



FACT SHEET State Superfund Program

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

Site Name: Cold Spring Former MGP
DEC Site #: 340026
Address: 5 New Street
Cold Spring, New York 10516

Have questions? See "Who to Contact" Below

Cleanup Action to Begin at State Superfund Site

Action is about to begin that will address the contamination related to the Cold Spring Former Manufactured Gas Plant (MGP) site ("site") located at 5 New Street, Cold Spring, Putnam County under New York's State Superfund Program. Please see the map for the site location.

The site is listed as a Class "2" site in the State Registry of Inactive Hazardous Waste Sites (list of State Superfund sites). A Class 2 site represents a significant threat to public health or the environment; action is required.

Documents related to the cleanup of this site can be found at the location(s) identified below under "Where to Find Information." The cleanup activities will be performed by the NYS Department of Environmental Conservation (DEC).

Highlights of the Upcoming Cleanup Activities

The goal of the cleanup action for the site is to achieve cleanup levels that protect public health and the environment. The cleanup action for the site includes:

- the demolition of the Village of Cold Spring Boat Club Building (Building) to make the source of contamination more accessible for removal during excavation activities;
the excavation and off-site disposal of MGP waste contaminated soil (source area) located beneath and east of the existing Building; and
the imposition of an institutional control in the form of an Environmental Easement that will provide for the continued monitoring of any remaining residual contamination, restrict the use of groundwater, and will require a site management plan (SMP) which will address any future site development, monitoring, and or maintenance activities.

A remedial construction contract was executed by the NYS Office of the State Comptroller on September 14, 2015 in the amount of \$2,912,614.06. The contract notice to proceed date has been established as October 4, 2015, and the substantial completion date has been established as April 1, 2016. Watermark Environmental from Lowell, Massachusetts is the remedial contractor.

Additional Details

Beginning in October, Village of Cold Spring officials and adjacent property owners will be individually contacted to arrange a face-to-face meeting with DEC, the NYS Department of Health (DOH), and the Project Engineer to review and discuss the project schedule and upcoming remedial activities including, but not limited to truck traffic, working hours, and community health and safety.

The February 2010 Record of Decision requires that odors and vapors be controlled during excavation activities. To meet that requirement, Watermark has determined that they will be conducting excavation work underneath a temporary sprung structure (i.e large tent).

**Next Steps**

After completion of the cleanup activities, the DEC will prepare a Final Engineering Report. The Final Engineering Report will describe the cleanup activities completed and certify that cleanup requirements have been achieved or will be achieved.

The DEC will keep the public informed throughout the cleanup of the site.

**Background**

Location:

This site is located at 5 New Street near the Hudson River in the Village of Cold Spring, Putnam County. The site occupies the eastern portion of a real estate parcel owned by the Village of Cold Spring. The western portion of the parcel is currently leased to the Cold Spring Boat Club.

Site Features:

The Boat Club building is the only structure on the parcel. A parking lot serving the Hudson House River Inn is also located on that parcel, just east of the Boat Club building. The remains of the former MGP itself (approximately 0.2 acres) occupies a portion of that parking lot and the grass-covered area directly to the east.

Current Uses:

The site is owned by the Village, and used as a boat club (marina). Adjoining land uses include residential, park land, and commercial.

Historical Uses:

A manufactured gas plant operated at this location prior to 1887. The MGP used a “coal carbonization” process which involved heating of coal in a closed vessel with minimal air contact, converting the coal to coke and releasing a combustible gas which was piped into the surrounding community for lighting, heating, and cooking purposes. The principal waste product was coal tar, which is a dark brown to black liquid with an objectionable odor similar to driveway sealer. Coal tar condensed from the hot gas produced by the plant as it cooled.

Although coal tar was typically considered a waste product, it was also sometimes used in chemical processing and for wood treatment. This may be relevant at this location since the property across the street at One Main Street was historically a lumber yard. Historic information on the MGP operation at this site is sparse, due to the age of the facility. The MGP operated in the mid-to-late 1800's, and apparently ceased operations before 1887. The earliest available fire insurance map for the site, dated 1887, states that the retort building was vacant, which indicates that the plant was no longer operating at that time. The records of the New York State Public Service Commission, which are typically used to research the history of MGP sites, begin in 1907 and contain no reference to gas manufacturing operations in Cold Spring.

### Site Geology and Hydrogeology:

There are exposed rock outcrops along the southern site boundary. Soil thicknesses increases steadily to the north and west. The soils on the northern side of the site consist of historic fill material to a depth of 11-13 feet. This fill consists of a mixture of building debris, wood fragments, and loose soils which were placed on the site during historic times to level it for development. This fill is underlain by a clay layer which appears to be at least 15 feet thick, which in turn overlies the bedrock.

Both groundwater and surface water flow generally from the northeast to the southwest, toward the Hudson River.

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

<http://www.dec.ny.gov/cfm/extapps/derexternal/haz/details.cfm?pageid=3&progno=340026>

**State Superfund Program:** New York's State Superfund Program (SSF) identifies and characterizes suspected inactive hazardous waste disposal sites. Sites that pose a significant threat to public health and/or the environment go through a process of investigation, evaluation, cleanup and monitoring.

NYSDEC attempts to identify parties responsible for site contamination and require cleanup before committing State funds. For more information about the SSF, visit:

<http://www.dec.ny.gov/chemical/8439.html>

### **FOR MORE INFORMATION**

#### **Where to Find Information:**

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

Village of Cold Spring  
Attn: Village Clerk  
85 Main Street  
Cold Spring, New York 10516  
Telephone: (845) 265-3611  
E-Mail: [vcsclerk@bestweb.net](mailto:vcsclerk@bestweb.net)  
Web: <http://coldspringny.gov/Pages/index>

### **Who to Contact**

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

#### Project Related Questions

David Chiusano, Project Manager  
Department of Environmental Conservation  
Division of Environmental Remediation  
625 Broadway, 12<sup>th</sup> Floor  
Albany, New York 12233-7017  
Telephone: (518) 402-9814  
E-Mail: [david.chiusano@dec.ny.gov](mailto:david.chiusano@dec.ny.gov)

#### Site-Related Health Questions

Stephanie Selmer, Public Health Specialist  
New York State Department of Health  
Bureau of Environmental Exposure Investigation  
Corning Tower, Room 1787  
Albany, New York 12237  
Telephone: (518) 402-7860  
E-Mail: [BEEI@health.ny.gov](mailto: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.**

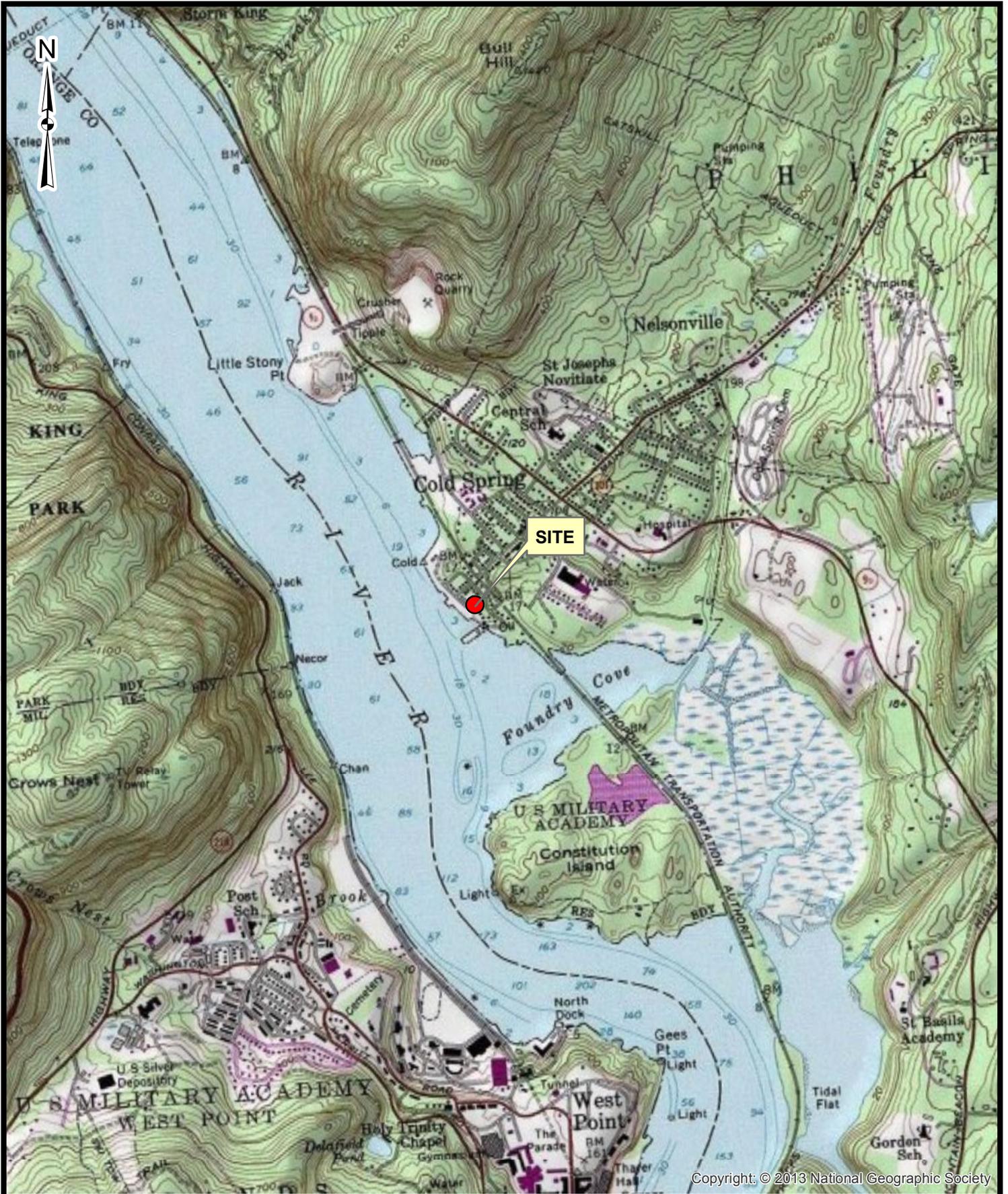
**Receive Site Fact Sheets by Email**

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.



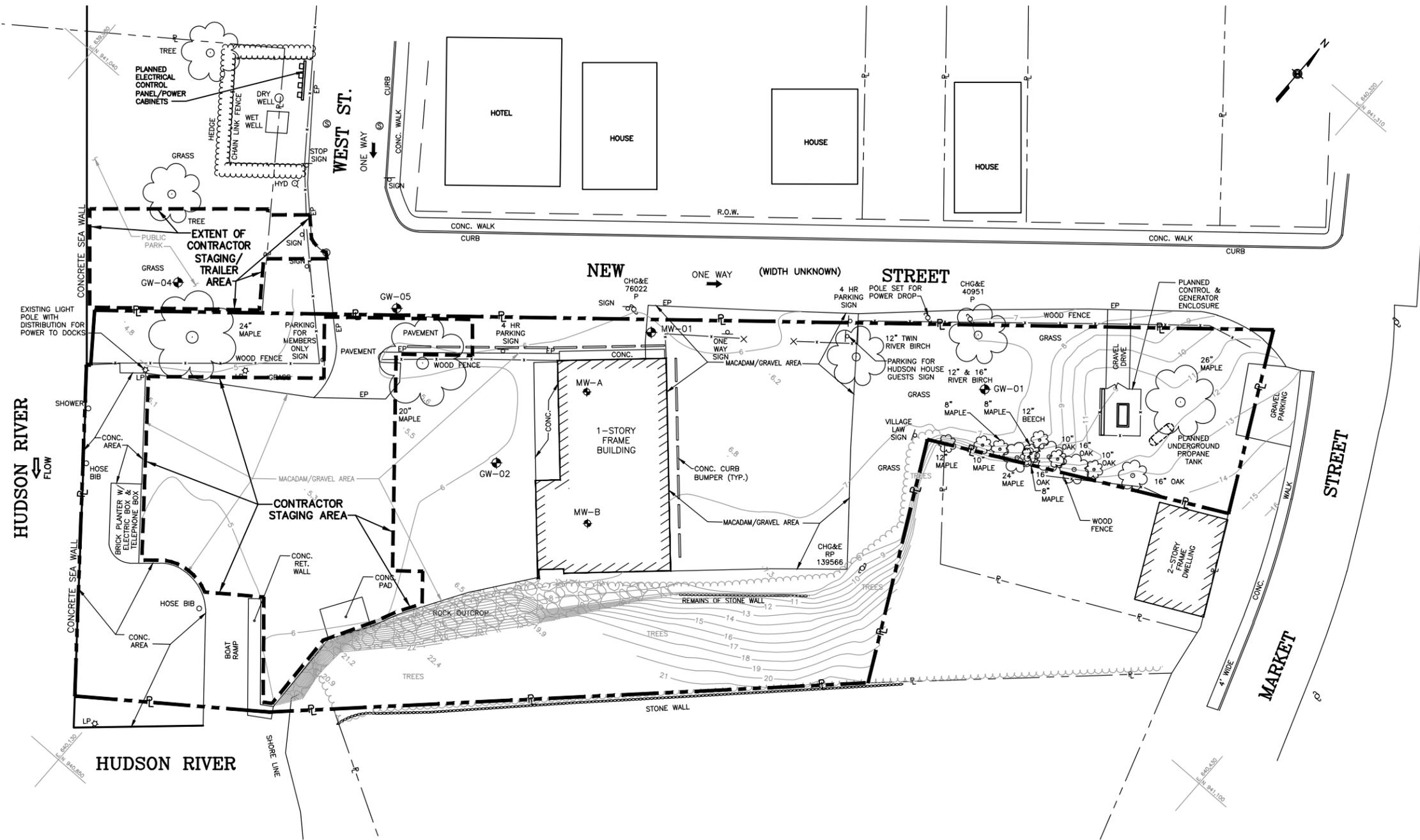
Source: 1:24,000-scale USGS Topographic Map, West Point, NY

2,000 0 2,000 Feet

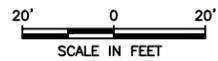


NYSDEC COLD SPRING FORMER MGP SITE  
 5 NEW STREET  
 COLD SPRING, NEW YORK

FIGURE 1



**LEGEND:**  
 - - - - - SITE BOUNDARY  
 - - - - - STAGING AREA



J:\Projects\1176853\CAD\BID SET\FIGURE 2.dwg, FIGURE 2, 1:2, 9/30/2015, 1-ELB

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**JOB NO. 11176853**

PUTNAM COUNTY  
 COLD SPRING  
 FORMER MGP SITE  
 NYS REGISTRY NO: 340026  
 CONTRACT D009635  
 VILLAGE OF COLD SPRING STATE OF NEW YORK

**REMEDIAL ACTION**

**EXISTING SITE CONDITIONS**

Scale: AS SHOWN Date: MAY 2015 **FIGURE 2**