



Analysis of Brownfield Cleanup Alternatives (ABCA)

Monticello Manor
15 High Street
Monticello, NY
Sullivan County

May 2023

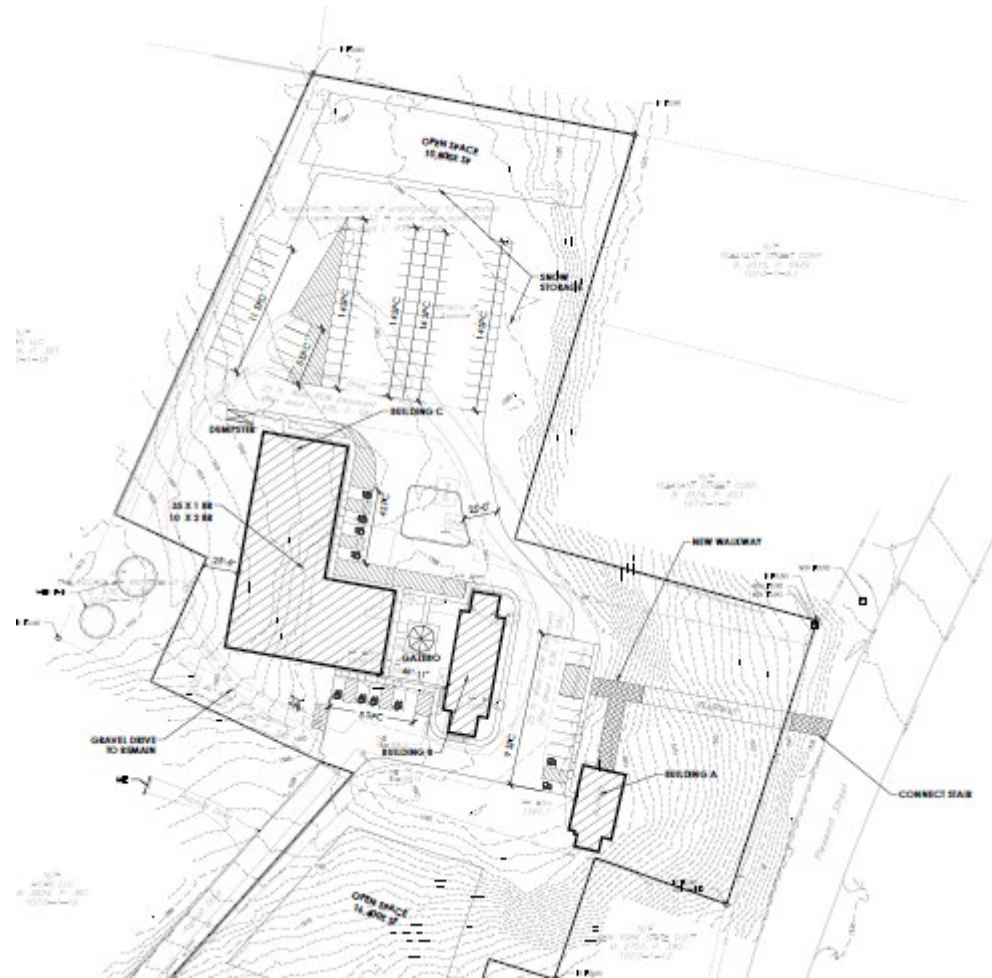
Today

1. Monticello Manor
Redevelopment
2. Analysis of Brownfield
Cleanup Alternatives (ABCA)
3. Questions/More information



Monticello Manor

- 5.6 acre property located at 15 High Street in the Village of Monticello, Sullivan County, New York
- Former hospital and nursing home
- Phase I and Phase II Environmental Assessments of the property have determined soil remediation is required in order to facilitate future redevelopment
- Sullivan County Land Bank was awarded a \$500,000 grant from the EPA to address environmental concerns and support redevelopment of this brownfields site



WHAT IS A BROWNFIELD?

Brownfields are generally defined as abandoned, idled, or underused industrial or commercial facilities where expansion or redevelopment is complicated by real or perceived environmental contamination.

Brownfields include areas such as:

- an abandoned corner gas station,
- a former dry cleaning operation,
- or an old plating operation that,

because of real or perceived pollution conditions, now sit idle and undeveloped due to cleanup costs that may have been prohibitively expensive in the past.



Analysis of Brownfields Cleanup Alternatives

DRAFT

Monticello Manor Site
Village of Monticello, Sullivan County
New York

Prepared by BRS, Inc.

On behalf of

Sullivan County Land Bank
100 North Street
Monticello, New York 12701

May 2023



1. INTRODUCTION & BACKGROUND

- Site Description and Previous Uses:
 - The Site is improved with five (5) structures dating back to the 1920s along with a paved access road and parking area. The remainder of the Site is unimproved woodlands.
 - The Site has been unoccupied since 2008.
 - Previous use includes operation as an assisted living facility for adults and prior to that a hospital.
- Surrounding Land Use:
 - To the north, east and south are commercial land uses, and to the west are residential structures and the Village of Monticello water towers. Further to the east are commercial developments along the Route 42 corridor.



1. INTRODUCTION & BACKGROUND (Cont.)

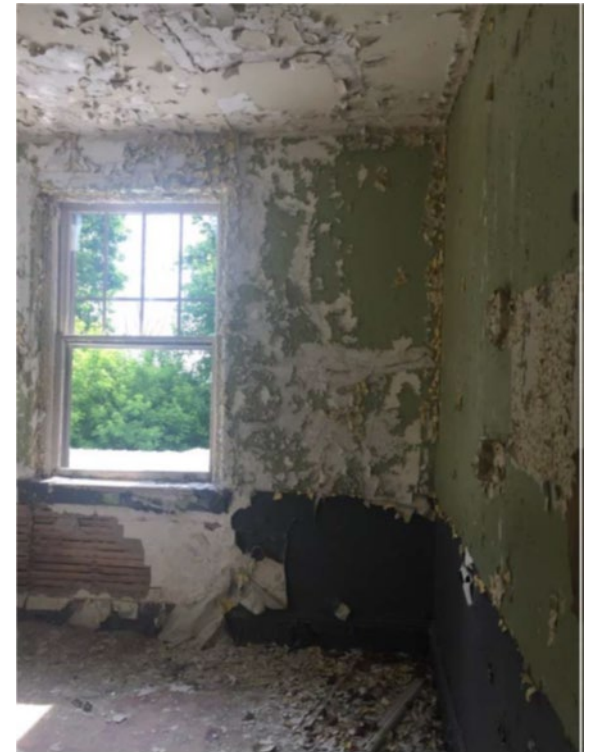
- Summary of Environmental Conditions:
 - Various metals were detected in soils throughout the northern Area of Concern (AOC) at concentrations above the Soil Cleanup Objectives (SCOs) and the Pesticide 4,4-DDT, was detected above the SCOs in one sample location.
 - Other remediation activities will be completed by the developer in accordance with the NYSDEC Voluntary Cleanup Program.
- Exposure Pathways:
 - The potential exposure pathway for contaminants to pose a risk to human health or the environment is through direct contact with soil.
- Project Goal (Reuse Plan):
 - Remove contaminated soil and install clean fill material to facilitate future redevelopment.

2. APPLICABLE LAWS AND CLEANUP STANDARDS

- Remediation will be performed under the Voluntary Cleanup Program
- Statutes, regulations and guidance of the State of New York and New York State Department of Environmental Conservation will be referenced to provide the Standards, Criteria and Guidance (SCGs)
- A Community Air Monitoring Plan will be developed in accordance with New York State Department of Health

3. EVALUATION OF CLEANUP ALTERNATIVES

- Effectiveness
- Sustainability and Resilience
- Implementability
- Operation and Maintenance
- Institutional Controls
- Cost



4. REVIEW OF CLEANUP ALTERNATIVES

Alternative No. 1 – Removal of Contaminated Soil and Placement of Clean Fill

- Removal of contaminated soil (3,700 tons), followed by backfill with clean material to meet the subgrade for future redevelopment in the northern portion of the site

Alternative No. 2 – Removal of Contaminated Soil

- Full depth removal of contaminated soil (5,857 tons) and placement of clean fill

Alternative No. 3 – No Action

- The site would remain out of compliance with NYSDEC's regulations and the redevelopment of the site would not progress

Preferred Alternative is Alternative No 1.

A final Letter of Completion for the entire site will be sought upon completion of redevelopment.

Questions and Comments?

- DRAFT ABCA will be available for review on the Sullivan County Landbank website: <https://sullivancountylandbank.org/monticello-manor/>
- To submit comments, please email Katie Nolan at BRS, Inc: Kathleen@brsinc.com
- If you see it on Facebook or Instagram, feel free to comment and share!
- Comment deadline is: **June 30, 2023.**