



FACT SHEET

State Superfund Program

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

Site Name: Lubricant Packaging Co.
DEC Site #: 336034
Address: 17 Industrial Place
Middletown, NY 10940

Have questions?
See
"Who to Contact"
Below

Amended Remedy Proposed for State Superfund Site; Public Comment Period and Public Meeting Announced

Public Meeting, Monday, 3/24/2014 at 7:00 PM

Middletown City Hall, 16 James Street, Middletown, New York.

NYSDEC invites you to a public meeting to discuss the remedy proposed for the site. You are encouraged to provide comments at the meeting, and during the 30-day comment period described in this fact sheet.

The public is invited to comment on a remedy proposed by the New York State Department of Environmental Conservation (NYSDEC) related to the Lubricant Packaging Co. site ("site") located at 17 Industrial Place, Middletown, 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."

How to Comment

NYSDEC is accepting written comments about the proposed plan for 30 days, from **February 28, 2014** through **March 29, 2014**. The proposed plan is available for 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 site is listed as a Class "2" site in the State Registry of Inactive Hazardous Waste Sites (list of State Superfund sites). A Class 2 site represents a significant threat to public health or the environment; action is required.

Proposed Remedial Action Plan

The remedy proposed for the site includes:

The Department proposes to amend the March 2004 remedy for the Lubricant Packaging Company Site. The proposed amended remedy calls for Enhanced Bioremediation for this site to replace the Dual Phase Groundwater/Vapor Extraction System outlined in the March 2004 Record of Decision.

The amended remedy includes the use of biological additives into the groundwater system to promote microbial degradation of 1,1,1-trichloroethane (TCA). Enhanced bioremediation is a remedial technology designed to facilitate the in-situ biological destruction of chlorinated VOCs over a wide range of concentrations in groundwater. It involves the injection of an electron donor and nutrients or dechlorinating microorganisms (i.e., bioaugmentation) into the subsurface. This combined delivery stimulates the natural reactions of microorganisms to detoxify chlorinated solvent contamination in an environment otherwise low in organic content.

Enhanced bioremediation of chlorinated VOCs at the site would be implemented via the injection of additives into the subsurface of the areas of the site identified as having residual contamination in soil and groundwater. The primary objective of enhanced bioremediation is to deliver amendments to the subsurface in the most cost effective and efficient configuration to stimulate the existing biological degradation of contaminants. A bench-scale study would be performed to obtain site specific data and effectiveness. Groundwater modeling would be considered during development of the bench-scale study to assist in the placement of injection points.

The remedy also includes provision to maintain the existing site cover system, to install a sub-slab depressurization system to mitigate soil vapor intrusion and the imposition of an environmental easement which calls for restriction land use to commercial/industrial use, a groundwater restriction, and development of a Site Management Plan

The March 2004 ROD selected dual phase extraction (DPE) to address site contamination. An investigation conducted in 2009 indicated that soil contamination at the site is much lower than was observed prior to the March 2004 ROD. The 2009 sampling indicated that soil contamination is not a major contributor to groundwater contamination. However, the on-site groundwater continues to show levels above groundwater standards, indicating residual contamination at the site. Further, the findings of TCA breakdown products at the site indicate biological activity is already occurring at the site. So enhancement of this biological activity would continue the downward trend of site groundwater contamination. Finally, operation of the DPE system could possibly draw and further disperse a separate tetrachloroethylene plume migrating onto the Lubricant Packaging Company site. As a result, the feasibility study was revisited and other technologies were further evaluated, leading to the current bioremediation proposal.

Summary of the Investigation

A State-funded pre-design investigation was conducted in two phases from October 14, 2009 through November 20, 2009 and included soil, groundwater, and soil vapor sampling. The investigation also evaluated the on-site sub-slab vapor mitigation system.

The primary media of concern at the site are soil, soil vapor and groundwater. The primary site-related constituents of concern are volatile organic compounds (VOCs), specially, the VOCs of concern are TCA and its breakdown products including 1,1-DCA.

Subsurface soil sampling conducted in 2009 indicated TCA above the protection of groundwater soil cleanup objective (SCO) in only one sample location. The contaminant levels were much lower than found during the previous investigation. This is a notable decrease in contaminant concentration with time.

In 2009, groundwater contamination exceeded the groundwater standard for TCA. This data indicates that the groundwater throughout the site is impacted from historic site use. TCA breakdown products, 1,1- DCA are also noted in groundwater above the applicable standard. This is indicative of soil biological activity in the subsurface.

NYSDEC will consider public comments as it finalizes the remedy for the site. The selected remedy will be described in a document called a "Record of Decision" that will explain why the remedy was selected and respond to public comments. A detailed design of the selected remedy will then be prepared, and the cleanup will be performed.

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

Background

Location: The Lubricant Packaging Systems site is at 17 Industrial Place, Middletown, NY 10940, an industrial portion of the City of Middletown, Orange County, New York. Industrial Place is off Highland Avenue Extension about ¼ mile from State Route 17 M.

Site Features: The 1-acre site contains a 7000SF industrial building that includes a loading dock and an unpaved parking lot. The eastern and northern portions of the site are wooded. There is an unnamed stream channel located east of the site. The unnamed stream channel is locally known as Draper Run.

Current Zoning/Use(s):The site is currently zoned as industrial, and is being utilized by a third party tenant for the wholesale distribution of medical products. The site is located in a light industrial/commercial area. The site is bordered by a vacant lot to the north, a railroad line to the east, an industrial facility to the south and to the west Highland Ave to the west and the General Switch inactive hazardous waste site -No. 336025. Residential development and condominiums are located about ¼ mile to the north.

Historical Use(s): Prior to the construction of LPC, the property was used as a railroad supply and repair yard as well as a coal depot. In 1962, the site was developed and occupied by F & W Bearing Service (FW). The primary operation for FW was the degreasing and re-lubrication of metal ball bearings in addition to packaging various lubricants. This activity was accomplished by tumbling the ball bearings in a bath of mineral spirits. Limited use of the solvent 1, 1, 1-TCA was also necessary for certain greases. In 1972, the company was sold and the business name was changed to Lubricant Packaging and Supply Company. The business expanded and additional warehouse space was constructed to house lubricant products. From the late 1970's through 1987, drummed products were commonly stored outdoors.

A Remedial Investigation and Feasibility Study were completed in 2004. Results of the investigation showed that solvent contamination is in site soil and groundwater. The Department signed a Record of Decision describing the selected remedy for the site in March 2004. The pre-design activities for the site were conducted in 2009/2010 and include subsurface soil sampling, groundwater sampling from site monitoring wells, and soil vapor sampling beneath the basement slab of the building.

Operable Unit: There is only one operable unit for the site.

Site Geology and Hydrogeology: The shallow soil on-site is predominantly fill. The fill material generally consists of crushed shale, reworked glacial till, coal cinders, and demolition/construction debris. A bedrock outcrop is located approximately 200 feet northeast of the site. Bedrock on the site ranges from 15 feet below ground surface (bgs) at the southern end of the site to less than 5 feet bgs at the northern end of the site.

The groundwater at the site flows to the southeast. Groundwater elevation ranges from 8 to 15 feet bgs with a higher groundwater in the spring (1 to 10 feet bgs).

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

<http://www.dec.ny.gov/cfm/external/haz/details.cfm?pageid=3&progn=336034>

State Superfund Program: New York's State Superfund Program (SSF) identifies and characterizes suspected inactive hazardous waste disposal sites. Sites that pose a significant threat to public health and/or the environment go through a process of investigation, evaluation, cleanup and monitoring.

NYSDEC attempts to identify parties responsible for site contamination and require cleanup before committing State funds.

For more information about the SSF, visit: <http://www.dec.ny.gov/chemical/8439.html>

FOR MORE INFORMATION

Where to Find Information

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

Middletown Thrall Library Reference Desk 11 – 19 Depot Street Middletown, NY 10940 (845) 341-5461	NYSDEC Region 3 Office 21 South Putt Corners Road New Paltz, NY 12561 Phone (845) 256-3154
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Who to Contact

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

Project Related Questions

Paul Patel
Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7014
518-402-8801
appatel@gw.dec.state.ny.us

Site-Related Health Questions

Kristin Kulow
New York State Department of Health
Oneonta District Office 28 Hill St, Suite 201
Oneonta, NY 13820
607-432-3911
BEEI@health.state.ny.us

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.

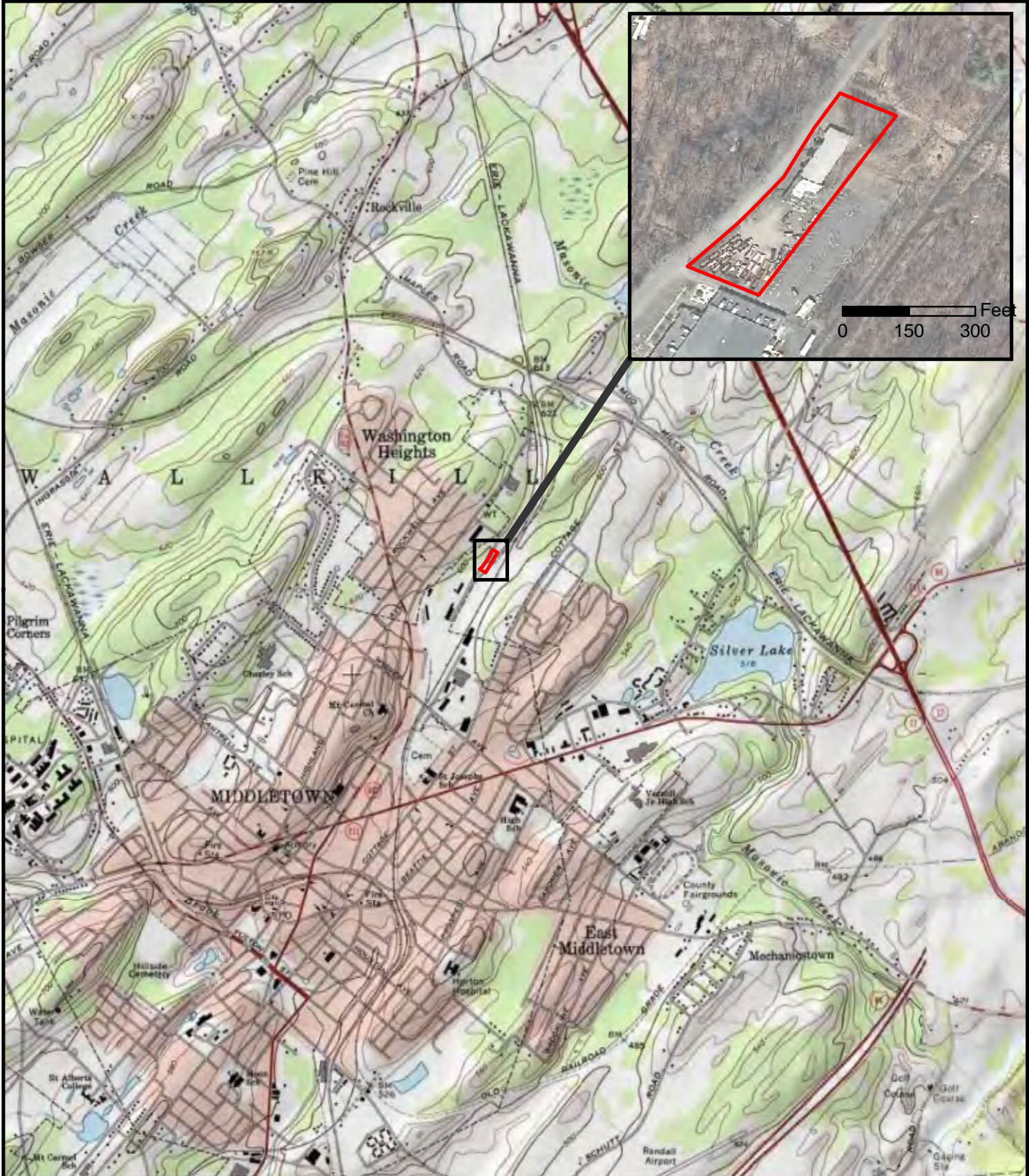
Receive Site Fact Sheets by Email

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.



Legend

 Site Boundary



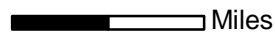
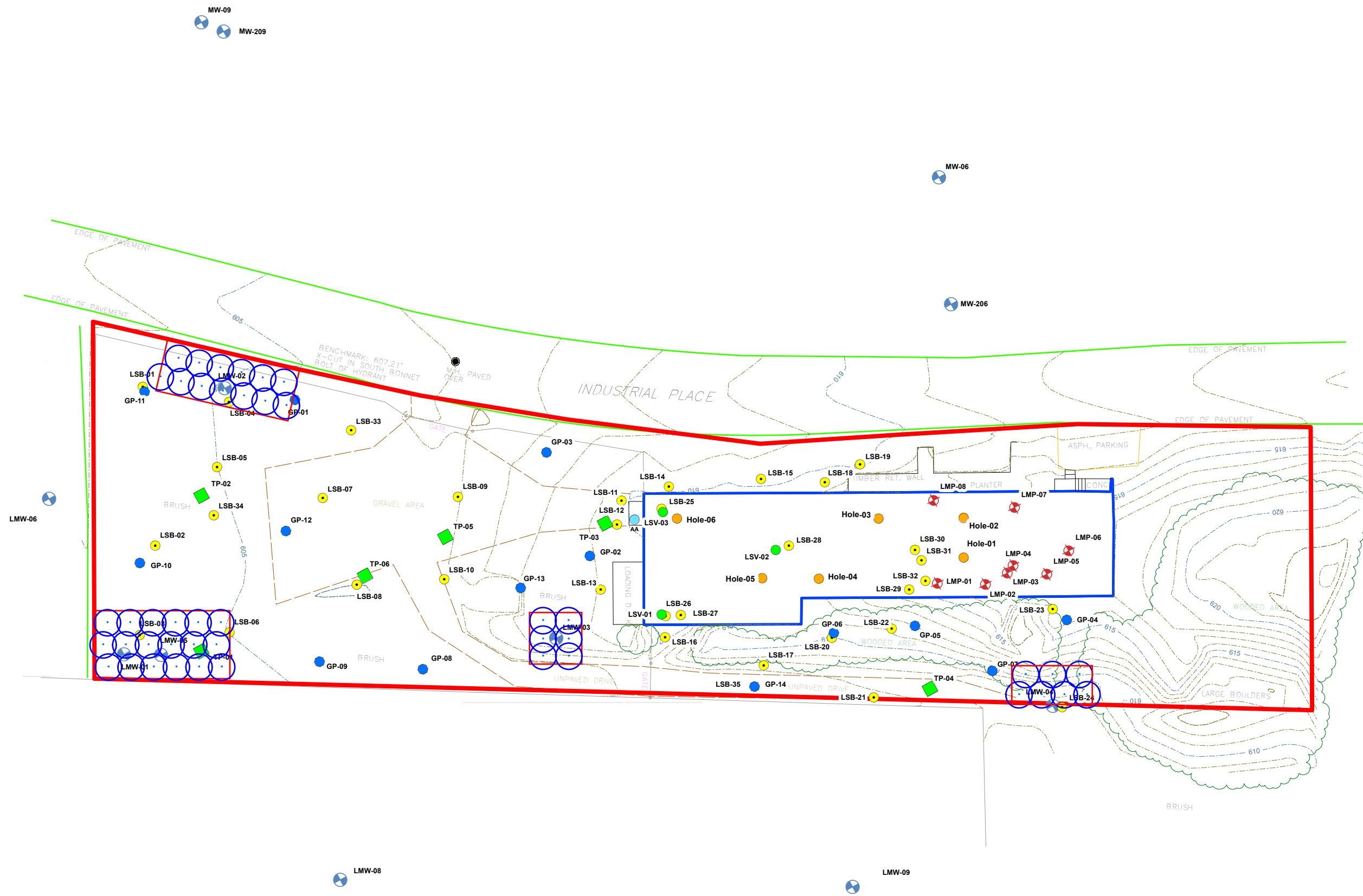
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Figure 1
Site Location Map
Lubricant Packaging Company Site
Middletown, New York





Legend

- | | | | | | |
|--|--|--|-----------------|--|--|
| | Site Boundary | | Test Pit | | Geoprobe Sampling Location |
| | Soil Vapor Sampling Location | | Monitoring Port | | Injection Point with Anticipated Radius of Influence |
| | Historical Sub-slab Soil Gas Locations | | Monitoring Well | | Area Exceeding Groundwater Criteria |
| | Ambient Air Sampling Location | | Soil Boring | | |

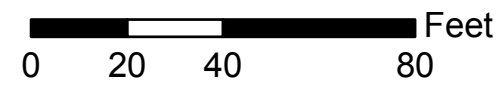
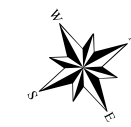


Figure 5
Enhanced Bioremediation Injection Layout
Lubricant Packaging Company Site
Middletown, New York