



FACT SHEET

Environmental Restoration Program

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Glenmere Lake Property
E336071

February 2011

Town of Chester, Orange County, NY

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

The public is invited to comment on a remedy proposed by the New York State Department of Environmental Conservation (NYSDEC) to address contamination related to the Glenmere Lake Property ("site"). The site is located at the north end of Glenmere Lake to the southeast of the intersection of Glenmere Avenue Extension and Pine Hill Road in the Town of Chester, Orange County. See map for site location.

The Proposed Remedy

The remedy proposed for the site includes demolition of several on-site buildings; excavation of contaminated soil from the western portion of the site; and excavation of sediments from a small area of Glenmere Lake where site-related contaminants were identified by the investigation. The primary contaminants of concern at the site are lead and

arsenic, which are present in surface soils in the western portion of the site and in sediments in the adjacent area of Glenmere Lake. Lead is present as a result of the severe deterioration of the on-site buildings which contain lead paint. Arsenic was also detected in sub-surface soils in one area. Arsenic was formerly used as a pesticide. Groundwater contamination was not identified by the investigation.

Environmental Restoration Program:

New York's Environmental Restoration Program (ERP) reimburses municipalities for their costs to investigate and clean up municipally 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:
www.dec.ny.gov/chemical/8444.html

The proposed remedy would restore the site to pre-disposal conditions by removing all contaminated soil and sediment for proper off-site disposal. All excavated areas will be restored with clean soil and re-vegetated.

Public Meeting
Tuesday, March 1, 2011
7:00 PM

**If there are severe weather conditions on
March 1st, the meeting will be held
Thursday, March 3, 2011
7:00 PM**

**Orange County Government Center
Legislative Chambers
255 Main Street
Goshen, 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.

NYSDEC developed the proposed remedy after Orange County (“the municipality”) investigated the site and analyzed potential alternatives to address contamination under New York’s Environmental Restoration Program. The results of the investigation at the site are summarized in the Remedial Investigation Report. An Alternatives Analysis, which described several alternatives for remediating the site, has also been developed by the municipality.

The NYSDEC’s proposed remedy is described in a draft cleanup plan called a “Proposed Remedial Action Plan, or PRAP”. The PRAP and other site-related reports are available for public review at the locations identified below under “Where to Find Information”.

How to Comment

NYSDEC is accepting written public comments about the proposed remedy for 45 days, from **February 8, 2011** through **March 25, 2011**.

Submit written comments to:

Joshua Cook
NYS Dept. of Environmental Conservation
625 Broadway, 11th Floor
Albany, NY 12233-7014
jpcook@gw.dec.state.ny.us

Summary of the Proposed Remedy

The proposed remedy represents the alternative preferred by NYSDEC and the New York State Department of Health (NYSDOH) for the site. The draft cleanup plan has several goals:

- identify cleanup levels to be achieved
- summarize other alternatives considered
- explain why NYSDEC and NYSDOH believe the proposed remedy will protect public health and the environment
- provide a detailed description of the proposed remedy.

The proposed remedy will achieve pre-disposal conditions. Pre-disposal conditions are based on soil cleanup objectives established by the NYSDEC for unrestricted use of a site or site-specific background values. The intended use of the site, as proposed by Orange County, is passive recreational use (*e.g.*, hiking trails), which is considered a “commercial” use by the NYSDEC. The proposed remedy will meet or exceed commercial cleanup standards.

The proposed remedy will address on-site contamination, and off-site sediment contamination identified in a small embayment of Glenmere Lake near the western portion of the site. It is estimated it will cost \$1,620,000 to implement the remedy. The County’s State Assistance Contract with the NYSDEC allows for reimbursement to the County by the State of up to 90% of investigation costs, up to \$364,000.

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. This document will be made available to the public (see “Where to Find Information” below).

After NYSDEC issues the Record of Decision, the municipality can choose to submit for review and approval a plan to perform the cleanup action, called a “Remedial Design or Remedial Design Work Plan”. The approved Remedial Design would include the necessary details for implementing the remedy. Once the Remedial Design is approved by the NYSDEC, the municipality would implement the remedy. When the remediation of the site has been completed to NYSDEC’s satisfaction, NYSDEC would issue a document called a “Certificate of Completion”. This document would release the municipality from liability related to contamination at the site and would allow the site to be re-used.

If the municipality elects not to enter into an agreement with the NYSDEC to implement the remedy, an institutional control, such as an environmental easement, would be placed on the property. The institutional control would place restrictions on the use of the property. If NYSDEC determines that the municipality has met the requirements of their agreement with the NYSDEC, then NYSDEC would issue a document to the municipality called a “Satisfactory Completion of Project letter”. This document would release the municipality from liability related to contamination present at the site.

NYSDEC and/or the municipality will keep the public informed as the project is conducted and completed.

Background

The Glenmere Lake Property Site is located at the north end of Glenmere Lake in a rural area. Much of the site is wooded, but it also contains several dilapidated buildings and formerly contained several petroleum storage tanks, which were located in the vicinity of those buildings. This 9.9-acre site was formerly a portion of a 1,440-acre estate. The site contained stables, a maintenance facility and servant quarters associated with the estate. These buildings are now in severe disrepair. Portions of the site were also formerly part of a golf course. Orange County obtained the property for back taxes in 1978.

Glenmere Lake is a known habitat for the Northern cricket frog, which is an endangered species in New York State. An endangered species survey was conducted in spring 2008 to determine if and how the frogs may be using the site. Glenmere Lake is also the public drinking water supply for the Village of Florida.

A remedial investigation was conducted in the fall of 2008 and spring of 2009 to determine the nature and extent of contamination at the site. Surface soil contamination was identified by the investigation. The investigation also identified five petroleum storage tanks at the site. These tanks were removed in the summer of 2010 along with some petroleum-contaminated soils as an “interim remedial measure” (IRM). An IRM is an action conducted at a site when a source of contamination or exposure pathway (the way in which a person may contact contamination) can be effectively addressed without extensive investigation and evaluation. A report documenting

the IRM, referred to as a Construction Completion Report, is available at the document repositories.

FOR MORE INFORMATION

Where to Find Information

Project documents are available at the following location(s) to help the public to stay informed. These documents include the draft cleanup plan for the site, called the "Proposed Remedial Action Plan".

Florida Public Library
4 Cohen Circle
Florida, NY 10921
(845) 651-7659
Hours: Mon. - Thurs. 10 am - 8 pm
Fri & Sat. 10 am - 5 pm
Sun. 12 pm - 5 pm

NYSDEC Region 3 Office
21 South Putt Corners Road
New Paltz, NY 12561
Contact: Michael Knipfing
(845) 256-3154
Hours: Mon. - Fri. 8:30 am - 4:45 pm
By appointment

Who to Contact

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

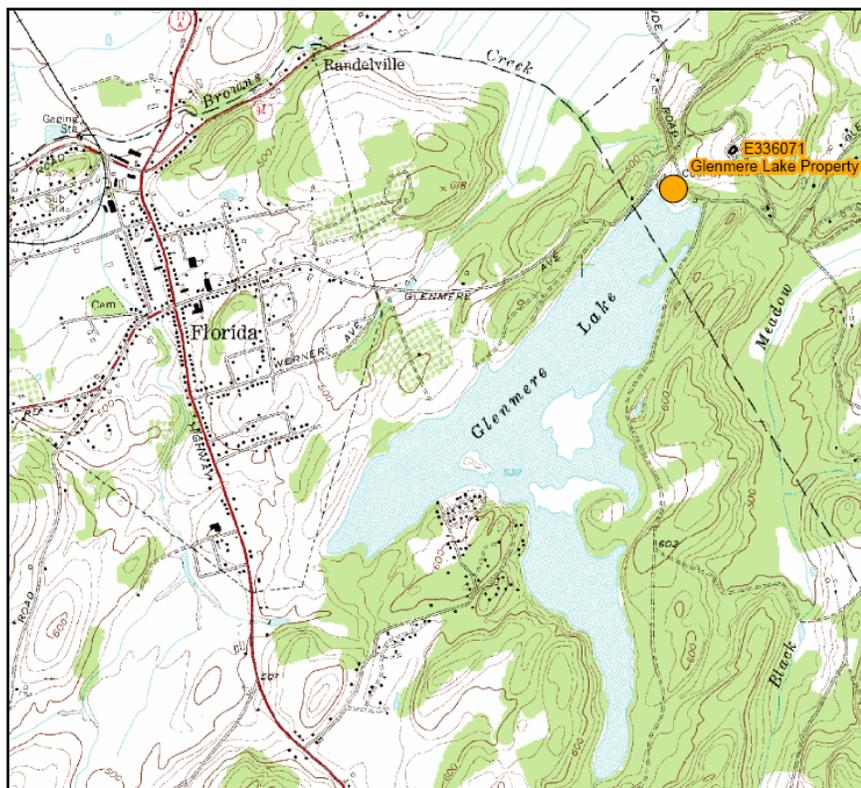
Project Related Questions

Joshua Cook
NYS Dept of Environmental Conservation
625 Broadway, 11th Floor
Albany, NY 12233-7014
866-520-2334
jpcook@gw.dec.state.ny.us
Call or email for an appointment

Site-Related Health Questions

Kristin Kulow
New York State Department of Health
Bureau of Env. Exposure Investigation
28 Hill Street, Suite 201
Oneonta, NY 13820
607-432-3911
kxk07@health.state.ny.us

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: 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.

You may continue also to receive paper copies of site information for a time after you sign up with a county listserv, until the transition to electronic distribution is complete.

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