



FACT SHEET

Site No. 3-36-042

January 2006

Central Hudson Newburgh MGP Site

State Finalizes Record of Decision for the Central Hudson Newburgh MGP Site

Dear Interested Citizen:

This Fact Sheet provides an update on activities at the Central Hudson Newburgh MGP site. On December 2, 2005, the Record of Decision was signed by the Department. If you have any questions or would like further information, please contact:

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Project Manager
NYSDEC
625 Broadway
Albany, NY 12233-7014
(518) 402-9662

For site-related health questions, contact the New York State Department of Health staff:

Kristin Kulow
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Oneonta District Office
28 Hill Street, Suite 201
Oneonta, NY 13820-9804
1-800-458-1158 ext 27880

The New York State Departments of Environmental Conservation (NYSDEC) and Health (NYSDOH) are pleased to announce the selection of a remedy for the Central Hudson Newburgh Manufactured Gas Plant (MGP) Site. The site is located at the intersection of Renwick and Water Streets in the City of Newburgh, and has impacted a larger area between the site and the Hudson River.

Background: From the late 1800s to 1951, a large manufactured gas plant (MGP) operated at the site. This plant produced a combustible gas by heating coal and petroleum products. The gas was distributed throughout the city for use as a heating and cooking fuel in much the same way that natural gas is used today. In addition, prior to the use of electricity, this gas was also used for lighting homes and street lamps.

Remedial Investigation: Following discovery of tar contamination beneath the city's sewage treatment plant, an extensive Remedial Investigation (RI) was conducted on the MGP site and in the surrounding areas to determine the nature and extent of contamination.

The principal contaminant found is MGP tar (commonly referred to as coal tar), which was a byproduct of the gas production process. This tar is a dark, oily liquid with a strong, unpleasant odor. The tar contains several chemical compounds which are toxic to humans and wildlife, including benzene and other volatile organic compounds, and a complex family of semi-volatile compounds known as polycyclic aromatic hydrocarbons (PAH).

During the time when the MGP was operating, some of the tar was discharged directly to the Hudson River. In addition, significant volumes of tar leaked into the ground from pipes and storage vessels at the MGP site, and have slowly moved through the soil and bedrock beneath the site and adjacent properties eastward, toward the Hudson River. Groundwater which comes into contact with the tar becomes contaminated, and also moves toward the river.

Currently, tar is found beneath the MGP site itself, and also at depths of 8-40 feet beneath other properties between the site and the Hudson River. These properties include streets and the sewage treatment plant (STP), both owned by the City of Newburgh, and two sets of railroad tracks owned by CSX Transportation. Some of the tar beneath these properties appears to still be mobile. Human exposures can only take place during deep excavation work.

Off shore, an area of roughly three acres of river bottom sediment has been contaminated. Water in the Hudson River has not been affected.

Feasibility Study: Using the information gathered during the RI, a Feasibility Study (FS) was conducted to identify and compare different alternatives for site cleanup. Based on the FS, the Department prepared a Proposed Remedial Action Plan and Record of Decision which identified the following remedy for the site.

Remedy: Due to the complexity of the contamination at the site, the remedy was broken into three geographic parts: the MGP site itself, the properties between the MGP and the Hudson River, and the sediment contamination in the river. These are referred to as Areas A, B, and C, respectively.

In Area A (The MGP Site):

Excavation of two source areas of known or suspected soil contamination: the former relief holder and the tar well.

Installation of tar collection wells to collect tar that cannot be reached by excavation

An environmental easement which will limit the use of the property to commercial or industrial uses and restrict the use of groundwater.

Development of a site management plan (SMP) to 1) address residual contaminated soils; 2) Evaluate the potential for intrusion of contaminated soil vapors into any future buildings that may be built on site; 3) Provide for operation and maintenance of the components of the remedy; 4) Monitor the groundwater quality, and; 5) Identify any land use restrictions. The SMP will also require the property owner to provide an IC/EC certification on a periodic basis, certifying that these controls are still in place and effective.

In Area B (between the MGP site and the Hudson River):

Installation of tar collection wells to collect tar from the River Street area of the city's sewage treatment plant.

In-situ oxidation of tar beneath the River Street area, once the collection wells stop producing tar

Installation of a subsurface barrier wall to prevent tar from reaching the Hudson River

Delineation and removal (if necessary) of contaminated soil at the east end of Renwick Street, in an area identified by the City for expansion of the STP. Enough soil will be removed to provide a clean working environment for construction and operation of the expanded STP facilities.

A requirement for Central Hudson to use its best efforts to obtain an institutional control with the property owners in Area B to restrict the use of groundwater and limit the use and development of the property to commercial, industrial, or restricted residential uses.

Development of an SMP which will include institutional and engineering controls to A) Address handling and disposal procedures for any residual contaminated soils that may be excavated during future use or redevelopment; B) Evaluate the potential for intrusion of contaminated soil vapors into any buildings that may be built in the future; C) Provide for operation and maintenance of the components of the remedy, and; D) Monitor groundwater contamination. The SMP will also require Central Hudson to provide periodic certification that the components of the remedy are still in place, and will require the property owners to assist Central Hudson in the preparation of the certification.

In Area C (the Hudson River):

Removal of all visibly tar-impacted sediment, which is found in a roughly one-acre area adjacent to the city's STP

Installation of a sediment cap in areas which do not contain visible tar, but which contain PAH contamination derived from the tar. The cap is anticipated to be roughly 2.5 feet thick and cover roughly two acres. In areas of shallow water near shore, some sediment will need to be removed in order to make room for the added thickness of the cap. Farther from shore, where water depths are greater, the cap can be built directly on the existing sediment surface. The boundary between the two types of cap construction will be determined during the Remedial Design. In no case will the average water depth above the cap be less than 6 feet—this depth may be increased during the Remedial Design.

Development of a Site Management Plan, including institutional and engineering controls to A) provide for inspection, maintenance and monitoring of the cap; B) provide for repair of and damage to the cap, and; C) otherwise prohibit removal of the cap or activities that will compromise its integrity. The SMP will also require Central Hudson to provide an IC/EC certification and require the property owner to assist Central Hudson in the preparation of the certification.

Notification of the existence of the cap will be provided to appropriate Federal and State agencies with jurisdiction over dredging activities to ensure that the cap is not removed without removing the underlying contaminated sediment as well.

Document Repositories: The ROD and other site-related documents are available for public review at the following locations.

Newburgh Free Library
124 Grand Street
Newburgh, NY 12550
(845) 563-3601

NYSDEC Central Office
11th Floor, 625 Broadway
Albany, NY 12233
Attn: Mr. Gardiner Cross
(518) 402-9662
Hours: 8 a.m. to 4 p.m.
By Appointment

NYSDEC Region 3 Office
21 South Putt Corners Rd.
New Paltz, NY 12561
(845) 256-3154
Hours: M-F, 9 a.m. to 4 p.m.
By Appointment

For More Information: The ROD is also available on line at [www.nysdec.gov](#). Please contact the following if you have any questions:

Site Investigation

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