

(Fact Sheet Begins Next)

Act Now to Continue Receiving Information About This Site!

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.



**Department of
Environmental
Conservation**

Where to Find Information

Access project documents through the DECinfo Locator and at these location(s):

<https://www.dec.ny.gov/data/DecDocs/336030/>

*(*Repositories are temporarily unavailable due to COVID-19 precautions. If you cannot access the online repository, please contact the NYSDEC project manager listed below for assistance)*

Middletown Thrall Library
12 Depot Street
Middletown, NY 10940
Phone: (845)-341-5454

NYSDEC Central Office
Attn: John Miller
625 Broadway, 12th floor
Albany, NY 12233
(518) 402-9589

Who to Contact

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

Project-Related Questions
John Miller, Project Manager
NYSDEC
625 Broadway, Albany, NY
(518) 402-9589
john.miller@dec.ny.gov

Project-Related Health Questions
Kristin Kulow
NYSDOH
28 Hill Street, Suite 201
(607) 353-4335
bee@health.ny.gov

**For more information about New York's
Manufactured Gas Plant Program, visit:**
www.dec.ny.gov/chemical/24904.html

FACT SHEET

Manufactured Gas Plant Program

**Fulton Street - Middletown
Manufactured Gas Plant
(MGP) Site
Fulton and Canal Street
Middletown, NY 10940**

**SITE No. 336030
NYSDEC REGION 3**

February 2021

Remedy Proposed for Former MGP Site; Public Comment Period and Virtual Meeting Announced

NYSDEC invites you to a virtual public meeting to discuss the remedy proposed for the site.

See page 4 for more details on attending the virtual meeting.

March 11, 2021 at 7:00 PM

To Join via computer, address is:

<https://meetny.webex.com/meetny/onstage/g.php?MTID=e874a957485716e6eaf2e97fee56029d>

Password: Welcome1

To join by phone, call: 518-549-0500 Access code: 185 718 6176

The public is invited to comment on a remedy being proposed by the New York State Department of Environmental Conservation (NYSDEC) in consultation with the New York State Department of Health (NYSDOH) to address contamination related to the Fulton Street Former MGP site ("site") located at the intersection of Canal and Fulton Street in Middletown, Orange County. Please see the map for the site location.

How to Comment: NYSDEC is accepting written comments about the proposed plan, called a Proposed Remedial Action Plan (PRAP) for 30 days, from **February 24, 2021 through March 25, 2021.**

- Access the PRAP and other project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/336030/>.
- Documents also are available at the location(s) identified at left under "Where to Find Information."
- Please submit comments to the NYSDEC project manager listed under Project-Related Questions in the "Who to Contact" area at left.

The site is the subject of an Order on Consent between Orange and Rockland Utilities, Inc. and the NYSDEC.

Proposed Remedial Action Plan: The remedy proposed for the site includes:

- Excavation to a depth of approximately 10 feet in the utility corridor adjacent to the site to remove approximately 1,700 cubic yards of MGP impacted soil. Subsurface and overhead utilities will be re-routed, bypassed and/or protected as needed during implementation;

MANUFACTURED GAS PLANT PROGRAM

- Importing clean soil that meets the established soil cleanup objectives for use as backfill;
- Installation of a barrier wall along the edges of the excavation to prevent recontamination of the corridor and further off-site migration of contamination;
- Maintaining the site's current soil cover system including during any future redevelopment;
- Installation of a coal tar recovery system on-site and off-site. This system will consist of a series of recovery wells, installed in areas of greatest impacts, designed to remove mobile tar from the subsurface;
- Implementing a Health and Safety Plan and Community Air Monitoring Plan during all ground intrusive activities;
- Implementing a Site Management Plan (SMP) to identify procedures for long-term maintenance and monitoring activities, including a requirement for further investigation and remediation in the event of future site redevelopment; and
- Placement of an Environmental Easement on the site which requires compliance with the SMP and restricts the future use of the site.

NYSDEC developed the proposed remedy after reviewing the detailed investigation of the site and evaluating the remedial options in the "Feasibility Study" submitted under New York's Manufactured Gas Plant Program by Orange and Rockland Utilities, Inc. ("remedial party").

Next Steps: NYSDEC will consider public comments as it finalizes the remedy for the site. The selected remedy will be described in a document called a "Record of Decision" that will explain why the remedy was selected and respond to public comments. A detailed design of the selected remedy will then be prepared, and the cleanup will be performed.

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

Site Description: The approximately 1.8-acre O&R Middletown Fulton Street Manufactured Gas Plant (MGP) site is located in a commercial area of Middletown in Orange County. The former gas plant was located on the northeast corner of the intersection of Fulton and Canal Streets. The site currently houses an auto body shop and a transmission shop. The site also includes the parking lot of the adjacent US Post Office, where a naphtha tank used during gas production was located.

Site Investigation: During the site investigation, MGP

contamination was observed both on-site and off-site. Soil contamination ranged from odors to MGP saturated material. Coal tar impacts on-site were observed near former MGP structures and along the utility corridor. Contamination has migrated off-site beneath the Post Office and grocery store parcels. Off-site contamination was observed at depths generally greater than 15 feet, with lesser impacts (blebs, tar lenses) being shallower, and the greatest impacts (mobile tar) seen on the top of the dense till layer in depressions at depths ranging from approximately 20–25 feet. Contamination has advanced into the dense till layer where tar was observed in some locations as deep as 45 feet.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, 336030) at:

<https://www.dec.ny.gov/cfm/xtapps/dereexternal/index.cfm?pageid=3>

MGP Program Overview: New York's MGP Program oversees the investigation and cleanup of former MGP sites. Sites where contamination has been released to the environment go through a process of investigation, evaluation, cleanup and monitoring.

The gas manufacturing process involved the heating of coal and/or petroleum products to produce a gas mixture. Once cooled and purified, the gas was distributed through a local pipeline network. The gas was used for heating and cooking much like natural gas is used today. In the early years, the gas was also used for lighting in homes and in streetlights. A dense, oily liquid known as coal tar would condense out of the gas at various stages during its production, purification and distribution, and be discharged to the subsurface.

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

<https://www.dec.ny.gov/chemical/8430.html>

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.

Stay Informed With DEC Delivers

Sign up to receive site updates by email:

www.dec.ny.gov/chemical/61092.html

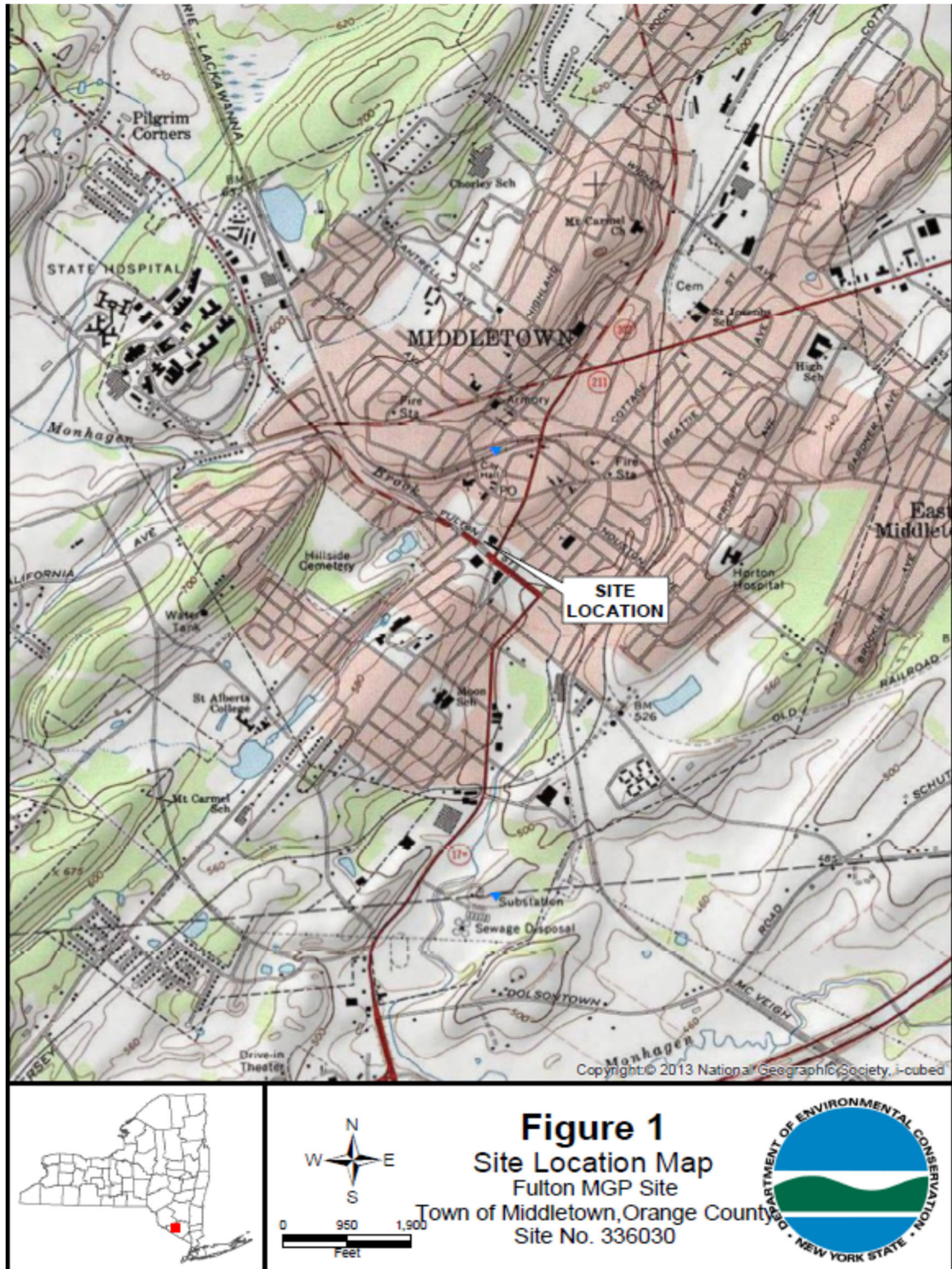
DEC info Locator

Interactive map to access DEC documents and public data about the environmental quality of specific sites:

<https://www.dec.ny.gov/pubs/109457.html>

MANUFACTURED GAS PLANT PROGRAM

Site Location Map



MANUFACTURED GAS PLANT PROGRAM

A virtual public meeting will be held on Thursday, March 11, 2021 at 7:00 pm via Webex (virtual platform). The purpose of the meeting will be to present the proposed remedy for the Fulton Street, Middletown MGP.

The public may participate in the virtual public meeting using the link and login information below:

<https://meetny.webex.com/meetny/onstage/g.php?MTID=e874a957485716e6eaf2e97fee56029d> password: **Welcome1**

You will be requested to provide your name and email address and any affiliation you may have.

If you are logging in to the meeting and plan to use your phone for the audio, please use the option to enter your phone number and have the system call you. This will greatly help for questions and answers.

To ensure that everyone can hear the presentation, all who attend will be muted upon entry to the meeting. We will run through introductions, the presentation will be provided and then the meeting will be opened up for question and answer. At that point we will ask that you indicate you have a question, the facilitator will unmute you and you may ask your question.

We thank you for your patience and participation in this virtual meeting. If you have any questions on how to attend the meeting, please send those to daniel.eaton@dec.ny.gov

For an audio only connection: You may call 518-549-0500 and use the event number **185 718 6176** to join the meeting by phone only. You will only be able to listen when attending by audio only.