



FACT SHEET

Brownfield Cleanup Program

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

Site Name: Orange Avenue Properties
DEC Site #: C344077
Address: 122 Orange Avenue
Suffern, NY 10901

Have questions?
See
"Who to Contact"
Below

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 Orange Avenue Properties site ("site") located at 122 Orange Avenue, Suffern, Rockland 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."

Draft Investigation Work Plan

The draft investigation work plan, called a "Remedial Investigation Work Plan," was submitted to NYSDEC under New York's Brownfield Cleanup Program. The investigation will be performed by Orange Avenue Associates, LLC ("applicant(s)") with oversight by NYSDEC and the New York State Department of Health (NYSDOH).

How to Comment

NYSDEC is accepting written comments about the draft investigation work plan for 30 days, from **August 25, 2014** through **September 24, 2014**. The proposed plan is available for 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.

Highlights of the Proposed Site Investigation

The investigation will define the nature and extent of contamination in soil, groundwater and any other parts of the environment that may be affected.

Previous studies confirm that metals-contaminated soil is present at the site.

The Remedial Investigation will supplement previously obtained information to determine the nature and extent of contamination. The applicant will also be performing additional investigations on adjacent properties to identify if they are contaminated by site related contamination. The draft investigation work plan proposes the completion of 19 on-site soil borings and 3 monitoring wells to determine soil and groundwater conditions respectively. An additional 21 soil borings will be installed in the adjacent properties to determine subsurface soil conditions. Three groundwater

monitoring wells and two soil vapor sampling points will be installed on adjacent properties to determine groundwater quality and soil vapor conditions beneath the concrete slab.

Next Steps

NYSDEC will consider public comments, revise the plan as necessary, and approve the work plan. NYSDOH must concur with the plan. The approved work plan will be made available to the public (see “Where to Find Information” below). After the work plan is approved, the activities detailed in the work plan will be implemented.

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

After the investigation, a cleanup plan, called a “Remedial Action Work Plan” will be developed and a Decision Document will be proposed. 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.

Background

Site Location: The Orange Avenue Properties site is located at 122 Orange Avenue in the Village of Suffern, Rockland County. The site is approximately 0.60 acres in size.

Site Features: There is a 3 story building on the site with a parking lot.

Current Zoning and Land Use: The site and the 3 story building are currently vacant. The site is zoned for commercial use.

Past Use of the Site: Past uses at the site include an auto parts and repair garage operations from 1931 through 1938. Other known use of the site include an ice cream factory, bottling works, print shop, lumber storage, battery servicing, welding, blacksmith, and a hotel among other uses. The most recent uses included apartments and a brewery from 1994 to 2013.

Site Geology and Hydrogeology: The site is fairly flat, with maximum elevations between 200 and 300 feet above sea level. There is a gentle surface slope to the south.

The bedrock that occurs below the site consists of conglomerate of the Hammer Creek Formation. The Surficial Geology Map of New York shows the overburden deposits on the property to consist mostly of outwash sand and gravel glacial deposits.

The site is located in the Ramapo River Valley and the regional groundwater flow direction is likely west toward the Ramapo River.

The site and surrounding properties are on a municipally supplied water system.

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

<http://www.dec.ny.gov/cfm/external/derexternal/haz/details.cfm?pageid=3&progno=C344077>

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** 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.

Suffern Free Library
210 Lafayette Avenue
Suffern, NY 10901
phone: 845-357-1237

NYSDEC Region 3
21 S. Putt Corners Road
New Paltz, NY 12561
Please call for an appointment
phone: 845-256-3154

Who to Contact

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

Project Related Questions

William Ports
Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7014
518-402-9672
william.ports@dec.ny.gov

Site-Related Health Questions

Anthony Perretta
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.

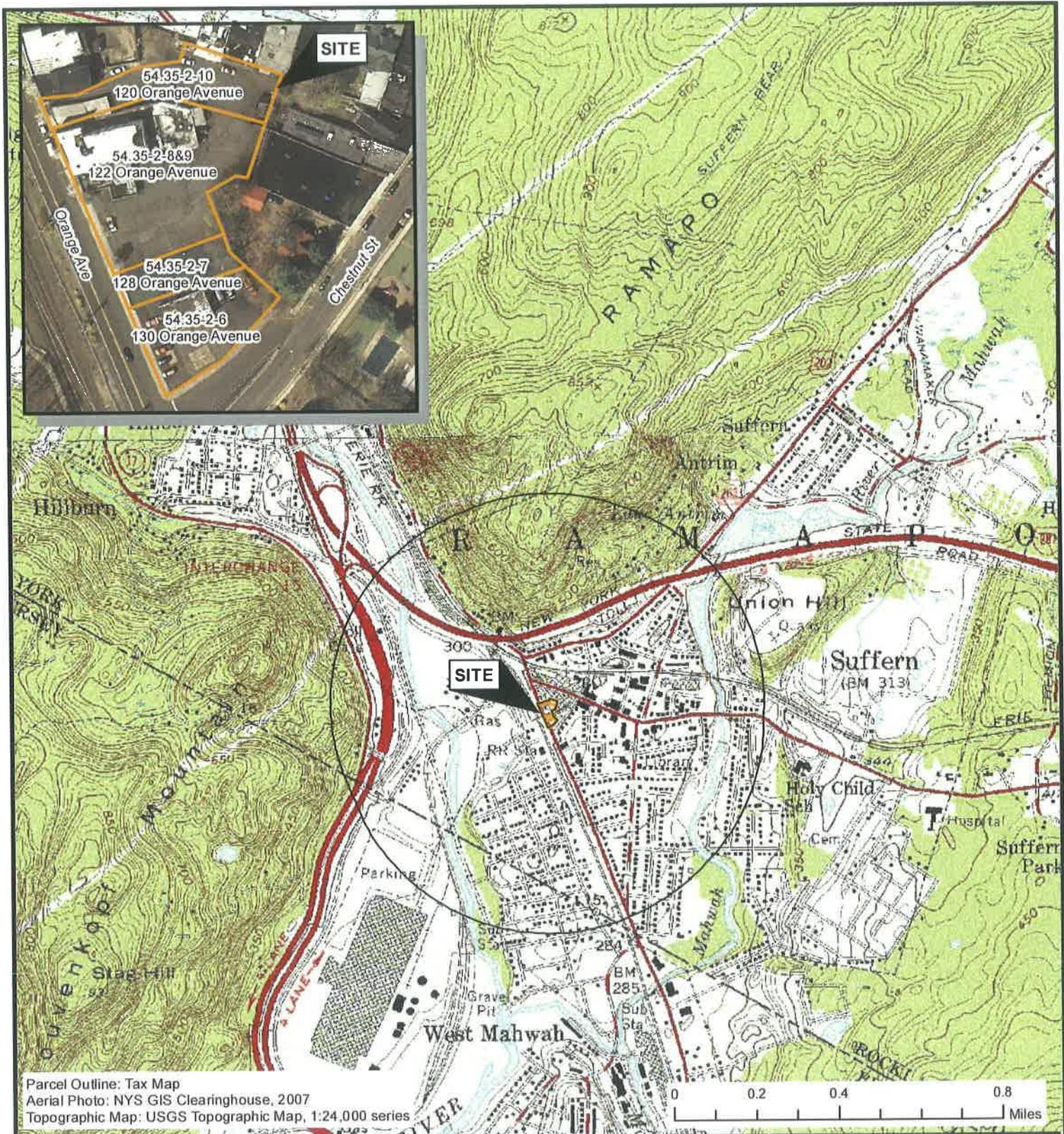
Receive Site Fact Sheets by Email

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*.

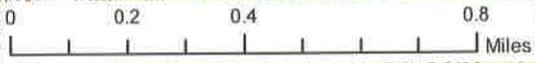


As a listserv member, you will periodically receive site-related information/announcements for all contaminated sites in the county(ies) you select.

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



Parcel Outline: Tax Map
 Aerial Photo: NYS GIS Clearinghouse, 2007
 Topographic Map: USGS Topographic Map, 1:24,000 series



**SITE LOCATION MAP; USGS 7.5' QUADRANGLE
 WITH 1/2 MILE RADIUS**

130 Orange Avenue (SBL 54.35-2-6), 128 Orange Avenue (SBL 54.35-2-7),
 122 Orange Avenue (SBL 54.35-2-8 and 2-9), and 120 Orange Avenue (SBL 54.35-2-10)
 Village of Suffern, Town of Ramapo, Rockland County, New York

FIGURE 1



DATE:	06/02/2014
SCALE:	As Indicated
PROJECT NUMBER:	560905

ALL LOCATIONS APPROXIMATE



One Civic Center Plaza
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 Poughkeepsie, New York 12601
 Phone: (845) 454-2544
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