

(Fact Sheet Begins Next)

## Act Now to Continue Receiving Information About This Site!

DEC's Division of Environmental Remediation (DER) now distributes information about contaminated sites *electronically by email*.

If you would like to continue to receive information about the contaminated site featured in this fact sheet:

**You must sign up for the DER email listserv:**

[www.dec.ny.gov/chemical/61092.html](http://www.dec.ny.gov/chemical/61092.html)

DER cannot register your email address - only the email address owner can do so. If you already have signed up for the listserv for the county in which the site is located, you need do nothing.



**Why You Should Go “Paperless”:**

Get site information faster and share it easily;

Receive information about all sites in a chosen county - read what you want, delete the rest;

It helps the environment and stretches your tax dollars.

**If “paperless” is not an option for you**, call or write to the DER project manager identified in this fact sheet. Indicate that you need to receive paper copies of fact sheets through the Postal Service. Include the site name in your correspondence. The option to receive paper is available to individuals only. Groups, organizations, businesses, and government entities are assumed to have email access.

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# FACT SHEET

## Brownfield Cleanup Program

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

**Site Name:** Adelaar  
**DEC Site #:** C353014 Operable Units 01B, 01C, 02, 03 \*  
**Address:** Concord Road  
Kiamesha Lake, NY 12751

Have questions?  
See  
"Who to Contact"  
Below

### Remedy Proposed for Brownfield Site Contamination; Public Comment Period Announced

The public is invited to comment on a proposed remedy being reviewed by the New York State Department of Environmental Conservation (NYSDEC) to address contamination related to the Adelaar site ("site") located at Concord Road, Kiamesha Lake, Sullivan 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."

Based on the findings of the investigation, NYSDEC in consultation with the New York State Department of Health (NYSDOH) has determined that the does not pose a significant threat to human health or the environment.

#### How to Comment

NYSDEC is accepting written comments about the proposed plan for 45 days, from **October 8, 2015** through **November 18, 2015**. The proposed plan is available for public 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.

#### Draft Remedial Work Plan

The cleanup plan is described in Remedial Work Plan. The site has been divided into several areas called "operable units" The proposed remedy for each of the operable unit consists of the following:

#### *Summary of the Remedy for OU 01B:*

1. The excavation and removal of petroleum contaminated soil to achieve unrestricted use of the property, which includes compliance with the Unrestricted Use Soil Cleanup Objectives (SCOs). If removal of all contaminated soil is not technically feasible, the site will be cleanup to achieve restricted use with generic cleanup objectives or to restricted residential cleanup with site- specific soil cleanup objectives.
2. The removal of all underground storage tanks (USTs).

***Summary of the Remedy for OU 01C:***

1. Soil sampling to confirm that soil removal earlier performed in this operable unit meets Unrestricted Use SCOs. If confirmation sampling reveals Unrestricted Use SCOs have not been achieved, additional excavation and confirmation sampling will be performed to confirm that the remaining soil meets the unrestricted use SCOs.

***Summary of the Remedy for OU 02:***

1. Removal of all soils contaminated above the commercial use SCOs and protection of groundwater SCOs, to a depth of 15 feet or bedrock in the northern portion of the site.
2. Removal of all USTs
3. Removal of debris from the former disposal area in the wetland for consolidation in the disposal area outside of the wetland in the southern portion of OU-02.
4. Construction and maintenance of a cover system over the consolidated disposal area. The cover system will consist of at least one foot of clean soil and a demarcation layer.
5. Placement of an environmental easement to restrict groundwater use at the site and limit site development to commercial use that will allow for industrial use of the site.

***Summary of the Remedy for OU 03:***

1. Removal of all soils above the commercial use SCOs and protection of groundwater SCOs, to a depth of 15 feet or bedrock.
2. Placement of an environmental easement to restrict groundwater use at the site and limit site development to commercial use that will allow for commercial and industrial use of the property.

**Next Steps**

NYSDEC will consider public comments, revise the plan as necessary, and issue a final Decision Document. New York State Department of Health (NYSDOH) must concur with the proposed remedy. After approval, the proposed remedy becomes the selected remedy. The draft Remedial Work Plan and Proposed Decision Document are revised as needed to describe the selected remedy, and will be made available to the public. The applicant(s) may then design and perform the cleanup action to address the site contamination, with oversight by NYSDEC and NYSDOH.

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

## **Background:**

**Location:** The Adelaar site is located on Concord Road in the town of Thompson, Sullivan County, a rural setting in the Catskill region of New York State.

**Site Features:** There are four areas included in the Adelaar site which include OU-1B (1.979 acres) - a former gas station; OU-1C (1.524 acres)- the international club house disposal area; OU-2 (5.498 acres) - the golf maintenance building and disposal area; and OU-3 (3.533 acres) - the international golf course disposal area.

**Current Zoning and Land Use:** The site is zone for commercial use and is currently used for Commercial and Recreational purposes. The future use of the site will include Unrestricted, Residential and Commercial use.

**Past Use of the Site:** The four areas were part of an expansive Concord Resort Complex that was built in stages over the past 80 years. OU-1B and OU-2 included use of USTs, OU-1C, OU-2 and OU-3 were the location for unregulated landfills, and OU-2 included pesticide storage. Deposition of material into the landfill areas and was reported to take place after the 1990.

**Site Geology and Hydrogeology:** Bedrock at the site is primarily middle to late Devonian shale and is generally shallow. Visible outcrops occur throughout the area. Due to variable topography, bedrock depth may exceed sixty feet in some locations.

Site soil consists primarily of sand with silt and gravel intermixed. The former hotel complex and gas station lie at the top of a ridge. To the west of the ridge, shallow groundwater is believed to flow through soil overburden toward Kiamesha Lake. To the east of the ridge, shallow groundwater is believed to flow towards Kiamesha Creek to the east. Groundwater level is generally six feet below the ground surface.

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

<http://www.dec.ny.gov/cfm/xtapps/dereexternal/haz/details.cfm?pageid=3&progno=C353014>

**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 include recreation, housing, business or other uses.

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 BCP, visit: <http://www.dec.ny.gov/chemical/8450.html>

## **FOR MORE INFORMATION**

### **Where to Find Information**

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

Ethelbert B. Crawford Public Library  
Attn: Mary Paige Lang-Clouse  
393 Broadway  
Monticello, NY 12701  
phone: 845-794-4660

## Who to Contact

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

### Project Related Questions

Randy Whitcher  
Department of Environmental Conservation  
Division of Environmental Remediation  
625 Broadway  
Albany, NY 12233-7014  
518-402-9662  
randy.whitcher@dec.ny.gov

### Site-Related Health Questions

Julia Kenney  
New York State Department of Health  
Empire State Plaza, Corning Tower, Room 1787  
Albany, NY 12237  
(518)-402-7860  
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 Figure

