



Department of  
Environmental  
Conservation

# FACT SHEET

Brownfield Cleanup Program

230 Plaza LLC

214-250 East Route 59  
Nanuet, NY 10954

**SITE No. C344083**

**NYSDEC REGION 3**

**June 2022**

## Where to Find Information

Access project documents through the  
DECinfo Locator

<https://www.dec.ny.gov/data/DecDocs/C344083/>

and at these location(s):

### Nanuet Public Library

149 Church Street  
(845) 623-4281 Ext. 134

Key project documents and project  
summary also are available on the  
NYSDEC website at:

<https://www.dec.ny.gov/cfm/xtapps/derexterna/index.cfm>

## Who to Contact

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

### Project-Related Questions

Matthew Ayers, Project Manager  
NYSDEC  
625 Broadway  
Albany, NY 12233  
(518) 402-6447  
[matthew.ayers@dec.ny.gov](mailto:matthew.ayers@dec.ny.gov)

### Project-Related Health Questions

Wendy Kuehner  
NYSDOH  
Empire State Plaza  
Corning Tower, Room 1787  
Albany, NY 12237  
(518) 402-7882  
[beci@health.ny.gov](mailto:beci@health.ny.gov)

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

## Draft Investigation Work Plan for Brownfield Site Available for Public Comment

The public is invited to comment on a draft work plan being reviewed by the New York State Department of Environmental Conservation (NYSDEC) to investigate the 230 Plaza LLC site ("site") located at 214-250 East Route 59, Nanuet, Rockland County. Please see the map for the site location.

**Draft Investigation Work Plan:** The draft investigation work plan, called a "Remedial Investigation Work Plan," (RIWP) was submitted to NYSDEC under New York's Brownfield Cleanup Program. The investigation will be performed by DT Consulting Services, Inc. ("applicant") with oversight by NYSDEC and the New York State Department of Health (NYSDOH).

**How to Comment:** NYSDEC is accepting written comments about the Draft RIWP for 30 days, from **June 22 through July 21, 2022**.

- Access the RIWP and other project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C344083/>.
- Documents also are available at the location(s) identified at left under "Where to Find Information."
- Please submit comments to the NYSDEC project manager listed under Project-Related Questions in the "Who to Contact" area at left.

**Highlights of the Proposed Site Investigation:** The investigation will define the nature and extent of contamination in soil, surface water, groundwater and any other parts of the environment that may be affected.

Previous investigations have detected chlorinated volatile organic compounds (CVOCs) in soil and soil vapor on-site.

Key components of the investigation work include:

- Drilling and sampling soil borings to identify nature, extent, and any on-site sources of contamination;
- Collecting soil vapor, sub-slab soil vapor and indoor air samples; and
- Installing and sampling ground water wells to monitor impacts from various areas of concern.

**Next Steps:** NYSDEC will review public comments, revise the plan as necessary, and approve the work plan. NYSDOH must concur with the plan. After the work plan is approved, the activities detailed in the work plan will be implemented.

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When the investigation is completed, a report will be prepared and submitted to NYSDEC that summarizes the results. NYSDEC will review the report, make any necessary revisions and, if appropriate, approve the report.

After the investigation, a proposed cleanup plan, called a "Draft Remedial Work Plan" will be developed. The cleanup plan will include an evaluation of the proposed site remedy, or recommend a no action or no further action alternative. The goal of the cleanup plan is to ensure the protection of public health and the environment. NYSDEC will present the proposed cleanup plan to the public for its review and comment during a 45-day comment period.

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

**Site Description:** The parcel located at 214-250 East Route 59 in Nanuet is improved with three single story commercial structures for retail, food establishments and banking. The site is 14.30-acres in size and is bordered by commercial property in each direction. There are several utility right-of-ways within the boundaries of the subject property. The nearest residential area is approximately 200-feet to the northeast along West Nyack Road.

The property has a slight slope toward the south and is roughly rectangular in shape.

Historic uses of the site have been commercial enterprises. Prior uses which have led to site contamination include a dry-cleaning operation (historically denoted as unit #228 East Route 59) which reportedly had been present on-site from approximately 1985 to 2007.

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

Environmental Site Remediation Database (by entering the site ID, C344083) at:

<https://www.dec.ny.gov/cfm/xtapps/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 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:

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

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*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.*

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## Stay Informed With DEC Delivers

Sign up to receive site updates by email:

<https://www.dec.ny.gov/chemical/61092.html>

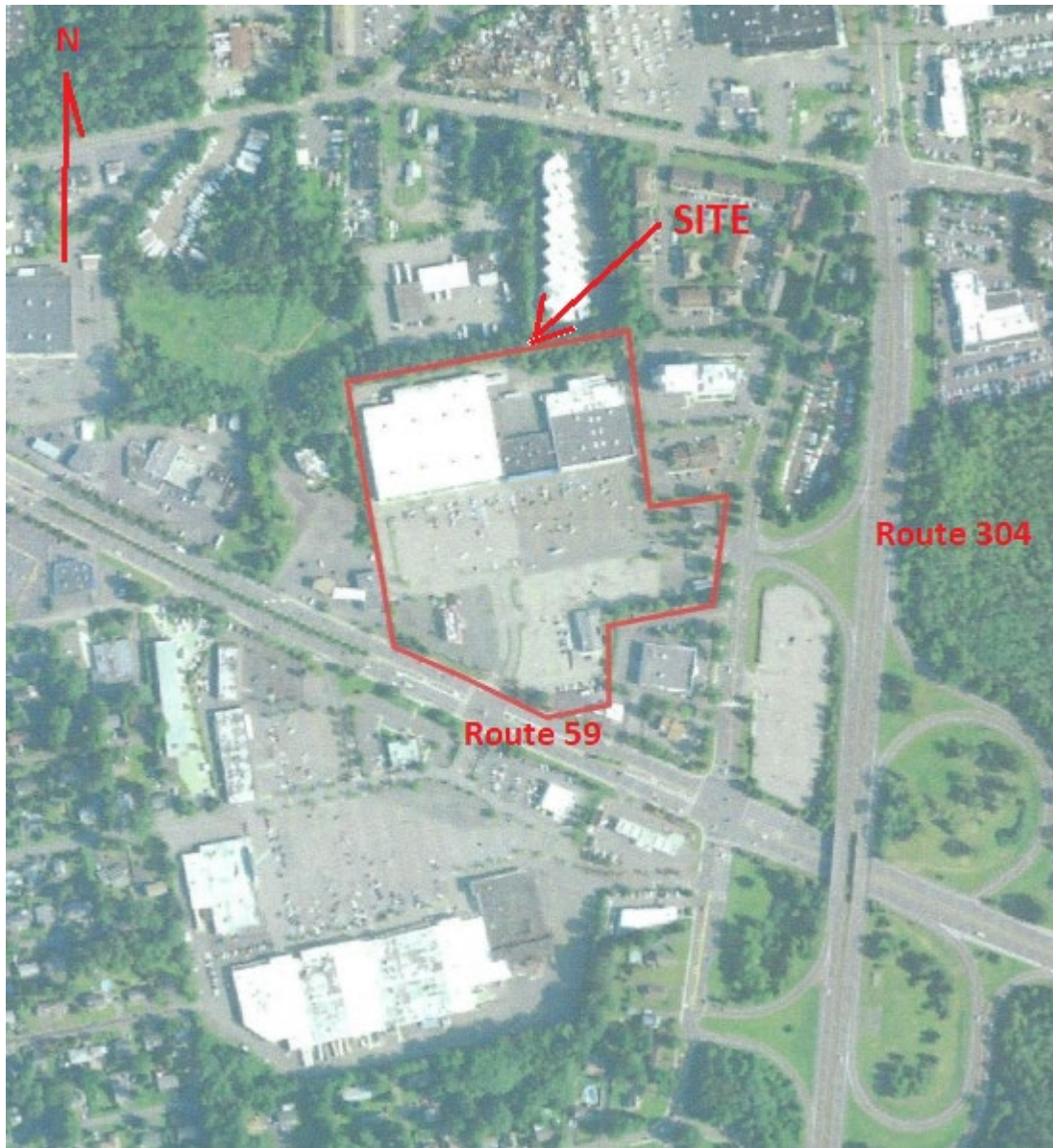
Note: Please disregard if you already have signed up and received this fact sheet electronically.

## 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>

# BROWNFIELD CLEANUP PROGRAM

## Site Location





## Translation Available. Don't see your language? Ask!

<b>English</b>	To have this document translated into a language you can understand, contact the person below. There is no charge for the translation.
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<b>简体字 Simplified Chinese</b>	如需將此文件翻譯成您能理解的語言版本，請聯絡下方人員。本次翻譯不收取費用。
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<b>বাঙালি Bengali</b>	এই নথিটি আপনি বুঝতে পারেন এমন একটি ভাষায় অনুবাদ করতে, নিম্নলিখিত ব্যক্তির সাথে যোগাযোগ করুন। অনুবাদের জন্য কোন চার্জ দিতে হবে না।
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<b>Język Polski Polish</b>	Aby uzyskać tłumaczenie tego dokumentu na język, który jest dla Ciebie zrozumiały, skontaktuj się z poniższą osobą. Za tłumaczenie nie jest pobierana żadna opłata.

**Contact: Matthew Ayers, P.G., (518) 402-9679 or [matthew.ayers@dec.ny.gov](mailto:matthew.ayers@dec.ny.gov)**