



FACT SHEET

Environmental Restoration Program

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Site Name: 7-11 Johnes Street
DEC Site #: B00188
Site Address: 7-11 Johnes Street
Newburgh, NY 12550

December 2012

Investigation and Interim Remedial Measure to Begin at Municipal Brownfield Site

City of Newburgh ("municipality") will soon begin a detailed environmental study and Interim Remedial Measure (IRM) at the 7-11 Johnes Street site ("site") in the City of Newburgh, Orange 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."

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

Investigation Work Plan

The investigation work plan, called a "Remedial Investigation Work Plan," was submitted to New York State Department of Environmental Conservation (NYSDEC or Department) under New York's Environmental Restoration Program. The investigation will be performed by the City of Newburgh. The investigation will assess conditions on-site (and, if appropriate, off-site).

Highlights of the Site Investigation

The site investigation has several goals:

- 1) define the nature and extent of contamination in soil, surface water, groundwater and any other parts of the environment that may be affected;
- 2) identify the source(s) of the contamination;
- 3) assess the impact of the contamination on public health and the environment; and
- 4) provide information to support the development of a proposed remedy to address the contamination.

Interim Remedial Measure

An IRM is a cleanup activity that may be performed 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. An IRM will be conducted at the 7-11 Johnes Street site concurrent to the investigation described above. The IRM will consist of the demolition and removal of the on-site building.

Next Steps

Based on the findings of the investigation, NYSDEC will determine whether cleanup, or additional cleanup, of site contamination is needed. If cleanup is necessary, the municipality will develop potential alternatives to clean up the site. When the municipality completes the site investigation and the analysis of alternatives, it will submit the results in a report called a "Remedial Investigation/Alternatives Analysis Report" for NYSDEC review.

NYSDEC will then develop a draft cleanup plan for the site, called a "Proposed Remedial Action Plan." This plan describes the remedy preferred by NYSDEC, or 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 draft cleanup plan to the public for its review and comment during a 45-day comment period and at a public meeting.

The municipality will also document the IRM in a Construction Completion Report subject to NYSDEC review.

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

Background

Location: The 7-11 Johnes Street site is located in an urban portion of the City of Newburgh, Orange County. The site is located approximately 0.2 miles south of Washington Headquarters Park.

Site Features: The site is approximately 0.2 acres in size. A dilapidated building sits on the northern two thirds of the site, and the southern third of the site is a grass lawn. The building will be demolished as part of the IRM discussed above.

Current Zoning/Use: The site is currently inactive. The site is zoned for residential use. The surrounding parcels currently have a combination of commercial, light industrial, and residential uses.

Historical Use: The site is a former dry cleaning business, which operated for approximately 40 years (from 1954) until the City of Newburgh took the property for back taxes. Three underground storage tanks (USTs) were removed in August 2000. The tanks were reportedly deteriorated and had leaked their contents into the soil and groundwater. A spill was reported to the DEC due to the poor condition of the tanks. Initial screening showed volatile organic compounds (VOCs) in exceedence of the Department's soil cleanup objectives (SCOs).

Site Geology and Hydrogeology: The site contains overburden soils to a depth of 10 feet. Additional investigation is needed and will be completed during the site investigation described above.

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=B00188>

FOR MORE INFORMATION

Where to Find Information

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

Newburgh Free Library
124 Grand Street
Newburgh, NY 12550
phone: (845) 563-3601
Hours: Mon to Thu: 9 am – 9 pm
Fri to Sat: 9 am – 5 pm
Sun: 1 pm – 5 pm

NYSDEC Region 3 Office
21 S Putt Corners Road
New Paltz, NY 12561
phone: (845) 256-3154
Hours: Mon to Fri: 9 am – 4 pm

Who to Contact

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

Project Related Questions

William Bennett, Project Manager
Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7014
518-402-9662
wbbennet@gw.dec.state.ny.us

Site-Related Health Questions

Kristin Kulow
New York State Department of Health
Oneonta District Office
28 Hill Street, Suite 201
Oneonta, NY 13820
(607) 432-3911
beei@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:
<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.

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.

(Fact Sheet Begins Next)

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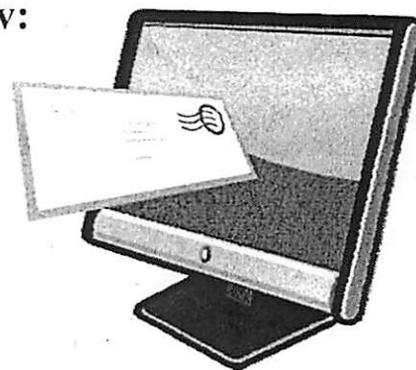
DEC's Division of Environmental Remediation (DER) now distributes information about contaminated sites *electronically by email*.

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.