

NEW YORK STATE
DEPARTMENT OF



ENVIRONMENTAL
CONSERVATION

**Proposed Remedial
Action Plan Meeting:**

**Wednesday
February 25, 2004
7:00 p.m.**

**at Nyack College
Hilltop Auditorium
13A Dickinson Avenue
Nyack, NY**

The purpose of this meeting is to present the NYSDEC's Proposed Remedial Action Plan for OU-1 of the Nyack Gas Plant Site and to solicit comments from the public. Comments will be accepted through **March 12, 2004**

FACT SHEET

Nyack Gas Plant Site
Site #3-44-046
February 2004

Notice of Public Meeting Proposed Remedial Action Plan Nyack Gas Plant Site OU-1 Former MGP Plant Site and Structures

Public Meeting to be held February 25, 2004:

The New York State Department of Environmental Conservation (NYSDEC), in cooperation with the New York State Department of Health (NYSDOH) and Orange and Rockland Utilities, will hold a public meeting to present the Proposed Remedial Action Plan (PRAP) for the Nyack Gas Plant Site, Operable Unit No. 1, "Former Manufactured Gas Plant (MGP) Site and Structures." The site is located in the Village of Nyack, along the Hudson River, just north of Main Street.

Comment Period:

The public is invited to submit comments on the proposed plan until **March 12, 2004**. In addition to any comments received at the public meeting, written comments may be submitted to:

William Ottaway, P.E.
NYSDEC
625 Broadway
Albany, NY 12233-7014

Background:

A manufactured gas plant (MGP) operated at this site from 1852 until 1965. It is believed that gas was made from coal from 1852 until 1887. From 1887 until 1889 the plant used oil instead of coal, and from 1890 until 1938 the plant used both coal and oil as feedstock for the carburetted water gas process. From 1938 until 1965, the site was used as an oil gas facility only during times of peak demand, a practice known as "peak shaving."

The chief contaminant of concern at this site is coal tar, a brownish to black substance with an odor similar to driveway sealer. Coal tar contains chemicals including polycyclic aromatic hydrocarbons (PAHs) and benzene, toluene, ethylbenzene, and xylene (BTEX).

Remedial Investigation:

Orange and Rockland Utilities, under consent order with the NYSDEC, performed a remedial investigation at the Nyack Gas Plant Site beginning in 1999. Coal tar was identified under a significant portion of the former plant site. The coal tar, coal tar contaminated soil and the groundwater in close proximity to the coal tar all contain chemicals of concern in concentrations greatly exceeding New York State standards and guidance values. The site was divided into two operable units (OUs) to facilitate the timely remediation of the former plant site (OU-1) while the extent of the contamination in the Hudson River Sediments (OU-2) is further studied.

Feasibility Study (FS): Feasibility Study was developed, based on the results of the Remedial Investigation, to evaluate potential remedial action alternatives. The report titled “Feasibility Study Former MGP Site, Nyack NY”, dated January 26, 2004, compares remedial alternatives using the following criteria:

1. Whether each method protects human health and the environment;
2. Short and long term effectiveness and permanence;
3. How much each method reduces the toxicity, amount, and mobility (ability to move away from the site) of the hazardous waste;
4. How difficult each method is to implement;
5. Whether each method will result in compliance with cleanup standards; and
6. Cost effectiveness.

Proposed Remedy, OU-1 Former MGP Plant Site and Structures: Based on the evaluation of various alternatives, the NYSDEC is proposing to use a variety of remedial techniques to address the contaminated materials found at this site as described below. The proposed remedy includes:

- Impacted soils and subsurface structures in the Upper Terrace would be excavated to bedrock and transported to an off-site permitted treatment/disposal facility;
- Remaining MGP structures and other obstructions in the lower terrace would be excavated. Gross contamination in and immediately adjacent to subsurface structures would be excavated to the extent practicable;
- Flowable coal tar in the Lower Terrace remaining after excavation would be extracted by recovery wells;
- Impacted soils in the Lower Terrace would be augured and mixed with cement. This process, called “in-situ solidification,” would produce a stable, low permeability monolithic mass;
- Flowable coal tar would be removed from the shallow bedrock by recovery wells and/or underground trenches. Residual contamination would be treated using a process called in-situ chemical oxidation. Chemical oxidation would be used to treat MGP contamination on the adjoining Hudson Vista Associates property;
- Final grading would include placement of two feet of clean soil, asphalt paving, or other appropriate cover; and
- Institutional controls in the form of an environmental easement would allow for residential use, but would require engineering controls to address the potential for vapor intrusion. Institutional controls would also prohibit construction of drinking water wells and limit/control subsurface excavations.

A more detailed description of the site history, existing conditions and the proposed alternative, as well as other alternatives evaluated by the NYSDEC, can be found in the PRAP, which is available on line at <http://www.dec.state.ny.us/website/der/projects/> and at the document repositories listed below.

Document Repositories: The following locations have been established as document repositories to provide you with access to information about the site. The PRAP and other site-related documents are available for review at the following locations:

The Nyack Library
59 South Broadway,
Nyack, NY 10960
(845) 358-3370,
M-Th 10:00 AM - 9:00 PM
F 10:00 AM -- 6:00 PM
Sat. 10:00 AM - 5:00 PM
Sun. 12:00 PM -- 5:00 PM

NYSDEC Central Office
625 Broadway
Albany, NY 12233-7014
(518) 402-9564
Attn: William Ottaway, P.E.
e-mail:wsottawa@gw.dec.state.ny.us.

NYSDEC Region 3
21 South Putt Corners
New Paltz, NY 12561
(845) 256-3154
M-F 9AM-4:30PM

Your Opportunities to be kept Informed and Involved: Release of the PRAP begins a process to finalize selection of the remedy for Operable Unit 1 of the Nyack Gas Plant Site. Your understanding and involvement in this project will help to ensure an effective remedial program. You are encouraged to attend the public meeting, make use of the document repositories, submit your comments during the comment period. and to contact the persons listed below at any time with your questions or concerns.

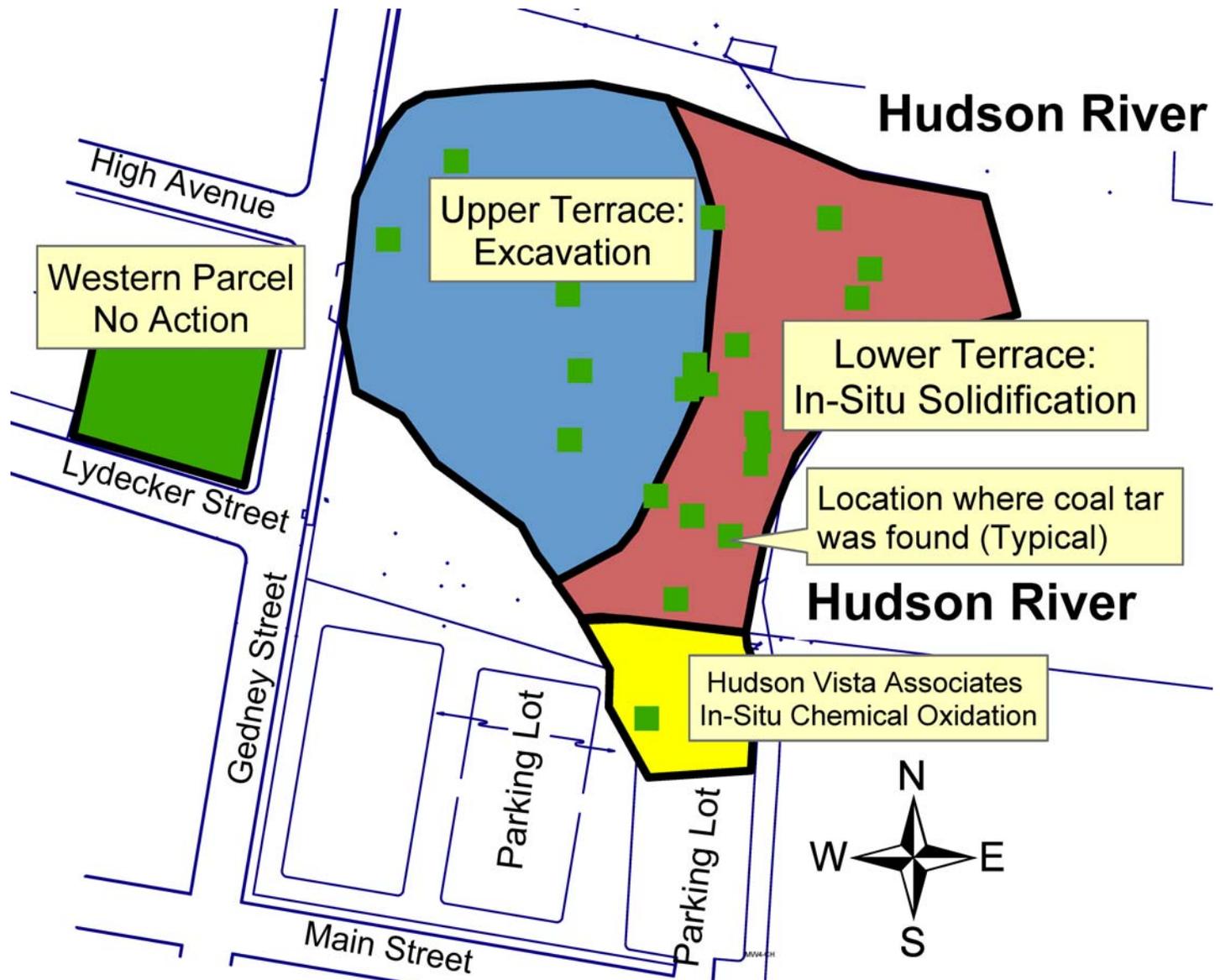
**For More Information About
The Investigation/PRAP/Meeting:**

William Ottaway
NYSDEC
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7014
Phone # : (518) 402-9564

**For More Information About
Site-Related Health Concerns:**

John Olm
NYSDOH
Flanigan Square
547 River St.
Troy, New York 12180-2216
Phone # : (518) 402-7890

What Happens Next: A "Responsiveness Summary", which will address any comments received during the public comment period, will be included in the Record of Decision (ROD). Thereafter, the ROD will be placed in the document repositories and a "Notice of ROD Availability" will be sent to those on the site's mailing list. Work will then continue to design and implement the selected remedy for OU1 while the investigation into the extent of off-site contamination in the Hudson River Sediments (OU2) is continued.



PLEASE NOTE: In the event of severe weather conditions on February 25, 2004, the meeting will be rescheduled to 7PM, March 3, 2004 at the same venue.