

(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

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 01A, 01B, 02, 03 *
Address: Concord Road
Kiamesha Lake, NY 12751

Have questions?
See
"Who to Contact"
Below

Cleanup Action to Begin at Brownfield Site

Action is about to begin that will address the contamination related to the Adelaar site ("site") located at Concord Road, Kiamesha Lake, Sullivan County under New York State's Brownfield Cleanup Program. 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 the Brownfield Cleanup Program (BCP) applicant, EPR Concord II, L.P. with oversight provided by the New York State Department of Environmental Conservation (NYSDEC).

Highlights of the Upcoming Cleanup Activities

The goal of the cleanup action for the site is to achieve levels that protect public health and the environment.

Remedy for OU 01B:

A gasoline service station operated at OU-1B the 1950's through the 1990s. Sources of contamination included aboveground and underground storage tanks (ASTs and USTs), hydraulic lifts, and an oil/water separator. The main contaminants of concern (COCs) include benzene, toluene, ethylbenzene, and xylene, collectively referred to as BTEX compounds. The cleanup action for this operable unit (OU) includes:

1. The excavation and removal of petroleum contaminated soil to allow for unrestricted use of the property.
2. The removal of all USTs.
3. If removal of all contaminated soil is not technically feasible a restricted residential use cleanup will be achieved.

Remedy for OU 02:

OU 02 is the former golf maintenance building and the sources of contamination include USTs and ASTs, pesticide and herbicide storage, a disposal area, a septic field, and waste storage associated with vehicle maintenance. VOCs, pesticides, PCBs, and metals are the COCs for this OU and are associated with past practices in this area. The cleanup action for this OU includes:

1. Removal of soils with contamination above the commercial use standards 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 a former disposal area which extends into an adjacent wetland. The debris will be consolidated outside of the wetland within the disposal area which is located in the southern portion of OU-02.
4. A cover system will be constructed and maintained over the consolidated disposal area. The cover system will consist of at least one foot of clean soil and a demarcation layer.
5. Imposition of an environmental easement to restrict the site to commercial use and a groundwater use restriction.
6. Since the remedy for this OU allows contamination above unrestricted levels to remain at the site, a Site Management Plan (SMP) will be developed and implemented. The property owner will be required to manage and maintain the site in accordance with the SMP.

Remedy for OU 03:

OU 03 is the former landfill area used to dispose construction and demolition (C&D) debris and general waste. Contaminants detected above cleanup levels in this area include PCBs, pesticides, and metals. The cleanup action for this OU includes:

1. Removal of soils with contamination above the commercial use standards to a depth of 15 feet or bedrock.
2. Placement of an environmental easement to restrict development to commercial use and impose a groundwater use restriction.
3. Since the remedy for this OU allows contamination above unrestricted levels to remain at the site, an SMP will be developed and implemented. The property owner will be required to manage and maintain the site in accordance with the SMP.

For all operable units at the site, a Community Air Monitoring Plan (CAMP) will be in place during all ground intrusive activities. The CAMP its intent is to provide a measure of protection for the downwind community (i.e., off-site receptors including residences and businesses and on-site workers not directly involved with the subject work activities) from potential airborne contaminant releases as a direct result of investigative and remedial work activities.

Next Steps

After the applicant completes the cleanup activities, they will prepare a Final Engineering Report and submit it to NYSDEC. The Final Engineering Report will describe the cleanup activities completed and certify that cleanup requirements have been achieved or will be achieved.

When NYSDEC is satisfied that cleanup requirements have been achieved or will be achieved for the site, it will approve the Final Engineering Report. NYSDEC will then issue a Certificate of Completion to the applicant(s).

The applicant(s) would be able to redevelop the site after receiving a Certificate of Completion. In addition, the applicant(s):

- would have no liability to the State for contamination at or coming from the site, subject to certain conditions; and
- would be eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site.

A fact sheet that describes the content of the Final Engineering Report will be sent to the site contact list. The fact sheet will identify any institutional controls (for example, deed restrictions) or engineering controls (for example, a site cap) necessary at the site in relation to the issuance of the Certificate of Completion.

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; 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 current use of the site is for commercial and recreational. The intended future use of the site is restricted 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. Previously, the area was either farm land or forested.

Site Geology and Hydrogeology: Bedrock at the site is primarily 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.

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=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 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 DEC that are applicable based on the reasonably anticipated use of the property, in accordance with applicable regulations.

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

Sarah Saucier
Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7014
518-402-9675
sarah.saucier@dec.ny.gov

Site-Related Health Questions

Julia Kenney
New York State Department of Health
Corning Towner, Room 1739
Empire State Plaza
Albany, NY 12237
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

