



Public Meeting Invitation

Tuesday,
March 4, 2003
7:00 p.m.

City of Newburgh
Multipurpose Activity Center
Delano Hitch Park
401 Washington Street
Newburgh, New York

The NYS Departments of Environmental Conservation and Health (NYSDEC and NYSDOH) will discuss the Proposed Remedy for the Jonas Automotive Site. At the meeting, representatives from the NYSDEC and NYSDOH will:

- describe results of detailed site investigations;
- explain the Proposed Remedy;
- answer your questions about the remedy;
- receive your verbal or written comments about the proposal.

PUBLIC COMMENT PERIOD:

From: February 8, 2003
To: March 24, 2003

FACT SHEET

February 2003

FILE COPY

JONAS AUTOMOTIVE

SITE NO. B00136-3

86 Wisner Avenue,

Newburgh, NY 12550

Remedy Proposed for the Jonas Automotive Site

Public Meeting Announced

The New York State Department of Environmental Conservation (NYSDEC), working cooperatively with the New York State Department of Health (NYSDOH), has proposed a remedy designed to address contamination identified at the Jonas Automotive Brownfield Site in Newburgh, New York (*see location map on page 4*).

The Proposed Action: Highlights include excavation and off-site disposal of approximately 180 tons of contaminated soil; installation of an asphalt/soil cover; removal of petroleum-contaminated building debris; and environmental monitoring. This proposal is described in the site's "Proposed Remedial Action Plan" (PRAP). The PRAP was developed following a detailed investigation of the site. The PRAP evaluates different options to clean up the site and presents the alternative preferred by the NYSDEC and NYSDOH.

See pages 2 and 3 of this fact sheet for a summary of the PRAP, site history, and summary of the site investigation. The full PRAP is available for your review at the document repositories listed on page 4.

Your Opportunities to Comment on the Proposed Amendment: Release of the PRAP begins a process to finalize selection of the remedy for the site. Your comment and input about the proposed remedy are important and encouraged.

Your oral and written comments about the PRAP are welcome at the **public meeting** (see sidebar) and during a **public comment period** which runs until March 24, 2003. Written comments also may be mailed until the end of the comment period to:

Mr. David A. Camp
NYSDEC, Division of Environmental Remediation
625 Broadway, Albany, New York 12233-7015

What Happens Next: All comments received during the public comment period will be considered as the remedy for the Jonas Automotive Site is finalized. Public input will be factored into the Record of Decision (ROD) which will describe the remedy selected and why it was chosen. A Responsiveness Summary will be prepared to provide response to public comments received. Once the City or a private company decide to use the property, work would then continue to design the selected remedy and clean up the property prior to its reuse.

Background

The Jonas Automotive site is located at 86 Wisner Avenue in the city of Newburgh, Orange County (see location map on page 4). It is situated on approximately 1.5 acres and contains a former foundry building and a smaller garage building. The remainder of the property is unpaved. The area around the site is mixed residential and commercial/light industrial in nature. In March 1999, the City of Newburgh acquired the property through property tax foreclosure.

The site investigation (SI) was conducted by the City of Newburgh under the NYSDEC's Environmental Restoration Projects or Brownfields Program. First Environment of New Jersey was retained by the City to perform the investigation.

The 1996 Clean Water/ Clean Air Bond Act provides funding to municipalities for the investigation and cleanup of brownfields. Brownfields are abandoned, idled or under-used properties where redevelopment is complicated by real or perceived environmental contamination. They typically are former industrial or commercial properties where operations may have resulted in environmental contamination. Brownfields often pose not only environmental, but legal and financial burdens on communities. Under the Environmental Restoration (Brownfields) Program, the state provides grants to municipalities to reimburse up to 75 percent of eligible costs for site investigation and remediation activities. Once remediated, the property can then be reused.

Site History

Poughkeepsie Iron Fabricators operated on the site from 1963 until the early 1990s. The site was then operated by Poughkeepsie Trim and Steel until 1993. Jonas Automotive Rebuilders operated the facility from August 1993 through March 1999. Jonas used the facility for the dismantling of automobile motors for salvaging. Engines were unloaded onto a concrete pad in the overhead crane area and dismantling of the motors took place within the building on a large conveyor.

A spill was reported in 1994 as the result of engine blocks being dumped on a concrete pad in the overhead crane area with engine fluids contaminating adjacent soils. Corrective action was taken and the spill was closed. In 1998 another spill was reported involving the engine blocks. The contaminated soil associated with this spill was stockpiled on-site by Jonas and later removed as part of the SI.

Summary of Proposed Remedial Action

The PRAP identifies the remedy preferred by the NYSDEC and NYSDOH to remediate hazardous substances at the Jonas Automotive Site. The proposed alternative was chosen following a detailed investigation of the site and evaluation of alternatives for remediating the contamination.

The elements of the proposed remedy include:

- Excavation and off-site disposal of lead contaminated soil in the former drum storage area to prevent human contact.
- Excavation and off-site disposal of mercury contaminated soil in the vicinity of sample SS-1 to prevent human contact.
- Disposal of the excavated material to an appropriate off-site NYSDEC approved disposal facility.
- Backfill of the excavated areas with clean soil.
- Placement of cover materials over the remainder of the site to minimize human contact with contaminated soils, e.g., asphalt or twelve inches of soil or gravel underlain by a demarcation barrier.
- Removal and off-site disposal of petroleum contaminated debris inside of the building.
- Development of a soil management plan to address residual contaminated soils that may be excavated from future redevelopment of the site.
- Imposing a deed restriction that would require compliance with the approved soils management plan.
- Imposing an institutional control that would prevent the use of groundwater as a source of potable or process water without treatment.
- Implementation of a long-term monitoring program.
- Annual certification that institutional and engineering controls are still in place.

Costs and Funding for the Site Remedy

The construction costs for the proposed remedy are estimated at \$219,000 with an annual operation and maintenance cost of \$16,000, resulting in a total present

worth cost estimated at \$ 263,000. Up to 75% of the cost

of the remedy will be covered under the 1996 Clean Water/ Clean Air Bond Act with the remainder covered by the City.

Site Investigation and Remedial Alternatives Evaluation

The SI was conducted between September 1999 and February 2002. The field activities and findings of the investigation are described in detail in the SI/RA Report.

The following activities were conducted during the SI:

- Research of historical information;
- Excavation of a test pit to locate the underground drainage/leach field;
- Collection of approximately 46 surface and subsurface soil samples;
- Installation of six soil borings and six monitoring wells for analysis of soils and groundwater as well as physical properties of soil and hydrogeologic conditions;
- Sampling of six monitoring wells; and
- A survey of public and private water supply wells in

the area around the site.

The information developed during the SI was then used to develop potential remedial alternatives for the Jonas Automotive Site. These potential remedial alternatives were identified, screened and evaluated in the RA report.

Interim Remedial Measures

An interim remedial measure (IRM) is conducted at a site when a source of contamination or exposure pathway can be effectively addressed before completion of the SI/RAR. The following IRMs were performed during the SI:

- Off-site disposal of approximately 123 tons of previously stockpiled petroleum-contaminated soil.
- Characterization and removal of many drums and containers which were found within and around the site building.
- Removal of two 275-gallon above ground storage tanks, one 1000-gallon waste oil tank, and excavation and off-site disposal of a 1000-gallon gasoline underground storage tank and related piping.
- A catch basin, a dry well, and building sump were cleaned and the contents were drummed and disposed of off-site.

Document Repositories: To review the complete PRAP and other site information.

Newburgh Free Library
124 Grand Street
Newburgh, NY 12550
Phone: (845) 563-3625
Hours: Mon- Thu 9:00 am - 9:00 pm
Fri & Sat 9:00 am - 5:00 pm
Sun 1:00 pm - 5:00 pm

NYSDEC Region 3 Office
21 South Putt Corners Road
New Paltz, New York 12561-1696
Phone: (845) 256-3154
Hours: Mon-Fri 8:30 am - 5:00 pm

NYSDEC
625 Broadway
Albany, New York 12233-7015
Contact: David Camp
Phone: (518) 402-9622
Hours: Mon-Fri 8:30 am - 5:00 pm

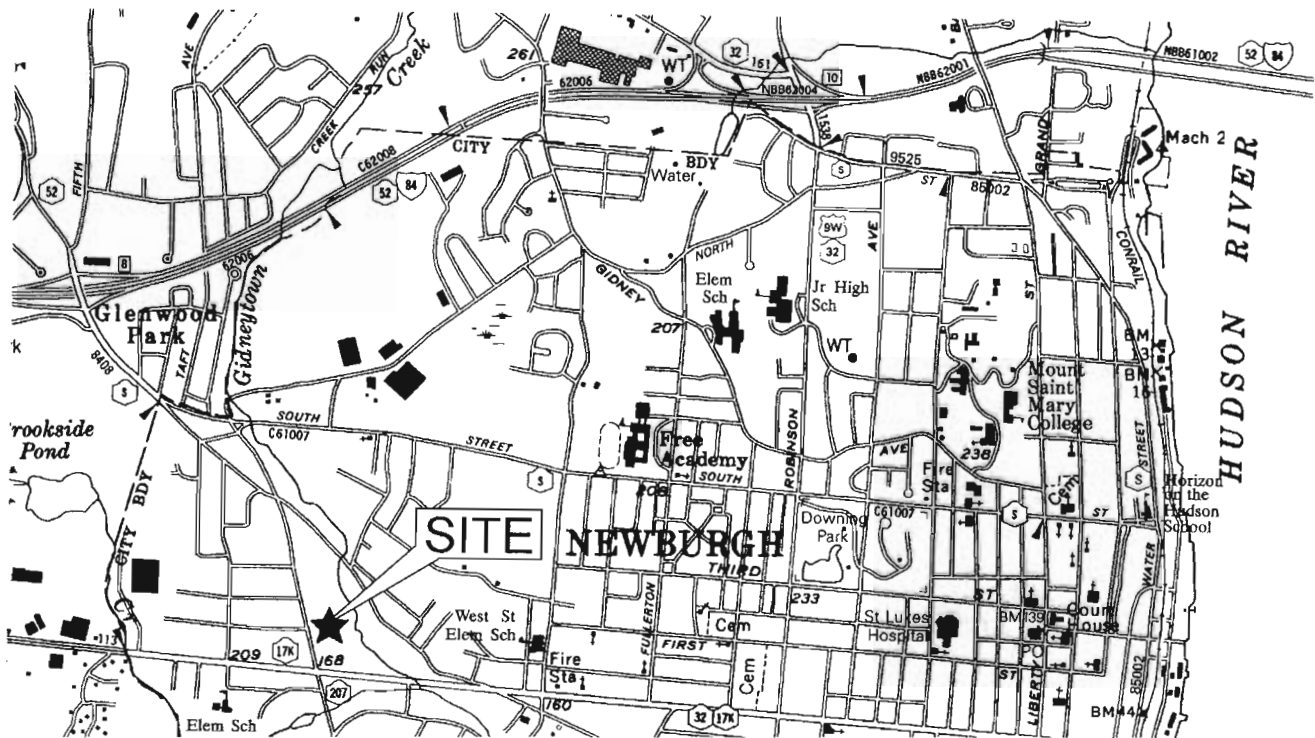
For More Information: Call or write the following staff for more information about:

**Meeting/Comment Period/
Technical Information:**
David A. Camp, Project Engineer
NYSDEC
625 Broadway
Albany, New York 12233-7015
Phone: (518) 402-9622
or 1-800-342-9296

Health-Related Information:
Bridget Callaghan
NYSDOH
Flanigan Square
547 River Street
Troy, New York 12180-2216
Phone: (518) 402-7870
or (800) 458-1158, ext. 27870

Citizen Participation:
Michael J. Knipfing
NYSDEC Region 3
21 South Putt Corners Road
New Paltz, New York 12561-3154
Phone: (845) 256-3154

NOTE: In the event of severe weather conditions on March 4, 2003, the meeting will take place at 7pm on Wednesday March 19, 2003.



Bureau of Eastern Remedial Action
NYS Department of Environmental Conservation
625 Broadway
Albany, NY 12233-7015

Attn: *David Camp*