

NEW YORK STATE
DEPARTMENT OF



ENVIRONMENTAL
CONSERVATION

Lubricant Packaging
Site Proposed
Remedial Action Plan
Operable Unit #1



Meeting Date and Location:

January 13, 2004, 7:00 pm
Middletown City Hall
16 James St
Middletown, NY 10940

Public Comment Period

January 5, 2004 through
February 3, 2004

Send Written Comments to:

Gianna Aiezza
NYSDEC-DER
21 South Putt Corners Road
New Paltz, NY 12561-1620

FACT SHEET

PROPOSED REMEDIAL ACTION PLAN
PUBLIC MEETING / COMMENT PERIOD
ANNOUNCED
January 2004

Lubricant Packaging Site
City of Middletown, Orange County, NY
Site No. 3-36-034

The community is invited to attend a public meeting on **January 13, 2004 at 7:00 pm** at the **Middletown City Hall** to discuss the proposed remediation of soil contamination at the Lubricant Packaging Site located at 17 Industrial Place in Middletown, New York. This meeting is sponsored by the New York State Department of Environmental Conservation (NYSDEC) and the New York State Department of Health (NYSDOH). The NYSDEC will present several alternatives which were evaluated to address this contamination, along with the rationale for recommending the Proposed Remedial Action Plan (PRAP).

During the meeting, the NYSDEC will accept verbal and written comments on the proposed plan. The NYSDEC will also accept written comments on the plan through February 3, 2004. After considering both verbal and written comments on the proposed plan, the NYSDEC will select the remedy for the site and issue a Record of Decision (ROD).

SITE LOCATION

The Lubricant Packaging Site is located at 17 Industrial Place, just off Highland Avenue Extension, in an industrial park on the northern border between the City of Middletown and the Town of Walkill, in Orange County (see Figure 1).

The site is approximately one acre in size and was occupied by a large railroad marshaling facility during the earlier half of the 20th century. There is a 7000 square foot building on the property. The property is currently leased to TRI/BOR Medical, Inc., but is still owned by the former owner of the Lubricant Packaging and Supply Company. Railroad tracks are located directly east of the site. On the opposite side of the tracks is an intermittent stream channel known locally as the Draper Run.

Located directly west and upgradient of the site, across Industrial Park Road, is the Highland Ave/General Switch Site, Site No. 336025 in the Registry of Inactive Hazardous Waste Disposal Sites in New York (the Registry). The remediation of the General Switch Site is being led by the United States Environmental Protection Agency (USEPA). However, on the federal registry, the site is referred to as the Walkill Waterwells Site.

SITE DESCRIPTION AND HISTORY

Prior to the development of the industrial park, the Lubricant Packaging site was used as a railroad repair and supply yard and a coal depot. The Lubricant Packaging property was developed as part of the Industrial Park in 1962. The original business was F&W Bearing, whose activities consisted of de-greasing and re-lubrication of metal ball bearings. Fresh de-greasing solvents were received by the facility by drum or off-loaded by tanker trucks into bulk storage tanks located behind the building. Spent solvents were stored in drums and shipped off-site for recycling or disposal. Spills and poor handling practices resulted in the disposal of the solvents, which are a hazardous waste.

In 1972, the business was sold and it became Lubricant Packaging and Supply Company, and the predominant business activities were the sale and packaging of lubricants. One of the former business activities at the Lubricant Packaging and Supply Company Site utilized the solvent, 1,1,1-trichloroethane (TCA) to degrease specialty ball bearings for industrial clients. TCA was also repackaged into small volume containers for industrial clients who used the pure solvent for degreasing purposes. From the late 1970's to 1987, outdoor storage of drummed solvent products was a common practice of Lubricant Packaging. In 1987, an inspection conducted by the NYSDEC revealed that several hundred drums of hazardous waste and storage tanks of listed hazardous waste were on site without proper permits. Many of the drums were leaking. Drums of waste were removed in 1987 and again in 1990.

In 1986, the business was sold to SOS Fuels, Inc and in 1987, the business was moved to a different location in the City of Middletown. Since 1987, the building has been leased to several businesses, and is currently leased by a manufacturer of medical supplies.

In 1987, the NYSDEC first listed the site as a Class 2a site in the Registry. Class 2a is a temporary designation assigned to a site that has inadequate and/or insufficient data for inclusion in any of the other classifications. As a result of the Class 2a listing, a Phase II Investigation was completed in 1994. The Phase II revealed soil contamination at several "hot spots" throughout the site and groundwater contamination. The contamination found was primarily TCA, along with other Volatile Organic Compounds (VOCs).

In 1995, as a result of the Phase II, the NYSDEC listed the site as a Class 2 site in the Registry. A Class 2 site is a site where hazardous waste presents a significant threat to the public health or the environment and action is required.

In March, 2000, an Order on Consent requiring a Remedial Investigation/Feasibility Study (RI/FS) for the site was executed by Mr. George Saines, the property owner, and the NYSDEC.

SITE INVESTIGATION

The Consent Order required an RI/FS in order to define the nature and extent of contamination resulting from previous activities at the site. The field investigations associated with the RI/FS were conducted from April 2001 through June 2002. A June 2002 report entitled "Remedial Investigation Report" and a May 2003 report entitled "Feasibility Study Report" describe the field activities and findings of the RI/FS in detail.

The following activities were conducted during the RI:

- Research of historical information;
- Soil gas survey under the building to locate VOC contaminated soils and possible vapor exposure pathways;
- Installation of fourteen soil borings and one monitoring well for analysis of soils and groundwater and to determine the physical properties of soil and hydrogeologic conditions;
- Sampling of five new and existing monitoring wells on site and one off site well;
- A survey of public and private water supply wells in the area around the site;
- Collection of one surface water sample from the Draper Run;
- Collection of two aquatic sediment samples from the Draper Run.

As described in the RI/FS, the nature and extent of contamination at the site were characterized by groundwater and soil samples collected throughout the RI.

Soil samples revealed areas of contamination throughout the site, and soil gas sampling indicated contamination under the building. Groundwater sampling revealed exceedances of the NYSDEC groundwater standard of 5 ppb (parts per billion) for TCA, tetrachloroethene (PCE) and several of their breakdown products.

Based on the RI/FS results, and in light of relevant NYSDEC SCGs and potential public health and environmental exposure routes, NYSDEC has determined that the soil and groundwater at the Lubricant Packaging site requires remediation.

As a result of the RI/FS, the contamination at the site will be addressed in two phases. Operable Unit (OU) No. 1, which is the subject of the PRAP, consists of contaminated soil at the site, around and under the building. An operable unit represents a portion of the site remedy that for technical or administrative reasons can be addressed separately to eliminate or mitigate a release, threat of release or exposure pathway resulting from the site contamination. The remaining operable unit for this site, OU 2, is the groundwater impacted by the contamination in the site soils. This will be addressed separately since the groundwater at the site is also being affected by the General Switch site. In order to successfully remediate both groundwater plumes, the groundwater needs to be remediated in conjunction with the groundwater remediation at the General Switch Site.

THE PROPOSED REMEDY

Four remedial alternatives were evaluated to address the soil contamination at the site. Based upon the results of the RI/FS, and an evaluation of these alternatives, the NYSDEC is proposing the following:

- Installation of a dual phase extraction (DPE) system throughout the site and under the site building. A DPE system consists of soil vapor extraction (SVE) to treat contaminated soils and a groundwater extraction system to lower the groundwater elevation to facilitate the SVE. SVE entails extraction of vapors containing VOCs from soil in the unsaturated zone. The shallow groundwater that is extracted will be treated on-site by a carbon adsorption system.
- Indoor air sampling with sub-slab soil gas and soil sampling.
- Annual sub-slab soil gas sampling.
- Site restoration to include grading, topsoil placement and seeding of excavated and/or filled areas.
- Development of a soils management plan to address residual contaminated soils.
- Institutional controls consisting of environmental easements for the site.

CITIZEN PARTICIPATION

The NYSDEC, in conjunction with the NYSDOH, is committed to establishing effective two-way communication with the public. The public is encouraged to make use of the Document Repositories and to comment on the PRAP, either during the January 13, 2004 public meeting, or during the January 5, 2004 through February 3, 2004 public comment period. Documents currently in the repositories include past work plans and reports, the 2000 Order on Consent, the RI/FS, and the PRAP.

Written comments (postmarked on or before February 3, 2004) should be sent to:

**Gianna Aiezza
NYSDEC-DER
21 South Putt Corners Road
New Paltz, NY 12561-1620**

After considering comments on the PRAP, the NYSDEC will select the remedy for OU 1 of the site and will issue the Record of Decision (ROD). The ROD will contain a "Responsiveness Summary", which will address the questions and concerns raised during the comment period. A copy of the ROD will be placed in the Document Repositories and a "Notice of ROD Availability" will be mailed to the site's contact list.

Contacts for Additional Information:The Site Investigation

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Site-Related Health Concerns

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Citizen Participation

Michael Knipfing
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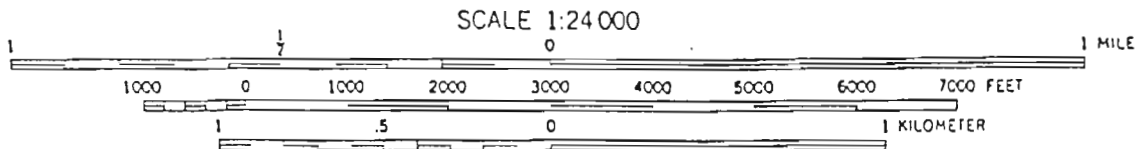
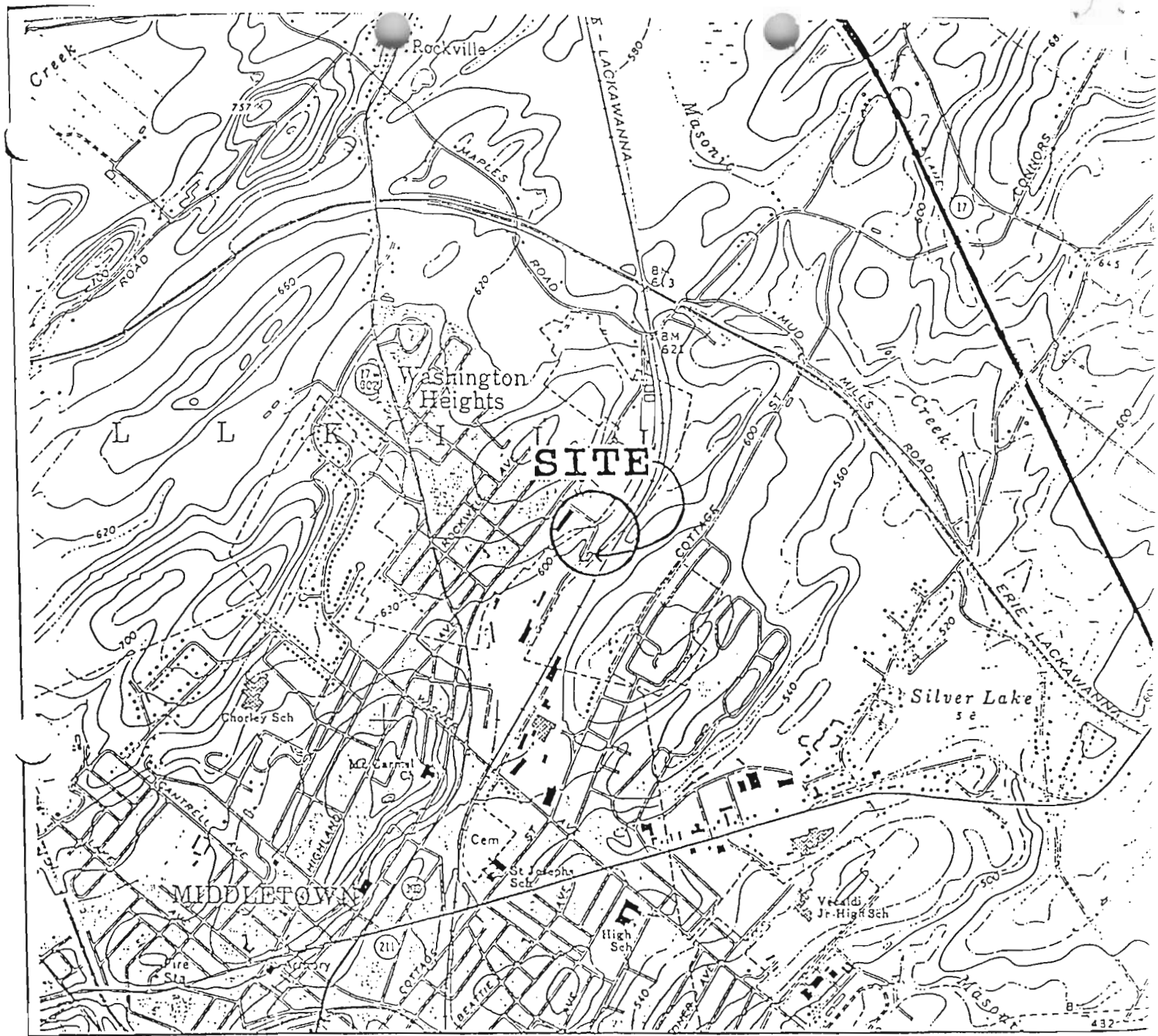
Document Repositories:

Reference Desk
Middletown Thrall Library
11-19 Depot Street
Middletown, NY 10940
(845) 341-5461
Mon-Thur: 10 AM - 8 PM
Fri: 10 AM - 6 PM
Sat: 10 AM - 8 PM
Sun: 1 - 5 PM

City Clerk
Middletown City Hall
16 James St
Middletown, NY 10940
(845) 346-4166
Mon - Fri 8:30 - 4:30 PM

NYSDEC
21 South Putt Corners Road
New Paltz, NY 12561
(845) 256-3154
Mon - Fri 9:00 AM - 4:30 PM

PLEASE NOTE: In the event of severe weather conditions on January 13, 2004, the meeting will be rescheduled to January 15, 2004 at 7:00 pm.



CONTOUR INTERVAL 20 FEET

Figure 1
 LPS Site Location Map
 From Middletown, NY USGS Quad

SAINES ENVIRONMENTAL SERVICES

620 Seventh Street
 Marietta, OH 45750