



<h1>FACT SHEET</h1>	<h2>Brownfield Cleanup Program</h2>
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Receive Site Fact Sheets by *E-Mail*. See "For More Information" to Learn How.

**Site Name:** Orange Avenue Properties Site  
**DEC Site #:** C344077  
**Address:** 122 Orange Avenue, Suffern, NY 10901

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 Orange Avenue Properties site ("site") located at 122 Orange Avenue in Suffern, Rockland 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 Orange Avenue Apartments, LLC (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 does not pose a significant threat to public health or the environment as the result of contaminants in the groundwater, soil, or soil vapor on-site. The proposed cleanup activities presented in the draft remedial work plan have been designed to address the contamination identified on-site.

#### How to Comment

NYSDEC is accepting written comments about the proposed cleanup plan for 45 days, from **June 29, 2016** through **August 14, 2016**. 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.

#### Draft Remedial Work Plan

The proposed remedy includes the removal and disposal of all soil/fill material above bedrock with contaminant levels in excess of unrestricted use soil cleanup objectives (UUSCOs). In areas of the site where complete removal to bedrock is not required, additional soil samples will be collected to further define the extent of contamination and confirm that the remaining soil meets UUSCOs. As a final measure, end-point samples will

be collected along the sidewalls and at the bottom of the excavation where soil is left in-place to confirm that no contamination remains above UUSCOs. The excavated areas will be backfilled with clean soil from a certified off-site location.

This proposed remedy protects public health by preventing ingestion/direct contact with contaminated soil. This remedy does not require the use of long-term institutional or engineering controls, and will achieve a cleanup level that will allow use of the site for any purpose with no restrictions.

### **Summary of the Investigation**

Previous studies performed in 2013 to assess impacts to the site from past uses found metals contamination in the on-site soils. A remedial investigation was performed in late 2015 through early 2016 to more fully define the nature and extent of contamination present on-site. Based upon investigations conducted to date, the primary contaminants of concern include semi-volatile organic compounds (SVOCs), metals and pesticides.

- Soil samples collected from numerous soil borings installed across the site indicate the presence of contaminants generally consistent with the former uses of the property listed below. In general, the investigation identified contamination in both shallow and deeper soils at concentrations exceeding the UUSCOs.
- Groundwater samples were collected from three monitoring wells installed on-site. No contaminants, with the exception of metals, were detected above the New York State ambient water quality standards in any of the groundwater samples collected. Metals detected in the groundwater samples collected on-site above the New York State ambient water quality standards include iron, manganese, selenium and sodium.
- Soil vapor samples were collected from three locations beneath the on-site building slab and two locations beneath asphalt parking surface. No volatile organic compounds (VOCs) were detected at concentrations exceeding the applicable NYSDOH Soil Vapor Intrusion Guidance values which would require mitigation.

### **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**

Site Location: The Orange Avenue Properties site is located along the easterly side of Orange Avenue (U.S. Route 202), approximately 1,000 feet south of I-87, at 122 Orange

Avenue in the Village of Suffern, Town of Ramapo, Rockland County. The site is approximately 0.60 acres in size.

**Site Features:** The site is generally flat and at grade with Orange Avenue. There is a three story building on the site with a parking lot. The site consists of one tax lot that is part of a larger redevelopment project encompassing four additional tax lots.

**Current Zoning and Land Use:** The site is currently inactive and is zoned for commercial use. The surrounding parcels are a mix of commercial and residential properties, and public infrastructure (New Jersey Transit Authority commuter rail line).

**Past Use of the Site:** The site was originally developed in 1902 and operated as an ice cream factory. The most recent uses included apartments and a brewery from 1994 to 2013. Previous uses of the site include an auto parts and repair garage from 1931 through 1938, blacksmith, carpenter shop, lumber storage, bottling works, print shop, tire and battery servicing, welding, vulcanizing, and a hotel, among other uses.

Previous subsurface investigations were performed on the site and adjacent parcels in 2013 during a Phase II Environmental Site Assessment to evaluate impacts to the site from past operations.

**Site Geology and Hydrogeology:** Soil on-site consists of fill comprised of silts/sands/gravels and rock of varying size. The depth to bedrock increases significantly across the site from northwest (1.25-2.5 feet below grade) to southeast (30 feet below grade).

Groundwater on-site is located approximately 35 feet below grade, in bedrock, and appears to flow south. Groundwater was not encountered in any of the soil borings.

The site and surrounding properties are on a municipally supplied water system.

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

<http://www.dec.ny.gov/cfm/external/derexternal/haz/details.cfm?pageid=3&progno=C344077>.

**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.

Suffern Free Library  
210 Lafayette Avenue  
Suffern, NY 10901  
Phone: (845) 357-1237

NYSDEC Region 3 Office  
21 S. Putt Corners Road  
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

Daniel Lanners  
New York State Department of  
Environmental Conservation  
Division of Environmental Remediation  
625 Broadway, 11<sup>th</sup> Floor  
Albany, NY 12233-7014  
Phone: (518) 402-9662  
E-Mail: [daniel.lanners@dec.ny.gov](mailto:daniel.lanners@dec.ny.gov)

#### Site-Related Health Questions

Anthony Perretta  
New York State Department of Health  
Bureau of Environmental Exposure Investigation  
Empire State Plaza Corning Tower, Room 1787  
Albany, NY 12237  
Phone: (518) 402-7860  
E-Mail: [bee@health.ny.gov](mailto: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.**

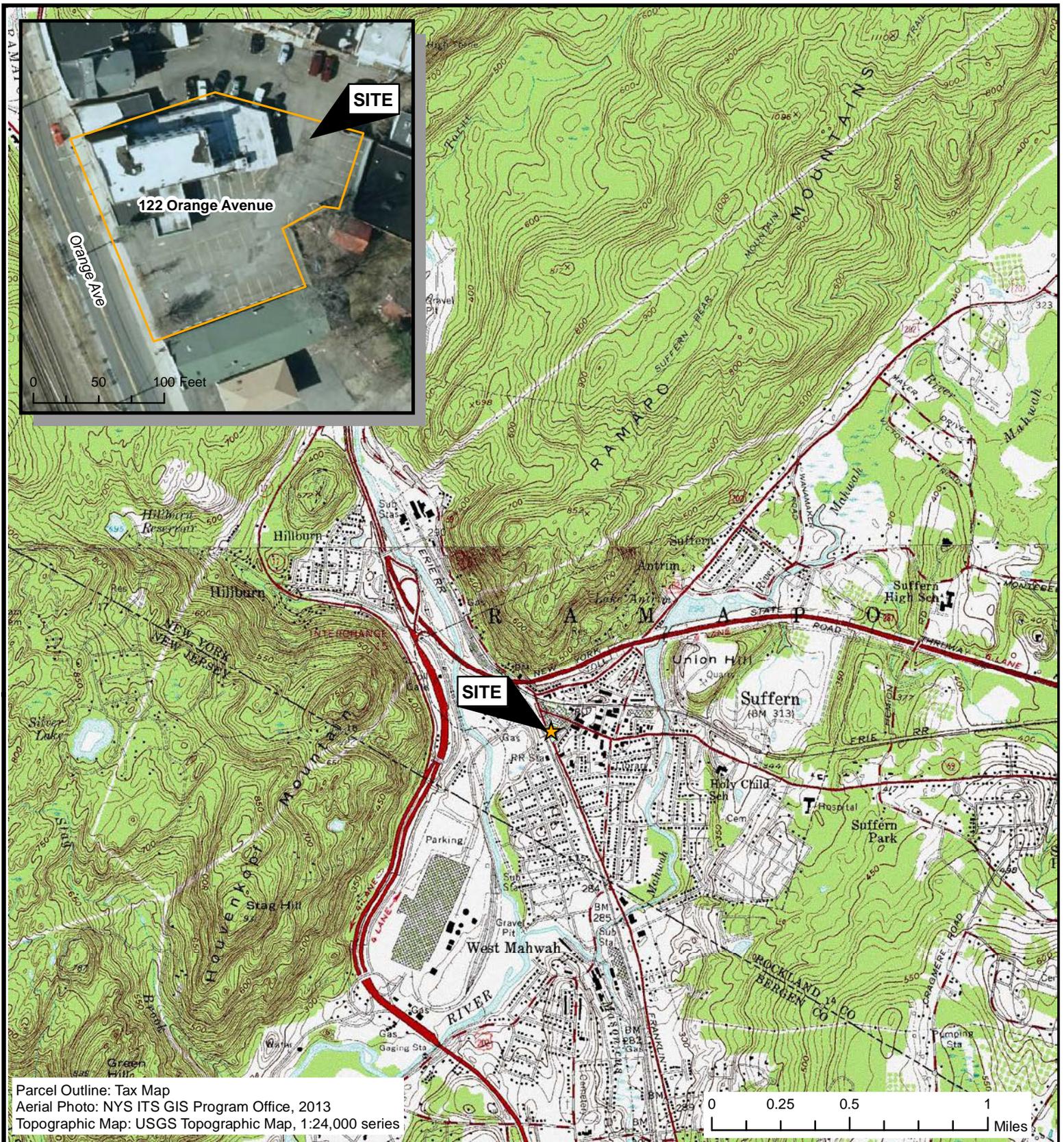
### Receive Site Fact Sheets by E-Mail

Have site information such as this fact sheet sent right to your e-mail 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.

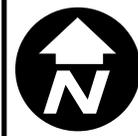


Parcel Outline: Tax Map  
 Aerial Photo: NYS ITS GIS Program Office, 2013  
 Topographic Map: USGS Topographic Map, 1:24,000 series

**SITE LOCATION MAP**

122 ORANGE AVENUE (SBL 54.35-2-8)  
 VILLAGE OF SUFFERN, ROCKLAND COUNTY, NEW YORK

**FIGURE 1**



DATE:	6/13/2016
SCALE:	As Indicated
PROJECT NUMBER:	560905

ALL LOCATIONS APPROXIMATE



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