



FACT SHEET Brownfield Cleanup Program

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

Site Name: CH - Water St. - Poughkeepsie MGP
DEC Site #: C314070
Address: North Water Street
Poughkeepsie, NY 12601

Have questions? See "Who to Contact" Below

Remedy Proposed for Brownfield Site Contamination; Public Comment Period and Public Meeting Announced

Public Meeting, Tuesday, 10/27/2015 at 6:30 PM
Central Hudson Poughkeepsie Headquarters, North Auditorium
284 South Avenue, Poughkeepsie NY
NYSDEC invites you to a public meeting to discuss the proposed remedy to address contamination at the site. You are encouraged to provide comments at the meeting, and during the 45-day comment period described in this fact sheet.

The public is invited to comment on a proposed remedy being reviewed by the New York State Department of Environmental Conservation (NYSDEC) to address contamination related to the CH - Water St. - Poughkeepsie MGP site ("site") located at North Water Street, Poughkeepsie, Dutchess 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."

Based on the findings of the investigation, NYSDEC in consultation with the New York State Department of Health (NYSDOH) has determined that the site poses a significant threat to public health or the environment due to elevated concentrations of contaminants in groundwater, soil, and sediment. The activities in the report have been designed to address the identified contamination and the threat posed.

How to Comment

NYSDEC is accepting written comments about the proposed plan for 45 days, from October 6, 2015 through November 20, 2015. The proposed plan is available for public 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.

Draft Remedial Work Plan

The cleanup plan is described in the draft "Remedial Alternatives Analysis Report". The proposed remedy consists of:

- 1. Excavation and off-site disposal of soil contaminated with coal tar and all contaminated subsurface structures related to the manufactured gas plant (MGP) where this tar contamination originated
2. Construction of a subsurface barrier wall along the east bank of the Hudson River to prevent the migration of coal tar to the river.

3. Construction of a series of coal tar recovery wells behind the barrier wall to collect coal tar that accumulates behind the wall.
4. Solidification/stabilization of soil containing coal tar to prevent migration of coal tar toward the river in an area near a natural gas pipeline, where excavation cannot be performed safely.
5. Installation of a site cover across the site to prevent exposure to remaining, deeper contamination. The cover will consist either of the structures such as buildings, pavement, sidewalks, or a one-foot soil cover meeting the standards for industrial use in areas of exposed surface soil. Where the soil cover is required over the ISS treatment area, it will consist of a minimum of four feet of soil meeting the standards for industrial use.
6. Dredging and off-site disposal of coal tar-impacted sediments from the river bed, except in areas near utility crossings and in a near shore area where the river bank is very steep.
7. Capping of coal tar-impacted sediment in the utility crossing buffer zones and on the steep underwater slope between the river channel and the shoreline, where dredging is impracticable.
8. Placement of an environmental easement on the property that will allow the development of the controlled property for industrial use (subject to local zoning laws) and which restricts the use of groundwater as a source of potable or process water
9. Development of a site management plan (SMP) which will detail the soil management in the event of future excavations in addition to long-term monitoring.

The proposed remedy was developed by Central Hudson Gas and Electric Corporation ("applicant(s)") after performing a detailed investigation of the site under New York's Brownfield Cleanup Program (BCP).

Summary of the Investigation

The Remedial Investigation has been completed. Coal tar is present in the subsurface soil at depths ranging from approximately 5 to 30 feet below the ground surface and in approximately 9 acres of the sediments of the Hudson River. Contaminants of concern (COCs) associated with the coal tar include benzene, toluene, ethylbenzene and xylenes (BTEX) and semi-volatile organic compounds (SVOCs), which are present in the soil, groundwater and sediment at levels exceeding the applicable cleanup standard.

Next Steps

NYSDEC will consider public comments received on the proposed remedy presented in the Remedial Alternatives Analysis Report and ultimately issue a final Decision Document. The New York State Department of Health (NYSDOH) must also concur with the remedy. The Decision Document will be made available to the public. The applicant(s) will then design and perform the cleanup action to address the site contamination, with oversight by NYSDEC and NYSDOH.

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

Background

Location:

The site is located on the eastern bank of the Hudson River at the end of Dutchess Avenue, in the north end of the city of Poughkeepsie. The site is approximately 13 acres in size and is bounded by: the Hudson River to the West, Dutchess Ave. to the north, North Water St. to the east and the Fallkill Creek to the south. An abandoned lumber treatment facility (AC Dutton Lumber), remediated under a Brownfield Cleanup Agreement and currently under redevelopment, forms the remainder of the northern site boundary. To the east, beyond Water Street, lies a Metro North railroad yard.

Site Features:

The upland portion of the site consists of two relatively flat terraces, separated by steep, rocky slopes. The lower terrace lies on the banks of the Hudson River, roughly 5-10 feet above sea level. The upper terrace is roughly 50 feet higher, bordering Water Street. Gas and electric lines cross the river at the lower terrace, and connect with gas and electrical lines on the site. An electrical transformer station is located at the southwestern portion of the site, where the electrical transmission line meets the shoreline. A natural gas regulator station occupies the northwestern corner of the site where the gas transmission line meets the shoreline.

Current Zoning and Land Use:

The site is zoned for industrial use. Surrounding land uses are predominantly, but not exclusively, industrial. Two residences are situated directly across Dutchess Avenue at the northeast corner of the site.

Past Uses of the Site:

The site housed a large manufactured gas plant from 1911 to the mid 1950s. Coal tar from the gas manufacturing process leaked from storage vessels and piping, and is still present in subsurface soils and in sediments at the bottom of the Hudson River. Some of this tar continues to discharge sporadically into the Hudson River, where it periodically appears as visible sheens on the water surface.

Previous Investigations:

Previous investigations at the site include: Phase 1 Investigation (1986), Phase 2 Investigation (1990), Supplemental RCRA Testing (1991), Supplemental Preliminary Site Assessment (2000), Supplemental Land Investigation (2003), Supplemental Land and River Investigations (2004), Supplemental River and Land Investigations (2005).

Site Geology and Hydrogeology:

The upper tier of the site consists of highly deformed slate and limestone bedrock, with a very thin fill cover. The lower tier consists of fill containing broken rock derived from the blasting of the cliff face, mixed with silty sand. Bedrock on the lower tier ranges from 0 to 35 feet below grade, deepening toward the river. Groundwater flow in both the overburden and bedrock aquifers is to the west, toward the river. The Hudson River in this area is a tidal stream and tidal influences to near shore groundwater levels are pronounced.

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=C314070>

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 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.

Adriance Memorial Library
93 Market Street
Poughkeepsie, NY 12601
phone: (845) - 485 - 3445

Project documents are also available on the NYSDEC website at:

<http://www.dec.ny.gov/chemical/37552.html>

Who to Contact

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

Project Related Questions

Henry Willems
Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7014
518-402-9473
henry.willems@dec.ny.gov

Site-Related Health Questions

Kristin Kulow
New York State Department of Health
BEEI 28 Hill St.
Oneonta, NY 133820
607-432-3911
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

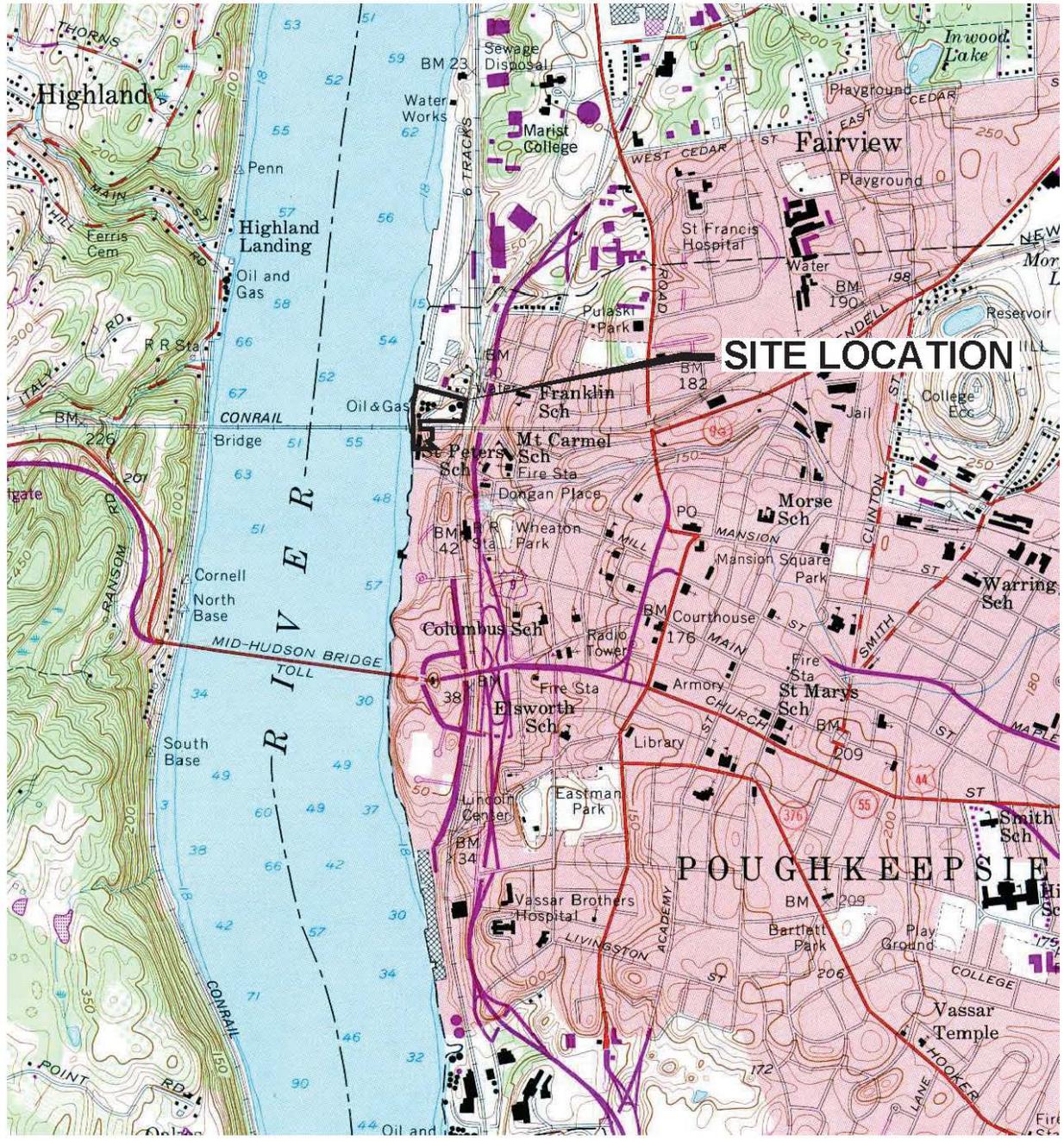
Have site information such as this fact sheet sent right to your email inbox. NYSDEC invites you to sign up with one or more contaminated sites county email listservs available at the following web page: <http://www.dec.ny.gov/chemical/61092.html>. It's quick, it's free, and it will help keep you *better informed*.



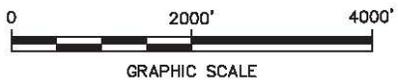
As a listserv member, you will periodically receive site-related information/announcements for all contaminated sites in the county(ies) you select.

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

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FROM USGS POUGHKEEPSIE, N.Y. QUADRANGLE PHOTOREVISED 1982



CENTRAL HUDSON GAS & ELECTRIC CORPORATION
 NORTH WATER STREET SITE
 POUGHKEEPSIE, NEW YORK
 REMEDIAL ALTERNATIVES ANALYSIS REPORT

SITE LOCATION MAP



FIGURE
1

CHGE North Water St. Site Poughkeepsie Site # C314070



Legend

-  Electrical Transmission Line
-  Gas Transmission Line
-  Elevator IRM
-  Land Based Source Area
-  Coal Tar Contaminated Sediments