



<h1>FACT SHEET</h1>	<h2>Brownfield Cleanup Program</h2>
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**Receive Site Fact Sheets by *Email*.** See "For More Information" to Learn How.

**Site Name:** Sawmill Place Remediation Area A (SRA-A)  
**DEC Site #:** C356042  
**Address:** 10 Sawmill Place  
 Wallkill, NY 12589

Have questions?  
See  
"Who to Contact"  
Below

### NYSDEC Recommends Institutional Controls and Site Management at Brownfield Site; Public Comment Period Announced

The public is invited to comment on a proposed remedy for the Sawmill Place Remediation Area A (SRA-A) site ("site") located at 10 Sawmill Place, Wallkill, Ulster County. Please see the map for the site location. Documents related to the cleanup of this site can be found at the locations identified below under "Where to Find Information."

The New York State Department of Environmental Conservation (NYSDEC) is reviewing a report that recommends a Site Cover and a Site Management Plan Remedy for the site. Reports, called a "Remedial Investigation Report," and an "Alternatives Analysis Report," were submitted to NYSDEC by Watchtower Bible and Tract Society of New York, Inc. ("participant"). These reports describe the results of the site investigation and the proposed remedy selection.

**How to Comment**

NYSDEC is accepting written comments about the Remedial Investigation Report, Alternatives Analysis Report, and the Proposed Decision Document for 45 days, from **October 23, 2013** through **December 8, 2013**. Reports are available for public review at the locations 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.

**Institutional Controls and Site Management Remedy**

1. A site cover, consisting of at least two feet of topsoil, currently exists and will be maintained to allow for restricted-residential use of the site.
2. A Site Management Plan will be developed, which includes details for maintaining the site cover, groundwater monitoring, Soil Vapor Intrusion (SVI) evaluation for future buildings, and submitting periodic review reports.
3. An environmental easement will be placed on the property by the participant. This easement: will require property owners to prepare and submit to the NYSDEC a periodic certification of institutional and engineering controls; will allow the property to be used for residential, commercial uses, commercial uses or industrial uses -all subject to local zoning laws; will restrict the use of groundwater unless it is treated; and will require compliance with the Department approved Site Management Plan.

[https://content.govdelivery.com/attachments/NYSDEC/2013/10/23/file\\_attachments/246407/SawmillRemediation](https://content.govdelivery.com/attachments/NYSDEC/2013/10/23/file_attachments/246407/SawmillRemediation)

*Additional Details*

The site is currently vacant, consisting of a grass covered field. Based on this and previous investigations, concentrations of volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), exceeded restricted residential soil cleanup objectives (SCOs) in the subsurface soil samples, between 2 1/2 ft and 15 ft below ground surface (bgs). Soils beneath the topsoil layer (i.e., below 2 1/2 feet) consisted primarily of construction and demolition (C&D) material, including: tires; wire; rebar; concrete; and stumps. No indications of printing waste were discovered. Samples taken from below this C&D layer did not exhibit contamination.

Groundwater in contact with the C&D material had some minor exceedances for VOCs, SVOCs, and metals. The Site Management Plan will include a provision for continued groundwater monitoring.

**Institutional and Engineering Controls**

Institutional controls and engineering controls generally are designed to reduce or eliminate exposure to contaminants of concern. An *institutional control* is a non-physical restriction on use of the site, such as a deed restriction, when contamination left over after the cleanup action makes the site suitable for some, but not all uses. An *engineering control* is a physical barrier or method to manage contamination such as a cap or vapor barrier.

The following institutional controls have been or will be put in place on the site:

- Environmental Easement
- Site Management Plan
- Groundwater Use Restriction

The following engineering controls have been or will be put in place on the site:

- Soil Cover

**Next Steps**

NYSDEC will complete its review, make any necessary revisions and, if appropriate, approve the reports and the Institutional Controls and the Site Management recommendation. The approved report will be made available to the public (see “Where to Find Information” below).

NYSDEC will issue a “Certificate of Completion” to the applicant once all the institutional controls are in place. Upon receiving a Certificate of Completion, the applicant:

- would have no liability to the State for contamination at or coming from the site, subject to certain conditions; and
- will be eligible to redevelop the site.

As a condition of receiving a Certificate of Completion, for example, an applicant does not comply with the terms and conditions of its Brownfield Cleanup Agreement with NYSDEC.



[https://content.govdelivery.com/attachments/NYSDEC/2013/10/23/file\\_attachments/246407/SawmillRemediationAreaA.pdf](https://content.govdelivery.com/attachments/NYSDEC/2013/10/23/file_attachments/246407/SawmillRemediationAreaA.pdf)

## Background

**Location:** This 2.06 acre Brownfield Cleanup Program (BCP) site, referred to as Sawmill Place Remediation Area A (SRA-A), is located north of an existing farm sawmill. It is situated within a 1,141 acre tax parcel owned by the Watchtower Bible and Tract Society of New York, Inc. There are two other distinct, non-contiguous BCP sites within this tax parcel, SRA-B and SRA-C (Sites C356043 and C356044).

**Site Features:** The site is a grass covered dome-shaped former fill area, with wooded areas around the base.

**Current Zoning and Land Use:** The site is currently vacant. The property is zoned R-Ag 4 Residential – Agricultural. This zoning includes a mix of allowable uses, for example: agricultural uses and structures; parks and playgrounds; single-family detached dwellings; and nurseries and greenhouses are some of the principally permitted uses. Permitted accessory and special uses include: accessory farm buildings; private garages; two-family detached dwellings; sanitary landfills; and junkyards. The nearest residential structure is approximately 1,500 ft. away through wooded land to the northwest.

**Past Use of the Site:** Reportedly portions of SRA-A were used for disposal of soil contaminated with spills from printing wastes, construction debris, and chemicals related to printing operations. Prior to the 1960s, before Watchtower took ownership of the property, uses included farmland and orchards.

**Site Geology and Hydrogeology:** Soils are mostly brown-grey clay and silt intermixed with gravel and construction/demolition debris (e.g., bricks, scrap metal). Groundwater flow is to the south-southwest. Depth to groundwater was 14 ft below ground surface. The Shawangunk Kill is approximately 3,400 feet to the southeast. Two private reservoirs and one catchment basin are located 1,800 feet to the southwest, and serve as Watchtower's drinking water source.

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=C356042>

**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 locations to help the public stay informed.

Wallkill Public Library  
Attn: Mary Lou Carolan  
7 Bona Ventura Avenue  
Wallkill, NY 12589  
phone: (845) 895-3707  
(mcarolan@rcls.org)

NYSDEC Region 3  
21 South Putt Corners Rd  
New Paltz, NY 12564  
phone: (845) 256-3154  
Please call for appointment.  
Hours: M-F, 9-4:30

### Who to Contact

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

#### Project Related Questions

Matthew Hubicki  
Department of Environmental Conservation  
Division of Environmental Remediation  
625 Broadway  
Albany, NY 12233-7014  
518-402-9662  
mshubick@gw.dec.state.ny.us

#### Site-Related Health Questions

Kristin Kulow  
New York State Department of Health  
28 Hill Street, Suite 210  
Oneonta, NY 13820-9804  
(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.

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



**Bruynswick Rd**

C356042  
Sawmill Place Remediation Area A SRA-A

C356043  
Sawmill Place Remediation Area B SRA-B

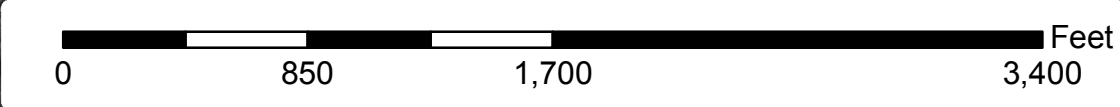
C356044  
Sawmill Place Remediation Area C SRA-C

**Sawmill Place**

**Shawangunk Kill**

**Red Mills Rd**

**Paradise Ln**



**Figure 1 Site Location**  
□ Sawmill Remediation Areas

