



# FACT SHEET



March 2003

---

## **State Finalizes Remedial Action Plan For the Former Dix Ave. Drive-In Theater Site**

\* \* \*

The New York State Department of Environmental Conservation (DEC), in conjunction with the New York State Department of Health (DOH), recently selected a remedial action plan for the Former Dix Ave. Drive-In Theater Brownfields Site No. B-00151-5 in the Town of Kingsbury. This plan is described in a document called a Record of Decision (ROD). The ROD also summarizes site investigations, cleanup alternatives evaluated by the State, and comments received from the public regarding the chosen plan.

The elements of the remedial action plan will include: Excavation and off-site disposal of PCB contaminated soil.

The estimated present worth cost to implement the remedy ranges from \$131,661 to \$293,984 depending on the amount of soil to be excavated. There is not any annual operation and maintenance and related cost associated with this remedy.

The Record of Decision and other site-related documents are available at the New York State Department of Environmental Conservation, Region 5 Office, Route 86, P.O. Box 296, Ray Brook, the Crandall Public Library, 251 Glen Street, Glens Falls, and the Town of Kingsbury Town Hall, 210 Main Street, Glens Falls. This fact sheet also provides background information about the site.

### **Site Description and History:**

The Former Dix Avenue Drive-In Site is located on Dix Avenue (Route 32), in the Town of Kingsbury, Washington County, New York. The property is not currently being used. The property was operated as a drive-in theater for approximately 35 years until acquisition by the current owner, the Town of Kingsbury, in 1987. Prior to this, the property was farmland. The site was used by the adjacent RV USA business for storage of recreational vehicles (RVs) and business associated items. The site investigations originated from a potential buyer's concern that the property may be contaminated with PCBs contained in oils spread at the site for dust control. The Town entered into an agreement that samples would be taken to determine if PCBs were a concern at this location. The results of the sampling performed during the two sampling events have concluded that low level PCB contamination is present in the surface soils throughout the site.

Based on the site investigation and the remedial actions report, the State proposed a cleanup plan and presented it at the public meeting held at the Crandall Public Library on January 8, 2003. The State's responses to comments received at the public meeting and during the 45-day comment period are included in Appendix A of the Record of Decision.

## **What Happens Next:**

The Town of Kingsbury will apply to the NYS Brownfields program for a remedial grant to perform the remedial design and construction of the remedy. The Town will then hire a consultant to develop a design and construction workplan to be submitted to the NYSDEC for review and approval.

## **For More Information:**

Please call the following staff for more information:

### The Record of Decision:

Kevin Sarnowicz, Project Manager  
625 Broadway  
Albany, NY 12233-7016  
phone: (518) 402-9775

You can also contact DEC toll-free at 1-800-342-9296. Leave your name, phone number, and a brief message and someone will return your call.

### Site-Related Health Questions:

Fay Navritil  
NYS Department of Health  
Flanigan Square; 547 River Street  
Troy, NY 12180-2216  
(518) 402-7890