



FACT SHEET

Environmental Restoration Program

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

Site Name: 7-11 Johnes Street
DEC Site #: B00188
Address: 7-11 Johnes Street
Newburgh (c), NY 12550

Have questions?
See
"Who to Contact"
Below

Remedy Proposed for Municipal Brownfield Site; Public Comment Period and Public Meeting Announced

Public Meeting, Wednesday, 1/4/2017 at 7:00 PM
Newburgh Heritage Center, 123 Grand Street, Newburgh, 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 45-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 7-11 Johnes Street site ("site") located at 7-11 Johnes Street, Newburgh (c), 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."

The cleanup activities will be performed by City of Newburgh with oversight provided by NYSDEC. The estimated cost to implement the remedy is: \$ 125,000.00

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

<http://www.dec.ny.gov/cfmx/extapps/derexternal/haz/details.cfm?pageid=3&progno=B00188>

How to Comment

NYSDEC is accepting written comments about the proposed remedial action plan for 45 days, from **December 12, 2016** through **January 27, 2017**. 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.

Proposed Remedial Action Plan

The remedy proposed for the site includes:

- A site cover will be installed to allow for restricted-residential use of the site. The cover will consist either of the structures such as buildings, pavement, sidewalks comprising the site development or a soil cover.
- Where the soil cover is required, on-site soils in the upper two foot which exceed restricted-residential SCOs will be excavated and transported off-site for disposal to allow for placement of the soil cover.
- Imposition of an institutional control in the form of an environmental easement for the site which will require periodic certification of institutional and engineering controls, allow for restricted-residential use of the site, restrict the use of groundwater at the site and require compliance with a Site Management Plan.
- A Site Management Plan which will require site cover maintenance, management of soils excavated from the site and groundwater monitoring.

Summary of the Investigation

Based upon the investigations conducted, the primary contaminants of concern include historic fill with elevated semivolatile organic compounds (SVOCs) and mercury in surface soils, petroleum related volatile organic compounds (VOCs) in subsurface soil, and VOCs in groundwater.

- VOCs are found in subsurface soil at levels that exceeded the soil cleanup objectives (SCOs) for the protection of groundwater. The presence of these VOCs in subsurface soil is indicative of weathered petroleum which remained following the removal of underground storage tanks.
- SVOCs and metals are found in surface and subsurface soil at levels that only slightly exceed restricted-residential SCOs.
- VOCs are found in groundwater exceeding groundwater standards. The presence of these VOCs in groundwater is indicative of impacts from soil containing weathered petroleum compounds.
- On-site monitoring wells located down-gradient of subsurface soil and groundwater VOC contamination are not contaminated with VOCs, indicating that VOC contamination has not migrated off-site.

NYSDEC developed the proposed remedy after reviewing the detailed investigation of the site and evaluating the remedial options in the “analysis of alternatives” submitted under New York’s Environmental Restoration Program by City of Newburgh.

Next Steps

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.

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

Background

Location: The 7-11 Johnes Street site is located in an urban portion of the City of Newburgh, Orange County. The site is located near the intersection of Johnes Street and Renwick Street. The site is located approximately 0.2 miles south of Washington Headquarters Park.

Site Features: The site is approximately 0.18 acres in size and is presently vacant. A dilapidated building sat on the northern two thirds of the site before it was demolished in late 2012, and the southern third of the site is a grass lawn. There are no ecological resources or surface water bodies at or near the site.

Current Zoning/Use: The site is currently inactive. The site is zoned downtown neighborhood which allows for commercial or residential use. The surrounding parcels currently have a combination of commercial, light industrial, and residential uses.

Past Uses of the Site: The site was a former dry cleaning business at which petroleum was stored underground. The business operated for approximately 40 years (from 1954) until the City of Newburgh took the property for back taxes. Three underground storage tanks (USTs) were removed, and 362 tons of impacted soil was excavated and disposed of off-site in August 2000. The tanks were reportedly deteriorated and had leaked their contents into the soil and groundwater. A spill was reported to the Department due to the poor condition of the tanks. Initial screening showed petroleum related volatile organic compounds (VOCs) in exceedance of soil cleanup objectives (SCOs).

Site Geology and Hydrogeology: Overburden soils consist of urban fill with some debris underlain by sand, silt, and gravel to depths of between 15 and 20 feet below grade. Bedrock was not encountered or investigated during the remedial investigation. Shallow groundwater was observed at depths ranging from 3 to 15 feet below grade. Shallow groundwater flows east across the site towards Johnes Street. In the southeast corner of the site groundwater is not present in overburden soils. Storm water from the site flows onto Johnes Street and into the City storm sewer system.

Environmental Restoration Program: New York's Environmental Restoration Program (ERP) reimburses municipalities for their costs to investigate and clean up municipality owned contaminated properties. Once cleaned up, the properties may be redeveloped for commercial, industrial, residential or public use.

A brownfield is any real property that is difficult to reuse or redevelop because of the presence or potential presence of contamination.

For more information about the ERP, visit: <http://www.dec.ny.gov/chemical/8444.html>

FOR MORE INFORMATION

Where to Find Information

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

NYSDEC Region 3 Office
Attn: Sarah Sheppard
21 S Putt Corners Road
New Paltz, NY 12561
phone: (845) 256-3154
(sarah.sheppard@dec.ny.gov)

Newburgh Free Library
124 Grand Street
Newburgh, NY 12550
phone: (845) 563-3601

Who to Contact

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

Project Related Questions

Bill Bennett
Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7014
518-402-9659
william.bennett@dec.ny.gov

Site-Related Health Questions

Kristin Kulow
New York State Department of Health
28 Hill Street, Suite 201
Oneonta, NY 13820
BEEI@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.

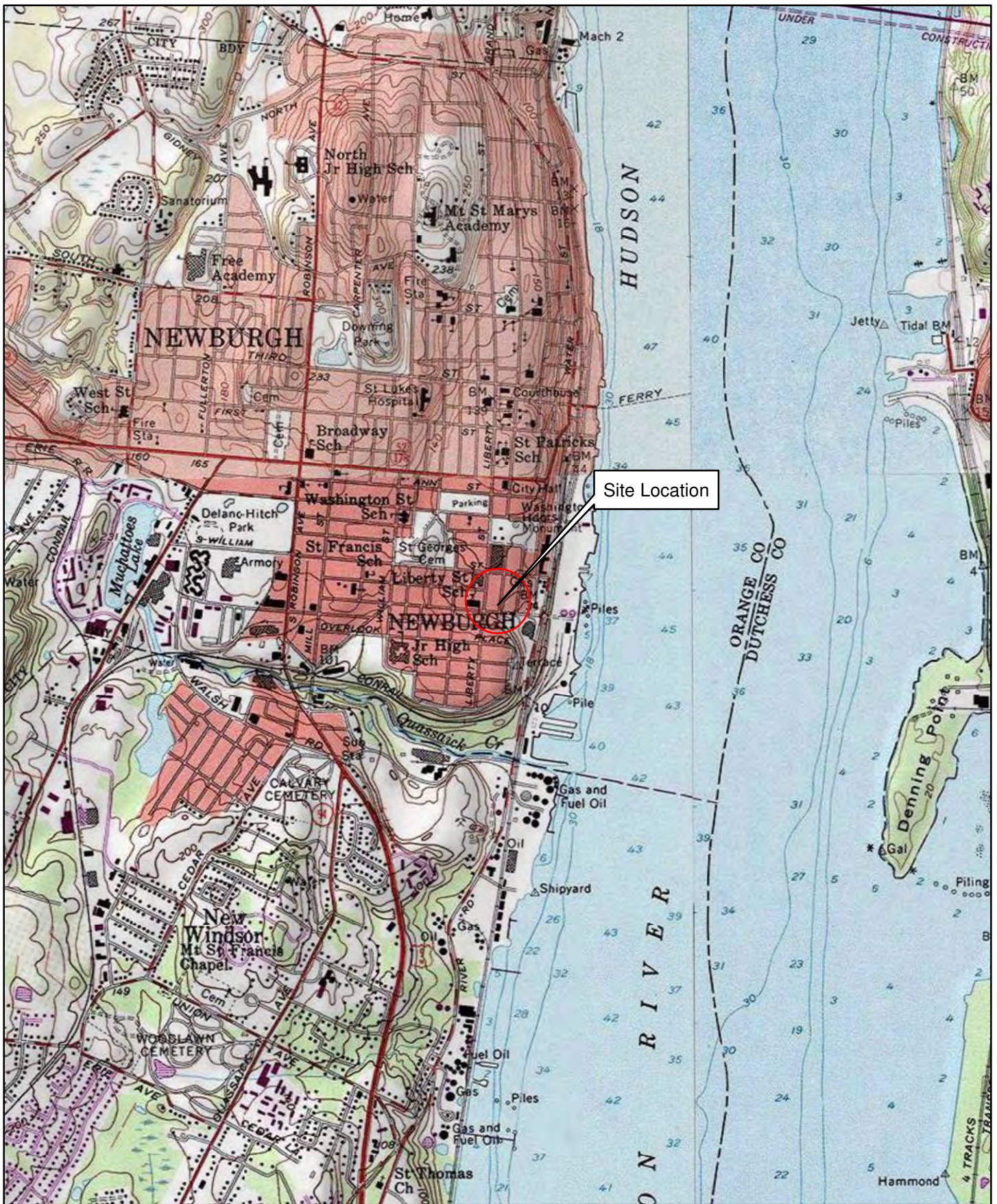
Receive Site Fact Sheets by Email

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.



Site Location



FIRST ENVIRONMENT

JOHNES STREET PROJECT
 7-11 JOHNES STREET
 NEWBURGH, NEW YORK
 FIGURE 1
 SITE LOCATION MAP

Location: New Jersey State Plane (NAD 83 feet) N 969808.6 E 626257.9
 United States Geological Survey, Cornwall-On-Hudson NY 7.5 minute Topographic Quadrangle

1 inch = 2,000 feet

91 Fulton Street
 Bonton, New Jersey 07005

| Revised | Drawn | Checked | Approved | Date |
|---------|-------|---------|----------|----------|
| | CJM | DDL | TCB | 04/25/12 |