



Department of
Environmental
Conservation

Where to Find Information

Access project documents through the
DECinfo Locator

<https://www.dec.ny.gov/data/DecDocs/C344080/>
and at these location(s):

Orangeburg Library*
20 South Greenbush Road
Orangeburg, NY 10962
(845) 359-2244

*(*Repositories may be temporarily
unavailable due to COVID-19 precautions.
If you cannot access the online repository,
please contact the NYSDEC project
manager listed below for assistance)*

Who to Contact

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

Project-Related Questions

William Bennett, Project Manager
NYSDEC
625 Broadway, 12th Floor
Albany, NY 12233-7014
(518) 402-9659
william.bennett@dec.ny.gov

Project-Related Health Questions

Julia Kenney
NYSDOH
Bureau of Environmental Exposure
Investigation
Empire State Plaza
Corning Tower Room 1787
Albany, NY 12237
(518) 402-7860
beci@health.ny.gov

For more information about New York's
Brownfield Cleanup Program, visit:
www.dec.ny.gov/chemical/8450.html

FACT SHEET

Brownfield Cleanup Program

RPC – Core Area Site

65, 67, 69 & 75 Third Avenue
Orangeburg, NY 10962

SITE No. C344080

NYSDEC REGION 3

December 2020

NYSDEC Certifies Cleanup Requirements Achieved at Brownfield Site

The New York State Department of Environmental Conservation (NYSDEC) has determined that the cleanup requirements to address contamination related to the RPC – Core Area site ("site") located at 65, 67, 69 & 75 Third Avenue, Orangeburg, Rockland County, under New York State's Brownfield Cleanup Program have been or will be met. Please see the map for the site location.

The cleanup activities were performed by JPMorgan Chase Bank, National Association ("applicant") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). NYSDEC has approved a Final Engineering Report (FER) and issued a Certificate of Completion (COC) for the site.

- Access the FER, Notice of COC and other project documents online through the DECinfo Locator:
<https://www.dec.ny.gov/data/DecDocs/C344080/>.
- The documents also are available at the location(s) identified at left under "Where to Find Information."

Completion of the Project: The following activities have been completed to achieve the remedial action objectives:

- Excavation and off-site disposal of asphalt, concrete and sub-base material and the upper one foot of soil to remove impacted surface soils and structurally incompetent material across the site, except in and north of the wooded wetland area.
- Targeted excavation in the wetland and northern wooded areas where contaminants exceeded the soil cleanup objectives for commercial use (CSCOs).
- Installation of vapor barriers beneath site buildings during construction.
- Placement of a final site cover, except in the northern wooded/wetland area identified above, consisting of a minimum of one foot of soil that meets the CSCOs, or a building slab, pavement or concrete. A demarcation layer was placed beneath the final site cover.
- Restoration of the pond area, including extension of the existing stream, backfilling remaining areas and seeding/planting native wetlands species.
- Development of a Site Management Plan (SMP) for long-term management of residual contamination as required by the Environmental Easement, including plans for: (1) Institutional and Engineering Controls (IC/ECs); (2) monitoring; (3) reporting.

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- An Environmental Easement was recorded to prevent future exposure to any contamination remaining at the site and to ensure implementation of the SMP.

Final Engineering Report Approved: NYSDEC has approved the FER, which:

- 1) Describes the cleanup activities completed.
- 2) Certifies that cleanup requirements have been or will be achieved for the site.
- 3) Describes any institutional/engineering controls to be used. An *institutional control* is a non-physical restriction on use of the site, such as a deed restriction, when contamination left over after the cleanup action makes the site suitable for some, but not all uses. An *engineering control* is a physical barrier or method to manage contamination such as a cap or vapor barrier.
- 4) Certifies that a site management plan for any engineering controls used at the site has been approved by NYSDEC.

The following institutional controls have been put in place on the site:

- Site Management Plan
- Groundwater Use Restriction
- Land Use Restriction
- Environmental Easement

The following engineering controls have been put in place on the site:

- Cover System

Next Steps: With its receipt of a COC, the applicant(s) is eligible to redevelop the site. In addition, the applicant(s) is eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site. A COC may be modified or revoked if, for example, there is a failure to comply with the terms of the order or agreement with NYSDEC.

Site Description: The site is located at 65, 67, 69 & 75 Third Avenue in the Town of Orangetown, Rockland County as is identified on the Orangetown Tax Map as Section 73.08, Block 1, Lot 1. The site is bounded by Convent Road to the north, Oak Street to the south, First Avenue to the east, and Third Avenue to the west. The site was formerly a part of the Rockland Psychiatric Center (RPC) which operated at the site from the early 1930s until the early 1990s. The portion of the former RPC which comprises the site was referred to as the “Core Area.” The site has been redeveloped with two structures for JP Morgan Chase – a data center and a visitors’

center. Use of these structures was approved by NYSDEC in early 2020.

Prior to remediation, the primary site-related contaminants of concern include semi-volatile organic compounds (SVOCs) and metals in soil and sediment, SVOCs in groundwater and surface water, and volatile organic compounds (VOCs) in soil vapor. Remedial actions have successfully achieved soil cleanup objectives for commercial use. Residual contamination in soil, groundwater, and soil vapor will be managed under a Site Management Plan.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C344080) at:

<https://www.dec.ny.gov/cfm/x/EXTAPPS/DEREXTERNAL/index.cfm?pageid=3>

Brownfield Cleanup Program: New York's Brownfield Cleanup Program (BCP) encourages the voluntary cleanup of contaminated properties known as "brownfields" so that they can be reused and redeveloped. These uses may include recreation, housing, business or other uses. A brownfield site is any real property where a contaminant is present at levels exceeding the soil cleanup objectives or other health-based or environmental standards, criteria or guidance adopted by NYSDEC that are applicable based on the reasonably anticipated use of the property, in accordance with applicable regulations.

For more information about the BCP, visit:

<https://www.dec.ny.gov/chemical/8450.html>

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.

Stay Informed With DEC Delivers

Sign up to receive site updates by email:

www.dec.ny.gov/chemical/61092.html

Note: Please disregard if you already have signed up and received this fact sheet electronically.

DECinfo Locator

Interactive map to access DEC documents and public data about the environmental quality of specific sites: <https://www.dec.ny.gov/pubs/109457.html>

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Site Location

