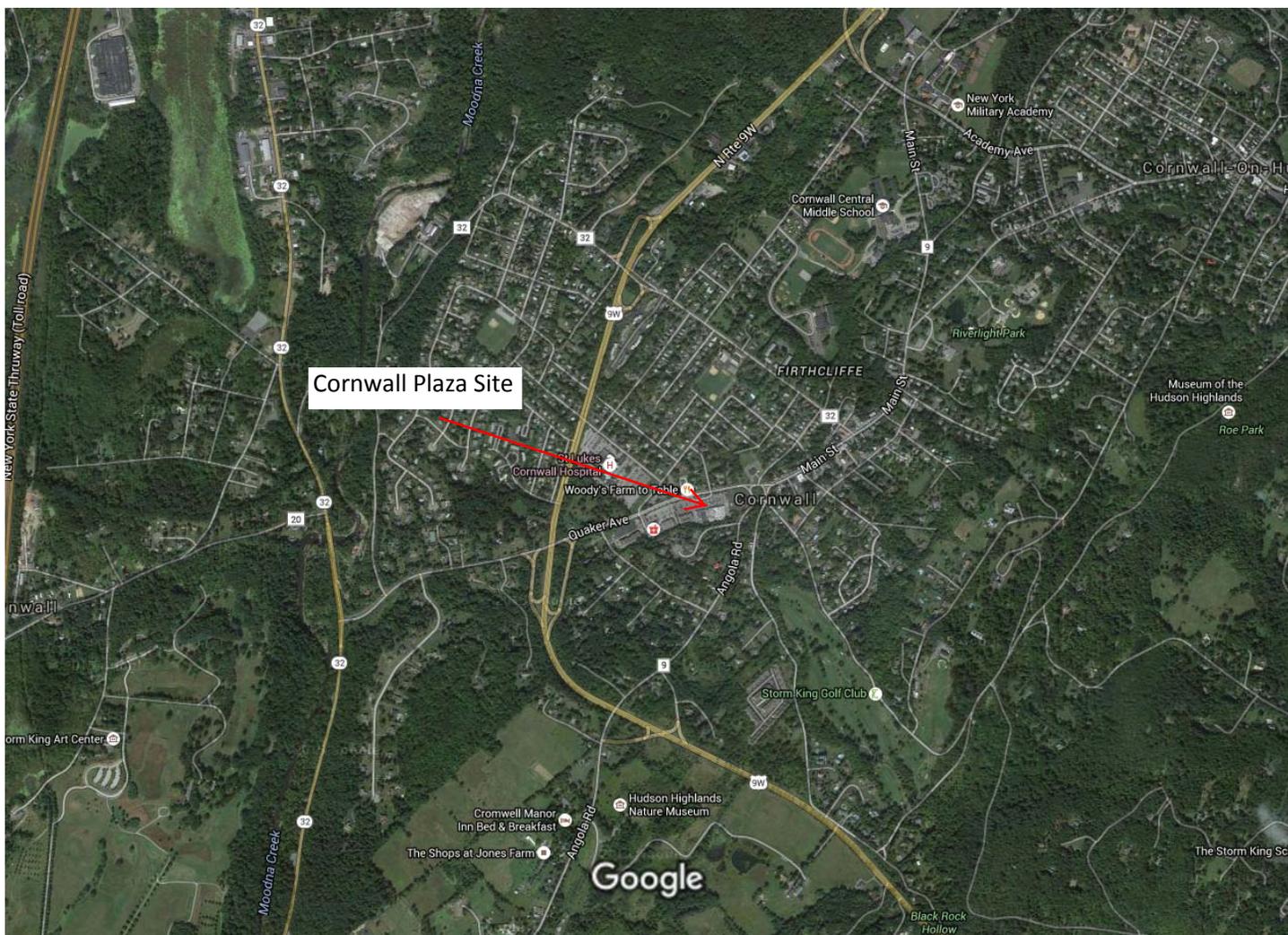
### **Receive Site Fact Sheets by Email**

Have site information such as this fact sheet sent right to your email inbox. NYSDEC invites you to sign up with one or more contaminated sites county email listservs available at the following web page: <http://www.dec.ny.gov/chemical/61092.html>. It's quick, it's free, and it will help keep you *better informed*.



As a listserv member, you will periodically receive site-related information/announcements for all contaminated sites in the county(ies) you select.

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



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