



FACT SHEET

Brownfield Cleanup Program

Receive Site Fact Sheets by *Email*. See "For More Information" to Learn How.

Site Name: Former Packaged Lighting
DEC Site #: C336079
Address: 29 Grant Street, Village of Walden

Have questions?
See
"Who to Contact"
Below

Remedy 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 (NYSDEC) to address contamination related to the Former Packaged Lighting Site "site" located at 29 Grant Street in the Village of Walden, Orange County. Please see the map for the site location. Documents related to the cleanup of this site can be found at the location(s) identified below under "Where to Find Information."

The cleanup activities will be performed and funded by Grant Street Factory, Inc. (the Applicant) with oversight provided by NYSDEC. When NYSDEC is satisfied that cleanup requirements have been achieved, the Applicant may be eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site.

Based on the findings of the investigation, NYSDEC, in consultation with the New York State Department of Health (NYSDOH) has determined that the site poses a significant threat due to elevated concentrations of chlorinated volatile organic contaminants in soil vapor which may enter the on-site buildings if not addressed.

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=C224180>

How to Comment

NYSDEC is accepting written comments about the proposed cleanup plan for 45 days, from **August 1** through **September 14**. The draft Remedial Work Plan (RWP) containing the proposed site remedy is available for public review at the location(s) identified below under "Where to Find Information." Please submit comments to the NYSDEC project manager listed under Project Related Questions in the "Who to Contact" area below.

The proposed remedy consists of:

1. A cover system, comprised either of asphalt paving or two feet of clean soil, to prevent exposure to semi-volatile and metals contaminants that exist in the surface soil of the site.
2. A vapor barrier/ventilation system in the basement of the structure and a sub-slab

depressurization system (SSDS) installed to protect against intrusion of chlorinated volatile organic vapors into occupied structures on the site.

3. A Site Management Plan (SMP) to monitor and maintain the performance of the remedy.
4. An Environmental Easement to restrict the use of the site to restricted-residential uses and to prohibit the use of groundwater without proper treatment.

This remedy will protect public health and the environment by eliminating the potential for people to come in contact with contaminated soil. It further protects human health by reducing the potential for exposure for any tenants that may occupy the building to soil vapor. The vapor barrier will reduce the migration of any contaminated vapors from the subsurface to the basement of the structure. Also, the sub-slab depressurization system will protect indoor air quality by preventing contaminated vapors from migrating into the indoor air of the building.

The SMP will include plans for groundwater and indoor air monitoring to ensure the remedy continues to protect public health. It will include provisions to ensure the engineering controls, in the form of the cover system and sub-slab ventilation system to address vapors, are operating as designed.

The proposed remedy is in addition to the bioremediation that was implemented in 2013 as an interim remedial measure which has proven to be effective in treating the contaminated groundwater both on and off-site. Since the applicant is a Volunteer, the NYSDEC is responsible to further investigate and remediate any off-site contamination.

Summary of the Investigation

A remedial investigation was performed to assess the nature and extent of contamination associated with the past industrial use of the site. Soil, groundwater and soil vapor intrusion samples were collected to evaluate the environmental conditions.

The investigation determined that chlorinated volatile organic compounds (VOCs) are present in the site's soil and groundwater above standards. The primary contaminant of concern, trichloroethylene (TCE), is also present at significant levels in the soil vapor beneath the on-site building and poses a risk for soil vapor intrusion. In addition, semi-volatile organic compounds and metals were detected in the surface soils of the site at levels above the soil cleanup objectives for restricted residential use.

Next Steps

NYSDEC will consider public comments received on the proposed remedy presented in the draft RWP and ultimately issue a final Decision Document. The New York State Department of Health (NYSDOH) must also concur with the remedy. The final Remedial Work Plan (with revisions if necessary) and the Decision Document will be made available to the public. The applicant(s) may then design and perform the cleanup action to address the site contamination, with oversight by NYSDEC and NYSDOH.

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

Background

Location: This former commercial/industrial site is located at 29 Grant Street, in the Village of Walden, Orange County. The site is situated along the southern side of Grant Street, approximately

500 feet east of the intersection of Grant Street and NYS Route 208. The site is approximately 1.5 acres in size. The surrounding area is served by public water.

Site Features: The site contains three structures including a large three story warehouse, a two story wooden building and a one story structure. The site also includes a paved parking area and landscaping (trees, bushes, and grass). The site is bounded to the north by Grant Street, to the west by an active railroad line, to the east by two residences along Elm Street, and to the south by a commercial/industrial facility.

Current Zoning and Land Use: The site is zoned I-1 - Industrial Park and is currently vacant. The intended future use is restricted residential use.

Past Use of the Site: The site has a history of industrial use dating back to the mid-1800s. From 1885 to 1894 the site was operated by the Rider Engine Company, a manufacturer of steam engines. From 1900 to 1939 the facility operated under the name Rider-Ericsson Engine Company and continued manufacturing steam engines. From the 1920s until 1967 the facility was operated by Spence Engineering, a manufacturer of steam regulators and valve mechanisms. From 1968 until 2008 the facility was used by Packaged Lighting Systems, Inc. which designed unique lighting systems for New York City theaters.

Site Geology and Hydrogeology: Soils on the site consist of 12 to 18 inches of dark organic loam mixed with historic fill, underlain to a depth of 12 feet by dense clayey till and lenses of small gravel. Depth to groundwater varies from 6 to 8 feet deep across the site and flows to the north-northeast. Bedrock in the area of the site is estimated to be greater than 60 feet below grade.

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 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: <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.

Josephine Louise Public Library
5 Scofield Street
Walden, NY 12586
phone: 845-778-7621

NYSDEC Region 3 Headquarters
Attn: Sarah Shepard
21 South Putt Corners Rd
New Paltz, NY 12561
phone: (845) 256-3154

Who to Contact

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

Project Related Questions

John Miller, P.E.
New York State Department of
Environmental Conservation
625 Broadway, Albany, NY 12233
Phone: 518-402-9589
john.miller@dec.ny.gov
Call for an appointment

Site-Related Health Questions

Anthony Perretta
New York State Department of Health
ESP Corning Tower, Rm 1787, Albany, NY
Phone: 518-402-7860
bee@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.

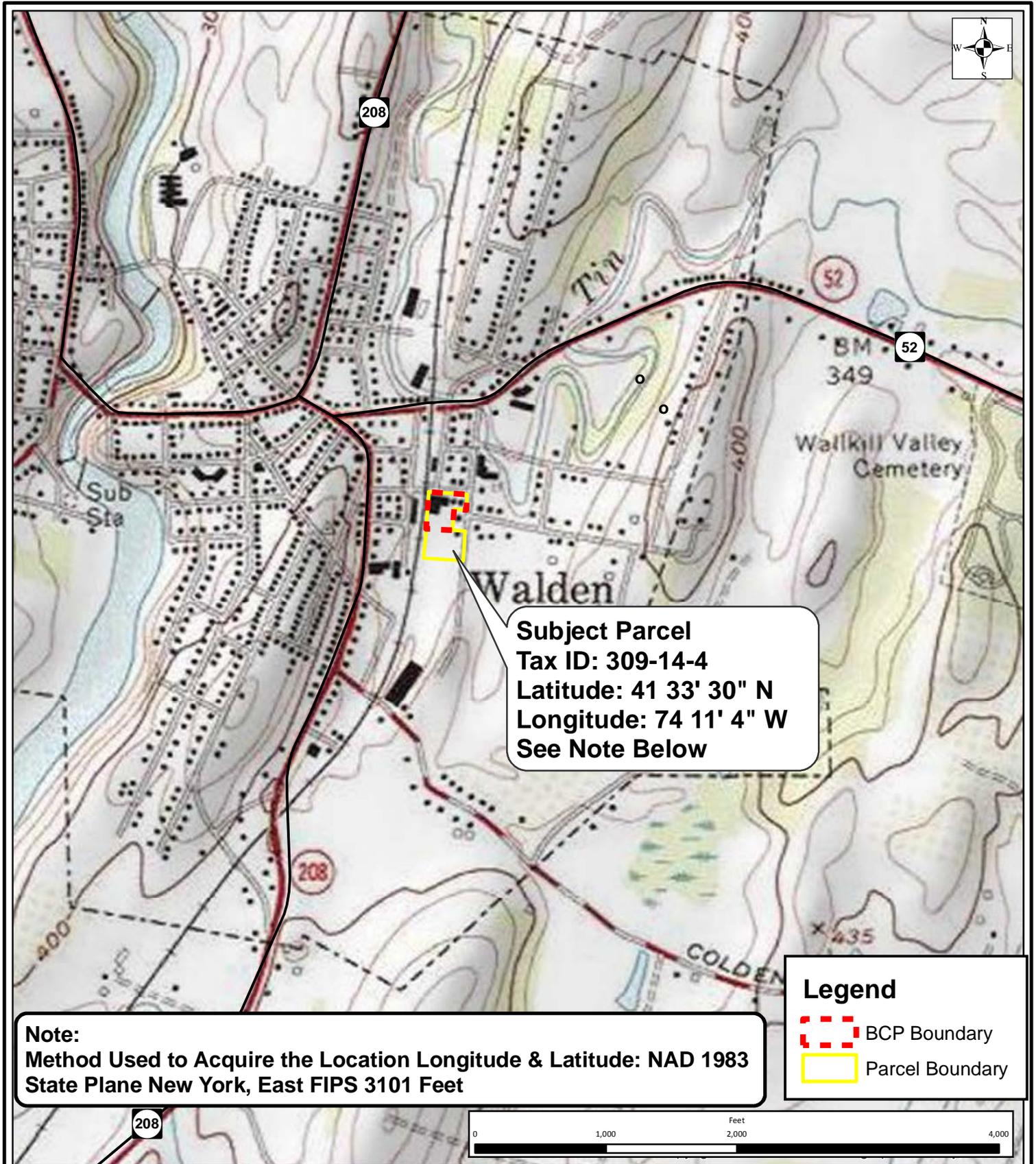
Receive Site Fact Sheets by Email

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.

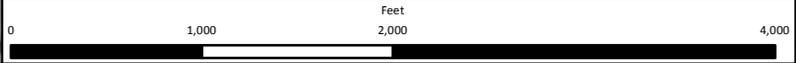


Subject Parcel
Tax ID: 309-14-4
Latitude: 41 33' 30" N
Longitude: 74 11' 4" W
See Note Below

Legend

- BCP Boundary
- Parcel Boundary

Note:
Method Used to Acquire the Location Longitude & Latitude: NAD 1983
State Plane New York, East FIPS 3101 Feet



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 547 River Street, Troy, NY 12180
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Figure 1 - Site Location Map

29 Grant Street
 Village of Walden, Orange County, New York

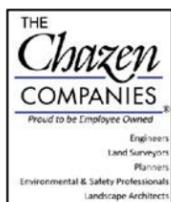
Source: U.S.G.S. Topographic Map Dated 1978, Photo Revised 1980; USGS Ref. Code: Walden - 41074-E2-TF-024; Village of Walden 2007 Tax Parcel Data; State of New York DOT 2008 Roads dataset.

Drawn:	SCP/STF
Date:	July 2013/Feb. 2015
Scale:	1 inch = 1,000 feet
Project:	41115.00
Figure:	1



LEGEND

- Soil Boring Location
- Test Pit Locations
- ◆ UST Closure Soil Sample
- ▭ Area of planned cover system installation
- ▭ Area of planned vapor barrier and ventilation system installation
- ➔ GWFlow
- Boundaries of Areas of Concern
- ➔ Groundwater Flow Direction (Dec 2012)
- ▭ BCP Boundary



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Former Packaged Lighting Systems, Inc. Site

Figure 3 - Alternative 2 Engineering Control Areas

29 Grant Street
Town of Walden, Orange County, New York

Source: NYS Department of Homeland Security and Emergency Services 2010 Orthoimagery; Existing Sample Locations and Site Features from Going Phase II, 2010; Proposed Features Drawn by Chazen, 2011-2013.

Drawn:	RL/STF
Date:	May 2016
Scale:	1 inch equals 50 feet
Project:	41115.00
Figure:	3