



Citizen Participation Plan

Port Jervis Former MGP Site
Port Jervis, New York
Site No. 3-36-049

August 2009



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Site No. 3-36-049

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Acronyms

6 NYCRR	Title 6 of the Official Compilation of New York Codes, Rules, and Regulations
bgs	below ground surface
BTEX	benzene, toluene, ethylbenzene, and xylene
COCs	constituents of concern
Consent Order	Order on Consent Index No. D3-0001-99-01
CPP	Citizen Participation Plan
DNAPL	dense non-aqueous phase liquid
ENSR	ENSR Corporation
FS	feasibility study
GEI	GEI Consultants, Inc.
IRM	Interim Remedial Measure
LNAPL	light non-aqueous phase liquid
MGP	manufactured gas plant
NYSDEC	New York State Department of Environmental Conservation
NYSDOH	New York State Department of Health
NAPL	non-aqueous phase liquid
O&R	Orange and Rockland Utilities, Inc.
PAHs	polycyclic aromatic hydrocarbons
PCE	tetrachloroethene
PRAP	Proposed Remedial Action Plan
PSA	Preliminary Site Assessment
RAs	remedial actions
RETEC	The RETEC Group. Inc.
RI	remedial investigation
ROD	Record of Decision
SI	supplemental investigation
Site	Port Jervis Former MGP site (and adjacent areas impacted by the former MGP)
SCGs	standards, criteria, and guidance
SMP	Site Management Plan
VOCs	volatile organic compounds

1. Introduction

This Citizen Participation Plan (CPP) has been prepared by ARCADIS (on behalf of Orange and Rockland Utilities, Inc. [O&R]) to summarize the community involvement and public outreach activities associated with the investigation and remediation of the former manufactured gas plant (MGP) site (and adjacent areas impacted by the former MGP) generally located at 16 Pike Street in the City of Port Jervis, Orange County, New York (the Site). Site investigation and remediation are being implemented: 1) pursuant to the Order on Consent (Index No. D3-0001-99-01; Consent Order) between O&R and the New York State Department of Environmental Conservation (NYSDEC); and 2) in accordance with the NYSDEC’s December 2007 Record of Decision (ROD; NYSDEC 2007a). The Site is listed in the State Superfund program under Site Code 336049. For more information on remedial programs in New York State, refer to <http://www.dec.ny.gov/chemical/brownfields.html>.

Citizen participation activities conducted under this CPP and the Consent Order are consistent with requirements stipulated in Title 6 of the Official Compilation of New York Codes, Rules, and Regulations (6 NYCRR) Part 375 (NYSDEC 2006) for Public Participation, and as required or recommended in the draft Citizen Participation Handbook for Remedial Programs (NYSDEC 2008). Based on the above guidance, citizen participation activities are designed to accomplish the following objectives:

- Provide a process for the affected or interested public to effectively participate in the decision making process for remedial actions (RAs);
- Foster meaningful public participation that reflects the diversity of interests and perspectives found within the community;
- Solicit public comments at formal milestones, while encouraging public input at any time during the site remedial process;
- Encourage dialogue to promote the exchange of information among the affected or interested public, State agencies, and other interested parties; and
- Inform the public, gather informed public input, and minimize needless delays caused by uncertainty or lack of information.

To achieve the above objectives, this CPP outlines a variety of communication methods that provide for constructive communication of remedial program activities among the stakeholders and other interested parties. This CPP includes methods intended to inform interested parties of program developments, provide opportunities for public involvement, and provide a central point of contact for inquiries regarding the remedial program for the Site.

The remainder of this section presents a brief Site description and history, summary of the remedial program required by the ROD, summary of potential issues of public concern, and the organization of this CPP.

1.1 Site Location and Description

The Port Jervis Former MGP Site is located at 16 Pike Street in a residential/commercial section of the City of Port Jervis, Orange County, New York (Figures 1 and 2). The Site is generally bordered by Brown Street to the north, Water Street to the west, King Street to the east, and Pike Street to the south. The Delaware River is approximately 160 feet to the southwest, beyond Water Street. The Neversink River is located approximately 1 mile southeast of the Site and flows generally southwest. The Neversink River empties into the Delaware River approximately 1.25 miles (as measured along the Delaware River) downstream of the Route 209 bridge.

The Site consists of approximately 1.2 acres of land owned by O&R (referred to herein as the Operations Center). The Operations Center is zoned for commercial and industrial purposes and utilized for equipment storage, utility service, and customer service. The Operations Center is completely fenced and primarily covered with a gravel/asphalt surface and a multiple-use service building. A vacant apartment building (owned by O&R) is located to the southwest of the Operations Center. Historically, a tail race from the Delaware and Hudson Canal passed through the Site and discharged to the Delaware River. The tail race was abandoned and backfilled by 1905 and currently contains a 60-inch storm sewer line that discharges to the Delaware River.

1.2 Site Geology and Hydrogeology

Site investigations have identified four unconsolidated soil units located beneath the Site (in descending order): fill, fine-grained alluvium, coarse-grained alluvium, and glacial outwash. These units are consistent with the glacial fluvial deposits found in this region. Gray shale bedrock underlies the unconsolidated units at depths ranging from approximately 148 to 180 feet below ground surface (bgs).

Groundwater was observed approximately 16 to 20 feet bgs. Groundwater generally flows in a southwest direction, which is consistent with the regional groundwater flow. No private wells were identified in the vicinity of the Site. The City of Port Jervis utilizes a reservoir system for the municipal water supply.

1.3 Site History

An MGP is a facility where gas for lighting and heating homes and businesses was produced. Manufactured gas was produced at the Site using the coal carbonization and carbureted water gas processes. The carbureted water gas process involved the passage of steam through burning coal. This formed a gaseous mixture (water gas or blue gas), which was then passed through a super heater with an oil spray. The oil spray would generate additional gas, enhancing the heat and light capacity of the overall gas mixture. In each process, the gas produced was condensed and purified prior to distribution.

In the mid-1800s, the Port Jervis Gas and Light Company operated an MGP at the Site. The plant utilized a variety of production processes over the subsequent decades of operation. The plant used coal and naphtha as feed stock. The naphtha, which is a flammable liquid derived by distilling crude oil, was delivered by an underground pipeline to the western side of the plant from a railroad yard. Various forms of infrastructure were built or relocated on-site during the plant's life, including naphtha tanks, lime purifier beds, sawdust purifier beds, tar wells, and at least four separate gas holders.

The plant ceased regular operations in 1938, at which time natural gas was introduced to the area. By 1959 most of the above-grade portions of the gas production structures had been demolished to make way for construction of the current Operations Center. For more information on MGPs and the remediation of MGP sites in New York State, refer to <http://www.dec.ny.gov/chemical/8430.html>.

1.4 Nature and Extent of Contamination

The production of manufactured gas and related byproducts resulted in the generation of various wastes, including coal tars. These wastes contain benzene, toluene, ethylbenzene, and xylene (BTEX), as well as a number of polycyclic aromatic hydrocarbons (PAHs) and cyanide – these constituents have been identified as the primary constituents of concern (COCs) at the Site. These wastes have impacted soil and groundwater at the Site, as well as off-site groundwater. The October 2005 *Remedial Investigation Report Phase II* (RI Report; The RETEC Group [RETEC] 2005) provides more details on the soil, groundwater, sediment, and air sampling and analysis activities that were conducted at the Site between 2000 and 2005. The RI Report and other Site documents are available for public review at the Site's document repositories, which are listed in Section 2.3.2. In addition, the ROD provides a summary of the MGP-related impacts known to exist at the Site.

1.5 Completed Remedial Program Activities

The following is an overview of the remedial program activities that have been performed as of the date of this CPP:

- **Preliminary Site Assessment:** A Preliminary Site Assessment (PSA) was performed in 1998 to determine if contamination was present at the Site as a result of previous (historical) Site usage. The investigation included surface soil sampling, subsurface soil sampling via test pits and soil borings, sediment sampling, monitoring well installation, and groundwater sampling. The results of the PSA were presented in the September 1998 *Preliminary Site Assessment Report* (GEI Consultants, Inc. [GEI] 1998) and indicated that MGP-related contamination was present and a Remedial Investigation (RI) was warranted to fully characterize environmental conditions at the Site.
- **Remedial Investigation:** An RI was performed between September 2000 and October 2005 to determine the nature and extent of MGP-related contamination at the Site. Through extensive sampling and laboratory analyses, the RI: 1) identified the length, depth, and width of contamination; 2) defined the pathways of migration; and 3) quantified the degree of contamination in all potentially affected environmental media, including sediments, groundwater, soils, and soil vapor. Activities performed during these investigations included the collection of several surface soil samples, excavation of test pits and installation of soil borings to assess subsurface soil quality, installation of monitoring wells to assess groundwater flow and quality, and an assessment of the possibility for indoor air contamination at buildings in and around the Site due to soil vapor intrusion (SVI). The results of the RI were presented in the October 2005 RI Report.
- **Feasibility Study:** The March 2006 *Feasibility Study* (FS; RETEC 2006) was prepared to identify and evaluate potential remedial alternatives for the Site. Through the engineering evaluation provided in the FS, and based on specific criteria, the most appropriate remedy was selected for the Site.
- **Initial Supplemental Investigation:** An initial supplemental investigation (SI) was performed between June and July 2006 at the property at the corner of Pike and King Streets (28 Pike Street) to assess whether any MGP-related impacts were present at or beneath the building at this location. The results of the initial SI were presented in the January 2007 *Supplemental Investigation Report* (Initial SI Report; RETEC 2007a).

- **Proposed Remedial Action Plan:** The January 2007 *Proposed Remedial Action Plan* (PRAP; NYSDEC 2007b) was issued by NYSDEC to identify the preferred remedial approach to address MGP-related contamination at the Site. The PRAP was made available for public comment for 30 days and a public meeting was held to describe the elements of the remedy. In response to comments received, the comment period was extended for an additional 30 days.
- **Soil Vapor Intrusion Investigation (Operations Center):** An SVI investigation was performed in March 2007 to further evaluate the potential intrusion of tetrachloroethene (PCE) at the office building located within the Operations Center. PCE (a dry cleaning agent that is not related to the historical operation of the MGP) was previously identified in soil vapor at the 28 Pike Street property during the initial SI. The results of the SVI investigation were presented in the June 2007 *Soil Vapor Intrusion Evaluation* (Initial SVI Report; RETEC 2007b).
- **Soil Vapor Intrusion Investigation (28 Pike Street):** An SVI investigation was performed in March 2007 at 28 Pike Street (at the request of the New York State Department of Health [NYSDOH]) to further evaluate the potential vapor intrusion pathway at that property. The results of the SVI investigation were presented in the August 2007 *Soil Vapor Intrusion Evaluation Report* (Second SVI Report; RETEC 2007c).
- **Record of Decision:** Based on the results of the RI, the evaluation of remedial alternatives presented in the FS, and public input received on the PRAP, the NYSDEC selected a remedy that will achieve the remediation goals for the Site. The selected remedy was set forth in the December 2007 ROD and is summarized in Section 1.6 below. Appendix B of the ROD includes an Administrative Record of Site-related documents and correspondence. For more information on the various stages of the remedial process, refer to <http://www.dec.ny.gov/chemical/8661.html>.
- **Additional Supplemental Investigation:** An additional SI was performed between February and March 2008 at the Operations Center and 28 Pike Street to address concerns of the 28 Pike Street property owner. Specifically, the owner requested that additional sampling be performed to further assess the presence or absence of contaminants at his property and two adjacent areas on the Operations Center. The results of the additional SI were presented in the June 2008 *Supplemental Investigation Report* (Second SI Report; ENSR Corporation [ENSR] 2008a).

- **Interim Remedial Measure Work Plan:** An Interim Remedial Measure (IRM) Work Plan was prepared in November 2008 to provide details regarding the implementation of the portion of the remedy targeting the 28 Pike Street property. This includes the removal of surface soils in the northwestern portion of that property and the installation of a concrete floor and soil venting system within the basement of the building located at 28 Pike Street (ENSR 2008b).

1.6 Overview of the Selected Remedy

Based on the results of the RI/FS and supplemental investigations conducted at the Site, the ROD established the following remedial goals for the Site:

- Remediate, to the extent practicable, areas containing source material.
- Eliminate or reduce human, flora, and fauna contact with surface and subsurface soils exceeding standards, criteria, and guidance (SCGs).
- Eliminate or reduce the migration of light non-aqueous phase liquid (LNAPL) and dense non-aqueous phase liquid (DNAPL) in groundwater and subsurface soil. Non-aqueous phase liquids (NAPLs) are substances that do not readily dissolve or mix with water and, as such, are often present in the environment in a liquid phase separate from groundwater. Petroleum and coal tars are examples of NAPLs.
- Eliminate or reduce the off-site migration of groundwater that does not attain New York State Groundwater Quality Standards.
- Prevent, to the extent practicable, human, flora, and fauna contact with groundwater containing Site-related constituents that do not attain Part 5 of the New York State Sanitary Code Drinking Water Standards and/or Department ambient groundwater quality standards.

To achieve these remedial goals, the ROD set forth the following cleanup approach for the Site:

- Installation of NAPL collection wells to remove NAPL from the subsurface.
- Removal of surface soil in the off-site 28 Pike Street area to a depth of at least 2 feet bgs. The removal area will be backfilled with clean soil.
- Covering exposed soils in the basement of the 28 Pike Street building with a concrete slab and installation of a sub-slab depressurization system.

- Demolition, excavation, and removal of former MGP structures and their contents. Source area soils will also be subject to excavation. Removed materials will be subject to off-site disposal.
- Placement of a cover system (e.g., pavement) over uncovered areas of the Site to prevent exposure to impacted soils.
- Installation of groundwater treatment wells downgradient of the Site. The wells will be placed to intercept the dissolved-phase groundwater plume heading toward the Delaware River. Groundwater will be treated by enhanced aerobic biodegradation of the contaminants.
- Establishment of a Site Management Plan (SMP) and environmental easements.

The approach outlined above was selected by NYSDEC in consultation with the NYSDOH and with consideration of public comments received on the PRAP.

1.7 CPP Organization

The remainder of this CPP is organized into the following sections:

- Section 2 summarizes the specific citizen participation activities accomplished to date and outlines the plan to keep affected or interested parties informed during remedial activities;
- Section 3 identifies the key project personnel to contact about the remedial activities;
- Section 4 provides definitions of commonly used citizen participation terms; and
- Section 5 provides a list of reference documents used in the preparation of this CPP.

2. Citizen Participation Program

The primary goal of this CPP is to achieve effective communication between O&R, the City of Port Jervis, the citizens of Port Jervis, the NYSDEC, the NYSDOH, and other stakeholders and interested parties. More specifically, this CPP provides a framework to communicate the remedial program goals and milestones; inform citizens and others of ongoing project activities, status, and progress; provide citizens and other stakeholders a forum for input and comment; help the public understand the technical issues at the Site, including potential risks to human health and the environment; and inform the community about the duration and the complexity of the remedial program.

2.1 Identified Issues of Public Concern

Based on community input and comments received during public meetings and through other means, several issues of public concern have been identified for the Site and related project work, including:

- Sufficient notification of the community regarding site work;
- Health and safety of residents who live near the Site;
- Disruption to quality of life during construction from factors such as truck traffic, odors, dust, noise, and construction scheduling;
- Impacts to properties and businesses during construction;
- Flooding of properties in the area of the site and the possible migration of contaminants due to flooding;
- Potential property purchases;
- Former dry cleaner property and detections of PCE in the soil gas (PCE is commonly used as a dry cleaning solvent and as a degreaser);
- Need for NYSDEC oversight during remediation; and
- Need for and implementation of institutional controls at privately-owned properties.

Appendix A of the ROD includes a Responsiveness Summary that provides additional details on these and other issues of public concern. Additional issues of public concern may also be identified during the design and implementation phases of work.

2.2 Completed Citizen Participation Activities

Citizen participation activities have been performed by both O&R and NYSDEC at various stages of the project. Such activities have included:

- Repositories were established for documents pertaining to the Site.
- A public contact list was established (Table 1), which included elected officials, local media, and other interested parties.
- O&R representatives met with adjacent property owners and some local residents to discuss the investigation activities performed and the plans for remediation.
- O&R met with City of Port Jervis officials to discuss the remedial program and how they and the public will be kept abreast of future activities.
- Fact sheets have been issued by NYSDEC to describe the activities at the Site and the decisions made for its remediation.
- Letters have been sent to neighbors and members of the neighborhood describing activities at the Site and informing the public on where to go for more information.
- A comment period was held on the PRAP from January 31, 2007 to March 2, 2007. NYSDEC hosted a public meeting on February 21, 2007 to present the PRAP and invite comments from the public on the suite of actions selected for the remediation of the Site. The comment period and public meeting were announced by a fact sheet.
- The comment period on the PRAP was extended to April 1, 2007 to allow for additional time for public review of the proposed remedy and Site information.
- A project update fact sheet was mailed to the Site contact list on June 25, 2007 to respond to some of the comments and questions received on the PRAP.
- An availability session was held on August 8, 2007 to answer questions from the public in an informal setting. Personnel were available to discuss the results of the site investigation, the proposed remedy issued in January 2007, and to respond to questions previously raised.

- A Responsiveness Summary (Appendix A of the ROD) was prepared to address the comments received during the public comment period for the PRAP.

A summary of the Site-related documents provided to Information Repositories to date, as well as a copy of the CPP-related correspondence to date (e.g., fact sheets) are provided in Appendix A.

2.3 Citizen Participation Tools

The tools that will be used, as necessary, to meet the objectives of this CPP include:

- Project presentations;
- Document repositories;
- Mailing list of interested parties;
- Fact sheets regarding project milestones;
- Letters to neighbors and interested parties regarding specific activities that may affect their properties;
- Certification of mailing; and
- Public meetings/availability sessions.

Each of these tools is discussed in more detail below.

2.3.1 Project Presentations

As necessary and at the discretion of O&R, NYSDEC, and NYSDOH, project personnel may present to community groups or others needing to learn more about the Site and planned activities. O&R, NYSDEC, and NYSDOH are committed to providing open communications with the public, and will meet with local government, community groups, or the general public upon request to provide project updates and/or answer questions.

2.3.2 Document Repositories

Document repositories are available in publicly accessible locations that have the accommodations necessary to house and make project-related documents available for community reference and review. The establishment and continued use of document repositories can maximize public access to site information while minimizing abuse, destruction, or theft of project documentation.

The document repositories for the Site are as follows:

Port Jervis Public Library

138 Pike Street
Port Jervis, New York 12771
Telephone: 845-856-7313
Hours:
10:00 am to 9:00 pm (M, Tu, Th)
10:00 am to 6:00 pm (W, F)
10:00 am to 5:00 pm (Sa)

NYSDEC Central Office

625 Broadway, 11th Floor
Albany, New York 12233-7014
Attention: Joshua Cook
Telephone: 1-866-520-2334
Hours: 7:30 am to 3:45 pm (M-F); By Appointment

NYSDEC Region 3 Office

21 South Putt Corners Road
New Paltz, New York 12561
Attention: Michael Knipfing
Telephone: 845-256-3154
Hours: 8:30 am to 4:45 pm (M-F); By Appointment

Many Site-related documents are already available at these repositories and future documents relating to the Site will be stored at these locations for public reference and review.

2.3.3 Mailing List of Interested Parties

Interested parties are identified on the project contact list (Table 1). This mailing list will be used to inform interested parties of key milestones in the program. The list is composed of elected officials, people, and organizations directly affected by the remedial program, as well as representatives of the local media. The list will be updated in a timely manner, based on expressions of interest at public meetings or written requests for inclusion.

2.3.4 Fact Sheets

Fact sheets are required by the NYSDEC at various stages of a project under the State Superfund program. A fact sheet must be prepared before the start of an RA and must cover such issues as:

- History of the site;
- Status of project activities/description of recently completed activities;
- Description and basis for upcoming activities;
- Potential health and environmental issues associated with remediation of the site; and
- Project schedules and information on future activities.

Fact sheets will be prepared and issued to all interested parties (including those listed in Table 1) as appropriate and as required by NYSDEC.

2.3.5 Letters to Neighbors and Concerned Parties

In addition to the more general fact sheets discussed above, site work may involve specific activities that will affect certain properties (such as additional sampling, etc.). To properly inform property owners and neighbors about these particular activities, letters will be prepared and mailed to the owners of the affected properties in a timely manner.

2.3.6 Certification of Mailing

A certification of mailing will be completed and provided to the NYSDEC Project Manager within five days of mailing each fact sheet. Attachment 1 contains the form to be used for this purpose.

2.3.7 Public Meetings/Availability Sessions

Public meetings and/or availability sessions may be conducted (if necessary) following the issue of project documents to allow O&R, NYSDEC, and NYSDOH an opportunity to provide information about the Site and planned activities, and provide the public an opportunity to ask questions. Announcements regarding public meetings/availability sessions will be mailed to the interested parties listed in Table 1.

3. Project Contact Personnel

The following people can be contacted for additional information about the Site:

Orange and Rockland Utilities, Inc.

Ms. Maribeth McCormick
Technical Manager – Environmental Services
Orange and Rockland Utilities, Inc.
3 Old Chester Road
Goshen, New York 10924

Telephone: 845-783-5534
e-mail address: mccormickm@oru.com

New York State Department of
Environmental Conservation

Mr. Joshua Cook
NYSDEC
625 Broadway, 11th Floor
Albany, New York 12233-7014

Telephone: 1-866-520-2334
e-mail address: jpcook@gw.dec.state.ny.us

Mr. Michael Knipfing
Citizen Participation Specialist
21 S. Putt Corners Road
New Paltz, New York 12561

Telephone: 845-256-3154

New York State Department of Health

Ms. Kristin Kulow
NYSDOH
28 Hill Street, Suite 201
Oneonta, New York 13820

Telephone: 607-432-3911
e-mail address: kxk07@health.state.ny.us

4. Definitions of Commonly Used Citizen Participation Terms

Citizen Participation – A process to inform and involve the interested/affected public in the decision-making process during identification, assessment, and remediation of sites. This process helps to assure that the best decisions are made from technical, environmental, human health, and economic perspectives.

Citizen Participation Plan – A document that describes the site-specific citizen participation activities that will take place to complement the “technical” (remedial) activities. It also provides site background and rationale for the selected citizen participation program for the site. A plan may be updated or altered as public interest or the technical aspects of the program change.

Document Repository – Typically a regional NYSDEC office and/or public building (such as a library), near a particular site, at which documents related to remedial and citizen participation activities at the site are available for public review. The document repository provides access to documents at times and at a location that is convenient to the public.

Fact Sheet – A synopsis of all or a portion of the project to disseminate information to the stakeholders. Uses may include discussion of an element of the cleanup program, opportunities for public involvement, availability of a report or other information, or announcement of a public meeting.

Feasibility Study – A process for developing, evaluating, and selecting appropriate cleanup approaches for limiting or eliminating the potential human and environmental hazards of a site. Based on information gathered during the RI, the FS sets out the goals of the RA to be taken, evaluates the more appropriate alternatives, and selects the best alternative based on several criteria.

Mailing List – Names, addresses, and/or telephone numbers of individuals, groups, organizations, and media interested and/or affected by a particular site. Interest in the site, stage of remediation, and other factors guide how comprehensive the list becomes. The mailing list is used to inform and involve the interested/affected public.

Potentially Responsible Party – Individuals, companies, or any other parties that are potentially liable for payment of Superfund cleanup costs. Companies that generate hazardous substances disposed of at a Superfund site, current and former owners and operators of the site, and transporters who selected the site for disposal of hazardous substances may be responsible for part or all of the cleanup costs.

Project Manager – Responsible for the day-to-day administration of the site investigation, and ultimate remediation/closure. The NYSDEC's Project Manager(s) coordinate efforts to accomplish site-related goals and objectives.

Proposed Remedial Action Plan – A summary of the proposed cleanup approach for a site. A PRAP also briefly discusses each cleanup alternative that was considered and the reasons for selecting or rejecting it. The PRAP is prepared and distributed by the regulatory agency in charge of the project.

Public – The universe of individuals, groups, and organizations: a) affected (or potentially affected) by an inactive hazardous site and/or its remedial program; b) interested in the site and/or its remediation; and/or c) having information about the site and its history.

Public Availability Session – A scheduled gathering of the regulatory agency(ies), the potentially responsible party, and the public to give and receive information, ask questions, and discuss issues. The public availability session may take one of the following forms: large group meeting called by the potentially responsible party; participation by the potentially responsible party at a meeting sponsored by another organization (e.g., a town board); or working group or workshop.

Record of Decision – After completion of the RI/FS process and issuing the PRAP, the NYSDEC summarizes public comment on the PRAP, makes a final decision regarding what, if any, RA is to be taken at a site, and publishes the ROD. The ROD signals the beginning of the design and implementation of remediation intended to limit or eliminate potential human and environmental hazards posed by a site.

Remedial Action – The actual construction or implementation phase of a hazardous waste site cleanup that follows the Remedial Design. The RA is performed at the site by a construction contractor experienced with implementing environmental cleanup projects.

Remedial Design – Once an RA has been selected, technical drawings and specifications for remedial construction at a site are developed. Design documents are used to bid and construct the chosen cleanup approach, or RA. The Remedial Design is completed by consulting engineers with experience in environmental remediation.

Remedial Investigation – A process to determine the nature and extent of contamination by collecting data and analyzing the site. It includes sampling and monitoring, as necessary, and the gathering of sufficient information to allow for the evaluation of remedial alternatives, in order to select an appropriate remedy for the site.

Responsiveness Summary – A summary of the written and oral comments made by the public about an important document or proposal developed during the investigation or remediation of a hazardous waste site, and agency responses to those comments. A responsiveness summary creates a written record that demonstrates that project staff and decision makers have accurately heard the public's comments and suggestions; describes how the oversight agency has considered public input and factored it into decision making; and addresses significant public comments.

5. References

ENSR. 2008a. Supplemental Investigation Report, Pike Street Former Manufactured Gas Plant Site, 28 Pike Street Property, Port Jervis, New York. June 2008.

ENSR. 2008b. IRM Work Plan, Surface Soil Removal and Sub-slab Depressurization System, 28 Pike Street Property, Former Pike Street MGP Site, Port Jervis, New York. November 2008.

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RETEC. 2007a. Supplemental Investigation Report, Pike Street Former Manufactured Gas Plant Site, Port Jervis, New York. January 2007.

RETEC. 2007b. Soil Vapor Intrusion Evaluation, O&R Operations Facility Building, Port Jervis, New York. June 2007.

RETEC. 2007c. Soil Vapor Intrusion Evaluation Report, 28 Pike Street Section, Pike Street Former MGP Site, Port Jervis, New York. August 2007.

ARCADIS

Table

Table 1

Contact Lists

The key organizations and contacts involved with the performance and oversight of the work at the Port Jervis site are identified below. Members of the public are encouraged to contact any of these individuals with questions about the project.

ORANGE AND ROCKLAND UTILITIES

MS. MARIBETH MCCORMICK
TECHNICAL MANAGER - ENVIRONMENTAL SERVICES
ORANGE AND ROCKLAND UTILITIES, INC.
3 OLD CHESTER RD
GOSHEN, NY 10924
TELEPHONE: 845-783-5534
E-MAIL: MCCORMICKM@ORU.COM

NY STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

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COMMUNITY CONTACT

FACT SHEETS AND NOTICES THAT DESCRIBE WORK AT THE SITE WILL BE PROVIDED TO THE AGENCIES, MEDIA OUTLETS, NEIGHBORS, AND INTERESTED PARTIES WHO ARE IDENTIFIED IN THE FOLLOWING LISTS. MEMBERS OF THE COMMUNITY WHO WISH TO RECEIVE PROJECT MAILINGS, BUT WHO ARE NOT ON THE LIST, MAY CONTACT BARRY SHORT AT O&R TO BE ADDED.

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NEWBURGH, NY 12550

TOM LEEK, EDITOR
THE GAZETTE
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PORT JERVIS, NY 12771

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CITY EDITOR
ORANGE COUNTY POST
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WASHINGTONVILLE, NY 10992

CITY EDITOR
PHOTO NEWS/WARWICK
ADVERTISER
40 WEST ST.
CHESTER, NY 10918

CITY EDITOR
THE SENTINEL
P.O. BOX 406
VAILS GATE, NY 12584

CITY EDITOR
THE CORNWALL LOCAL
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CITY EDITOR
THE WARWICK VALLEY
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WDST
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27 INDUSTRIAL DRIVE
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GREENWAY CONSERVANCY
CAPITOL BUILDING
CAPITOL STATION, RM 254
ALBANY, NY 12224

THE NATURE CONSERVANCY
EASTERN NY CHAPTER
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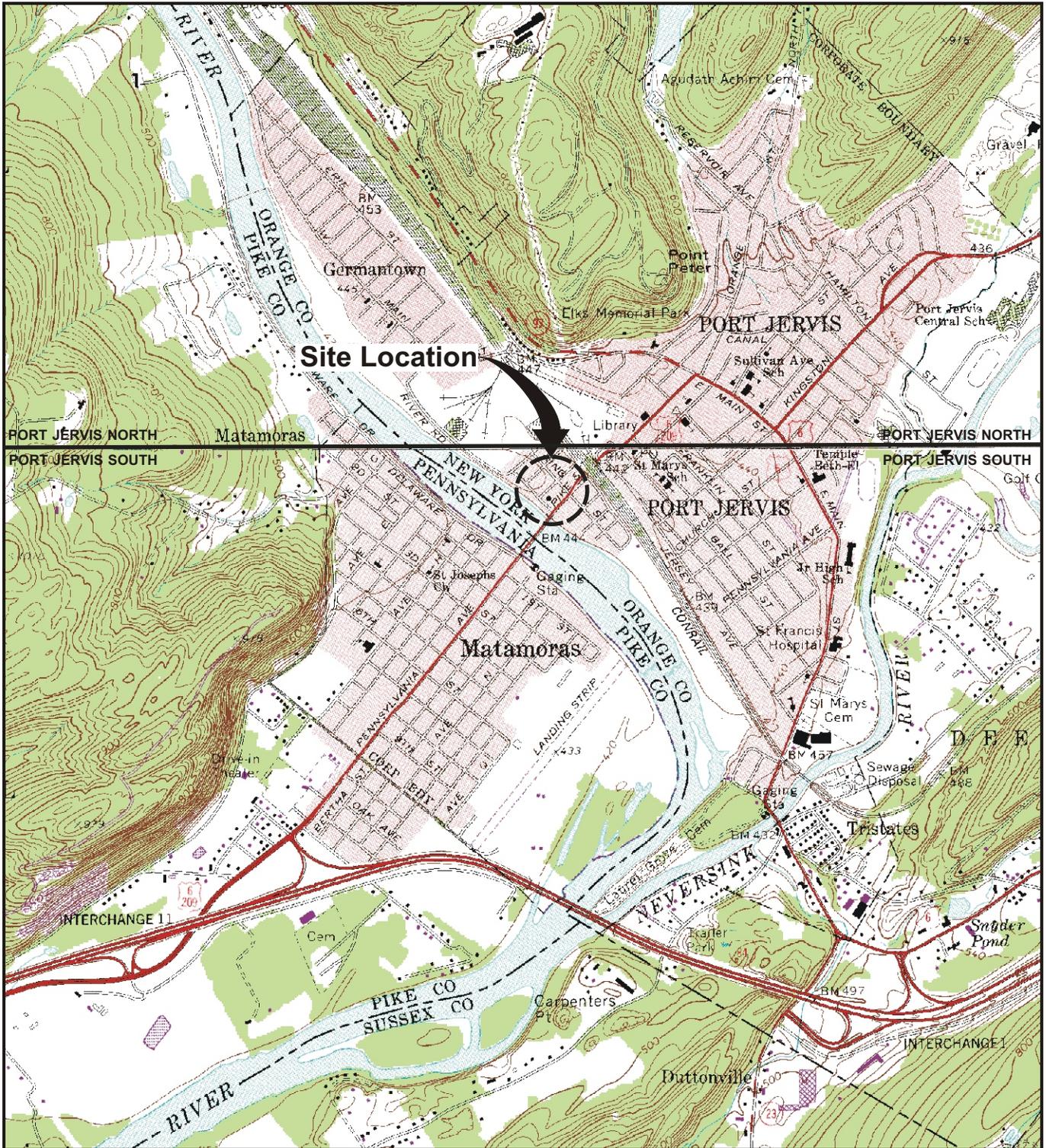
KENNETH CALLAGHAN
SHAW ENVIRONMENTAL
4 COMMERCE DR. SOUTH
HARRIMAN, NY 10926

LOCAL RESIDENTS AND/OR PROPERTY OWNERS

AT THE DIRECTION OF NYSDEC, THE NAMES AND CONTACT INFORMATION FOR LOCAL RESIDENTS AND/OR PROPERTY OWNERS HAVE BEEN WITHHELD FROM THIS DOCUMENT (FOR PRIVACY REASONS). PLEASE CONTACT THE NYSDEC PROJECT MANAGER (MR. JOSHUA COOK) TO: 1) DETERMINE IF YOU ARE ON THE CONTACT LIST; OR 2) BE ADDED TO THE CONTACT LIST.

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Figures



REFERENCE: BASE MAP USGS 7.5 MIN. QUAD., PORT JERVIS NORTH, NY-PA, 1969, PHOTOINSPECTED 1980. PORT JERVIS SOUTH, NY-NJ-PA., 1969, PHOTOREVISED 1983.



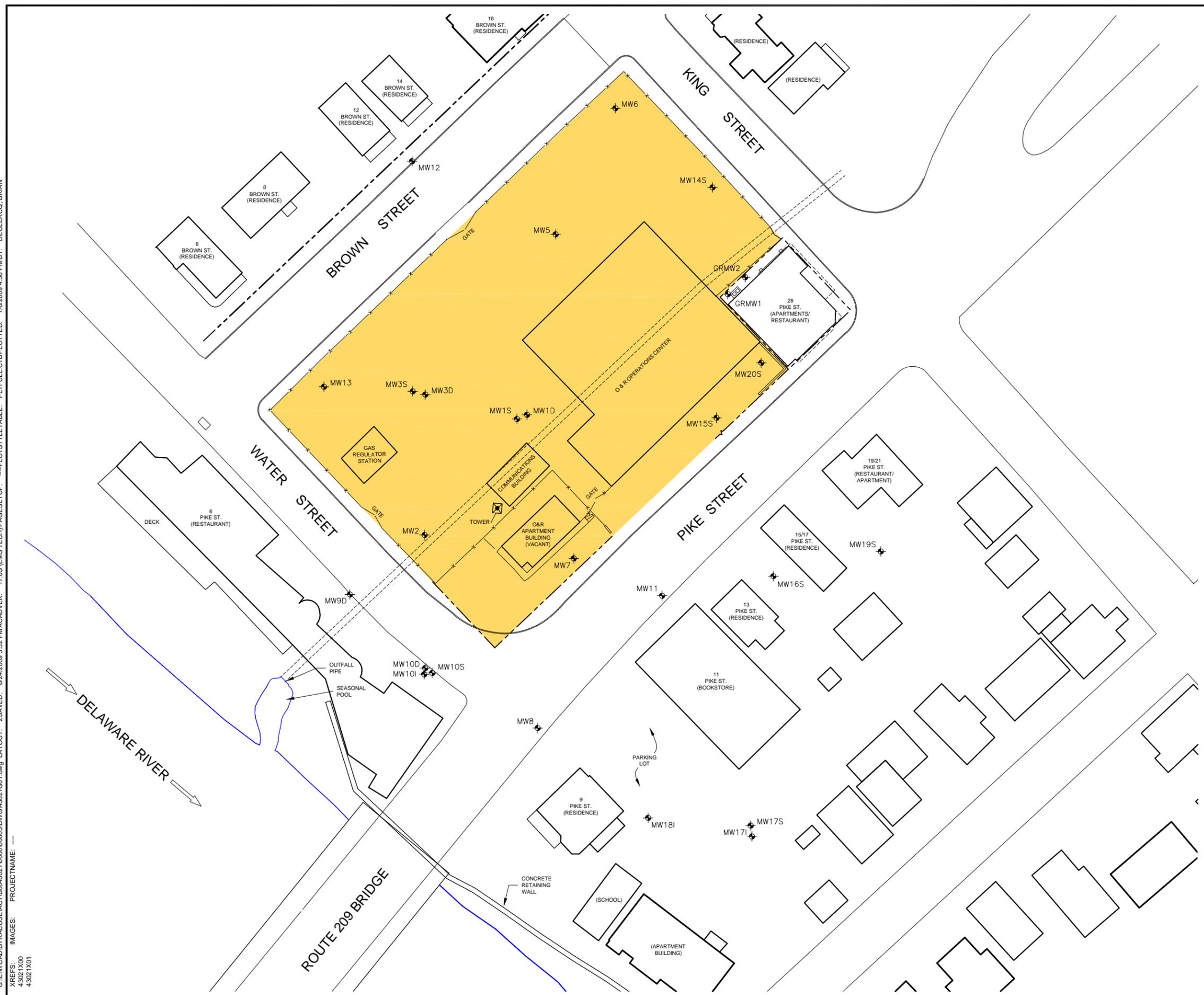
PORT JERVIS FORMER MGP SITE
 ORANGE AND ROCKLAND UTILITIES, INC.
 PORT JERVIS, NEW YORK
CITIZEN PARTICIPATION PLAN

SITE LOCATION MAP



FIGURE
1

CITY: SYRACUSE DIV/PROJECT: ENV141 DE: D. WODARCZYK LD: D. WODARCZYK PIC: (P) PW: A. CORBIN TM: T. LEEHUIS LVR: (O) ON: OFF=REF: --- PLOT STYLE TABLE: PLT: FULL CTB PLOTTED: 7/6/2009 4:36 PM BY: DECLERCO, BRIAN
 G:\ENVCAD\SYRACUSE\ACT\B043021\0000\3\DWG\43021G01.dwg LAYOUT: 2\$AVED: 6/24/2009 3:52 PM ACADVER: 17.05 (LMS TECH) PAGES SETUP: ---
 XREFS: 43021X00 43021X01
 IMAGES: PROJECT NAME: ---



LEGEND:

- PROPERTY LINE (APPROXIMATE)
- EDGE OF WATER (APPROXIMATE)
- x-x- CHAIN LINK FENCE
- EXISTING STRUCTURE
- SUBSURFACE STRUCTURE
- RIVER FLOW DIRECTION
- MW1S ◆ MONITORING WELL
- APPROXIMATE LIMITS OF PROPERTY OWNED BY ORANGE AND ROCKLAND UTILITIES, INC.

NOTES:

1. BASE MAP MODIFIED FROM DRAWINGS PORT_JERVIS_08.DWG AND FIG2-1_GW3-08.DWG PROVIDED BY AECOM.
2. ALL LOCATIONS AND PROPERTY BOUNDARIES ARE APPROXIMATE.



PORT JERVIS FORMER MGP SITE
 ORANGE AND ROCKLAND UTILITIES, INC.
 PORT JERVIS, NEW YORK
CITIZEN PARTICIPATION PLAN

SITE PLAN

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FIGURE
2

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Attachment

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Attachment 1

Certification of Mailing

SITE NAME [insert]
SITE NO. [insert]

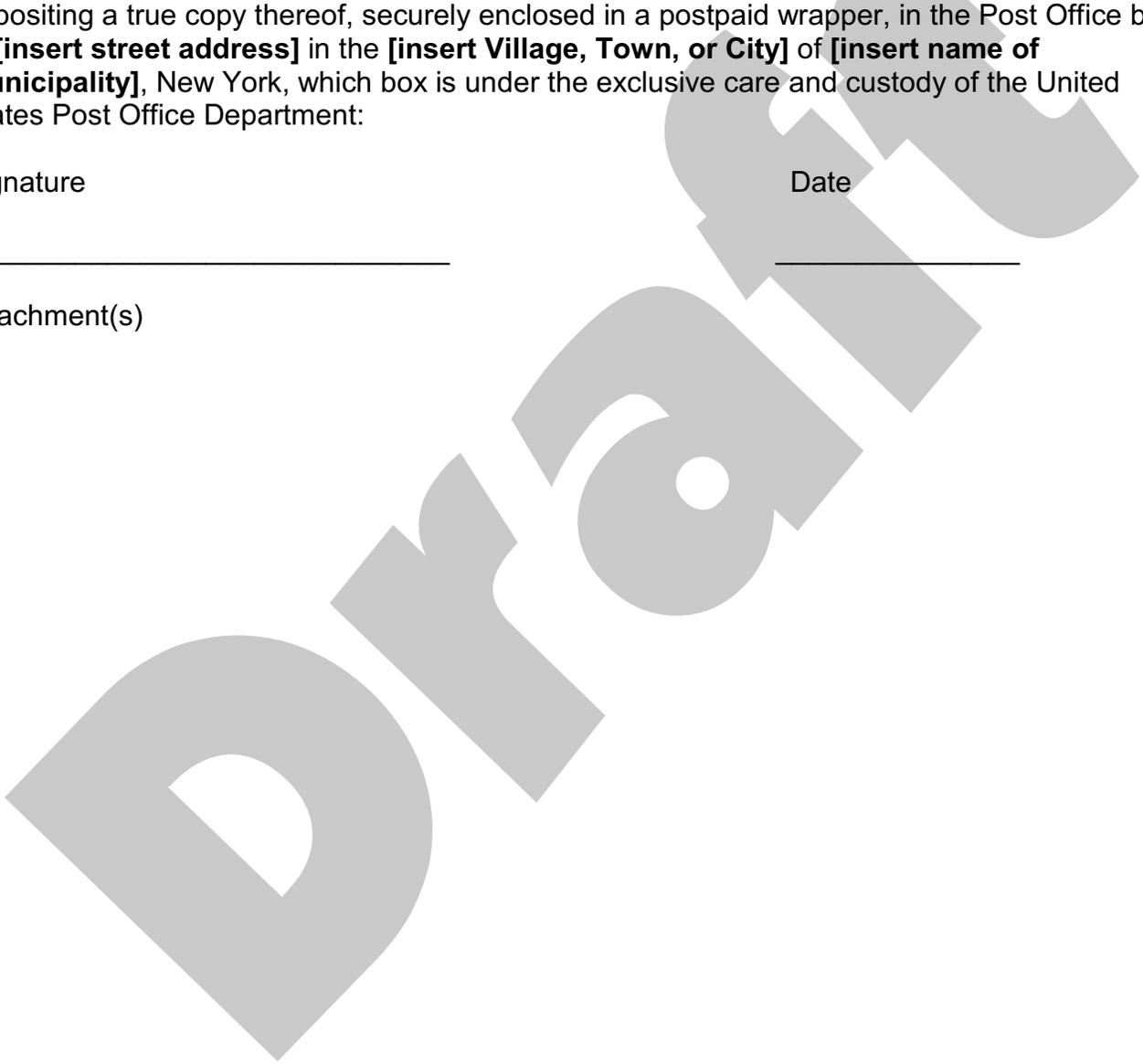
CERTIFICATION OF MAILING

I certify that I mailed on **[insert date]** a copy of the attached **[identify purpose of fact sheet and attach]** fact sheet by first class mail to the person(s) on the attached mailing list, by depositing a true copy thereof, securely enclosed in a postpaid wrapper, in the Post Office box at **[insert street address]** in the **[insert Village, Town, or City]** of **[insert name of municipality]**, New York, which box is under the exclusive care and custody of the United States Post Office Department:

Signature

Date

Attachment(s)



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Appendix

Appendix A

Summary of Existing
CPP-Related Information

ARCADIS

Appendix A-1

Summary of Documents
Previously Submitted to
Information Repositories

Summary of Documents Previously Submitted to Information Repositories

GEI Consultants, Inc./Atlantic Environmental Division, 1998. Draft Preliminary Site Assessment Report, Port Jervis Former MGP Site, Port Jervis, New York.

RETEC, 2005. Remedial Investigation Report, Phase II, Port Jervis MGP Site, Port Jervis, New York.

RETEC, 2006. Feasibility Study, Port Jervis MGP Site, Port Jervis, New York.

NYSDEC, 2007. Proposed Remedial Action Plan, Pike Street Former MGP Site.

NYSDEC, 2007. Record of Decision – O&R Port Jervis Former MGP Site – Site No. 3-36-049.

RETEC, 2007. Supplemental Investigation Report – 28 Pike Street, Port Jervis.

RETEC, 2007. Soil Vapor Intrusion Evaluation, O&R Operations Facility Building, Port Jervis, New York.

RETEC, 2007. Soil Vapor Intrusion Evaluation Report, 28 Pike Street Section, Pike Street Former MGP Site, Port Jervis, New York.

RETEC, 2007. Historical Property Boundary Review, 28 Pike Street Property, Port Jervis Pike Street MGP Site, Port Jervis, New York.

ENSR, 2008. Supplemental Investigation Report, Pike Street Former Manufactured Gas Plant Site, 28 Pike Street Property, Port Jervis, New York.

Fact Sheets

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Appendix A-2

January 2007 Public Meeting
Invitation



**Public Meeting
Invitation**

**Wednesday,
February 21st
7:00 - 9:00 PM**

Port Jervis Public Library
138 Pike Street
Port Jervis, NY 12771
845-856-7313

The New York State Departments of Environmental Conservation and Health (NYSDEC and NYSDOH) will discuss the proposed remedy for the O&R Port Jervis MGP Site. At the meeting, representatives from the NYSDOH and NYSDOH will:

- Describe results of the site investigations;
- Explain the proposed remedy;
- Answer your questions about the remedy;
- Receive your verbal or written comments about the proposal.

**PUBLIC COMMENT
PERIOD**

From: January 31, 2007
To: March 2, 2007

FACT SHEET

January 2007

O&R Port Jervis MGP SITE

SITE No. 336049

16 Pike Street

Port Jervis, New York 12771

Remedy Proposed for the O&R Port Jervis MGP Site

Public Meeting, Comment Period Announced

The New York State Department of Environmental Conservation (NYSDEC), working cooperatively with the New York State Department of Health (NYSDOH), has proposed a remedy designed to address contamination identified at the Orange & Rockland Utilities, Inc. (O&R) Manufactured Gas Plant (MGP) Site in Port Jervis, New York (*see location map on page 4*).

The Proposed Action: Highlights of the proposed remedy include excavation and off-site disposal of contaminated soil and structures associated with the former MGP, installation of non-aqueous phase liquid (NAPL) recovery wells, installation of groundwater treatment wells and further evaluation of soil vapor and indoor air quality. A Site Management Plan will be implemented and an environmental easement placed on the property to ensure the effectiveness of the proposed remedy. This proposal is described in the site's Proposed Remedial Action Plan (PRAP). The PRAP was developed following a detailed investigation of the site. The PRAP evaluates different options to clean up the site and presents the alternative preferred by the NYSDOH and NYSDOH.

See pages 2 and 3 of this fact sheet for a summary of the PRAP, site background, and summary of the site investigation. The full PRAP is available for your review at the document repositories listed on page 3.

Your Opportunities to Comment on the Proposed Remedy: Release of the PRAP begins a process to finalize selection of the remedy for the site. Your comment and input about the proposed remedy are important and encouraged.

Your oral and written comments about the PRAP are welcome at the **public meeting** (see sidebar) and during a **public comment period** which runs until March 2, 2007. Written comments also may be mailed until the end of the comment period to:

Joshua Cook
NYSDEC, Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7014

What Happens Next: All comments received during the public comment period will be considered as the remedy for the O&R Port Jervis MGP site is finalized. Public input will be factored into the Record of Decision (ROD) which will describe the remedy selected and why it was chosen. NYSDOH will respond to comments in a responsiveness summary included in the ROD.

Site History

From the mid-1800s to approximately 1959 a manufactured gas plant operated at the O & R Port Jervis MGP Site. The site contained several structures associated with the MGP, many of which were changed, expanded and/or abandoned over the plant's lifetime. The plant ceased regular operations in 1938, but may have continued operating in some capacity for some time thereafter. The site was later converted into an operations facility for O&R. It currently is used for storage of equipment and contains an operations and customer service center, a natural gas regulator station and a communications building.

Site Investigation

Investigation of the site began in 1998 with a Site Characterization, which confirmed the site of the former MGP and found that the site was contaminated with MGP wastes. A Remedial Investigation (RI) was conducted between September 2000 and October 2005 and a Supplemental Investigation was conducted in June and July 2006. Investigative activities conducted included excavation of test pits and installation of soil borings to assess subsurface soil quality, installation of monitoring wells to assess groundwater flow and quality, the collection of several surface soil samples, and an assessment of the possibility for indoor air contamination at buildings in and around the site due to soil vapor intrusion.

The investigation found several source areas of contamination at the site and found that contamination, in the form of NAPL and contaminated groundwater, is migrating off-site to the south-southeast. Contaminated groundwater extends to the Delaware River. No significant site-related impacts to indoor air quality were conclusively found during the RI. However, further evaluation of certain buildings will be conducted to confirm those results.

Details of the investigation can be found in the "Remedial Investigation Report - Phase II for the Port Jervis Manufactured Gas Plant Site" which can be found at the repositories listed at the end of this fact sheet.

Summary of Proposed Remedial Action

The O&R Port Jervis MGP is located at 16 Pike Street in the City of Port Jervis, Orange County. The site covers approximately 1.2 acres located in an urban setting and is currently used by O&R as an operations facility and for equipment storage, utility service, and customer service. A vacant apartment building is also located on-site. The PRAP identifies the remedy preferred by the NYSDEC and NYSDOH to remediate the on-site and off-site soil and groundwater and to address any potential exposures to contaminated environmental media. The main contaminants of concern are polycyclic aromatic hydrocarbons (PAHs) and volatile organic compounds (VOCs) associated with MGP wastes. The proposed alternative was chosen following a detailed investigation of the site and evaluation of alternatives for remediating the contamination.

The main elements of the proposed remedy include:

- demolition and excavation for off-site disposal of former MGP structures and other "hot spots";
- placing a cover system at the site to prevent exposure to contaminated surface and subsurface soils and excavation of a small area of identified surface soil contamination;
- installation of NAPL collection wells to remove NAPL from the subsurface;
- installation of groundwater treatment wells downgradient of the site to treat the dissolved phase groundwater plume heading towards the Delaware River;
- additional sampling to evaluate the potential for soil vapor intrusion;
- development of a site management plan and imposition of institutional controls to ensure the effectiveness of the proposed remedy;
- periodic certification that the institutional controls and engineering controls are still in place and effective.

Costs and Funding for the Site Remedy

The total present worth to construct and implement the proposed remedy is estimated at \$ 5,400,000. The costs of the cleanup will be paid by Orange and Rockland Utilities, Inc. Following remediation it is planned for O&R to continue using the property as the site of their operations center.

Health Issues

Groundwater and subsurface soils beneath the site are contaminated with PAHs and BTEX (benzene, toluene, ethylbenzene and xylene). There are no identified users of groundwater in the vicinity. All the provisions of the PRAP will reduce the potential for human exposure at the site.

Document Repositories: *To review the complete PRAP and other site information:*

Port Jervis Public Library
138 Pike Street
Port Jervis, New York 12771
(845) 856-7313

Hours:

Mon., Tues. & Thurs. 10:00 am - 9:00 pm
Wed. & Fri. 10:00 am - 6:00 pm
Saturday 10:00 am - 5:00 pm

NYSDEC Region 3
21 South Putt Corners Road
New Paltz, New York 12561
(845) 256-3154

Hours: Mon-Fri 8:30 am - 4:45 pm

NYSDEC, Remedial Bureau C
625 Broadway, 11th Floor
Albany, New York 12233-7014
Contact: Joshua Cook

Phone: (518) 402-9564

Hours: Mon-Fri 7:30 am - 3:45 pm

For More Information: *Call or write the following staff for more information about:*

Meeting/Comment Period/

Technical Information:

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NYSDEC, Remedial Bureau C
625 Broadway, 11th Floor
Albany, New York 12233-7014
Phone: (518) 402-9564

E-mail: jpcook@gw.dec.state.ny.us

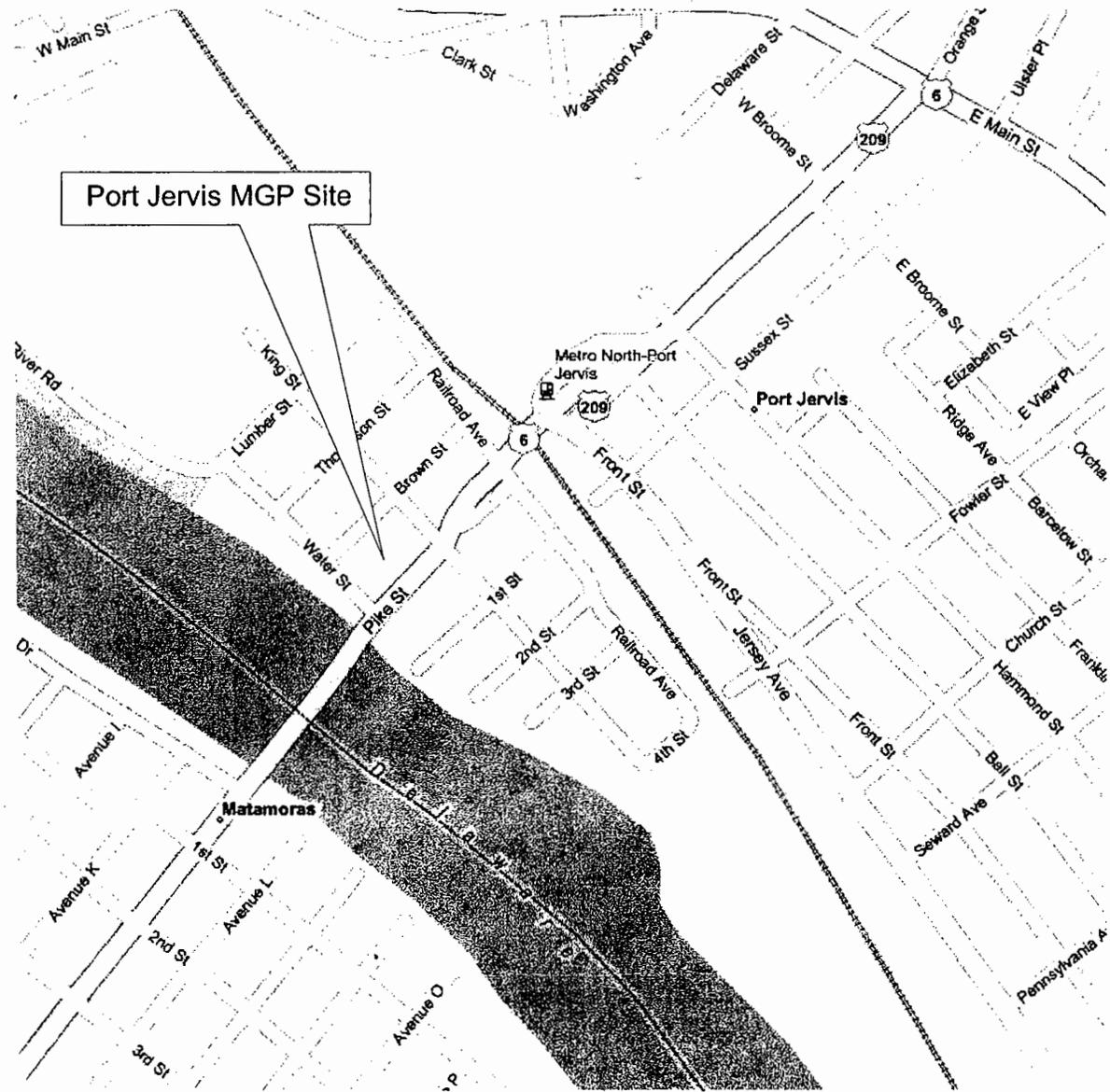
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1-800-458-1158

Citizen Participation:

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21 South Putt Corners Road
New Paltz, New York 12561
Phone: (845) 256-3154

PLEASE NOTE: In the event of severe weather conditions on February 21st, 2007, the meeting will be rescheduled to Wednesday, February 28th, 2007 from 7:00-9:00 PM, at the same venue.



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Appendix A-3

Corrected Location of January
2007 Public Meeting



New York State Department of Environmental Conservation
Division of Environmental Remediation



CORRECTION

PUBLIC MEETING
O&R Port Jervis Former MGP Site
City of Port Jervis, Orange County, New York
Site No. 3-36-049

This announcement is a correction to a fact sheet previously distributed. The public meeting for the Proposed Remedial Action Plan (PRAP) for the Port Jervis Former MGP Site will be held at the following location:

Common Council Chambers
Port Jervis Municipal Building
14-20 Hammond Street
Port Jervis, NY 12771

Wednesday,
February 21, 2007
7:00 - 9:00 PM

The New York State Departments of Environmental Conservation and Health (NYSDEC and NYSDOH) will discuss the proposed remedy for the O&R Port Jervis MGP Site. At the meeting, representatives from the NYSDOH and NYSDOH will:

- Describe results of the site investigations;
- Explain the proposed remedy;
- Answer your questions about the remedy;
- Receive your verbal or written comments about the proposal.

Your oral and written comments about the PRAP are welcome at the **public meeting** and during the **public comment period** which runs until March 2, 2007. Written comments also may be mailed until the end of the comment period to:

Joshua Cook
NYSDEC, Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7014

For More Information: Call or write the following staff for more information about:

**Meeting/Comment Period/
Technical Information:**
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NYSDEC, Remedial Bureau C
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Albany, New York 12233-7014
Phone: (518) 402-9564
E-mail: jpcook@gw.dec.state.ny.us

Health-Related Information:
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NYSDOH
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Phone: (607) 432-3911
1-800-458-1158

Citizen Participation:
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NYSDEC Region 3
21 South Putt Corners Road
New Paltz, New York 12561
Phone: (845) 256-3154

ARCADIS

Appendix A-4

Notice of Extension of Comment
Period



New York State Department of Environmental Conservation
Division of Environmental Remediation



NOTICE OF EXTENSION OF COMMENT PERIOD

O&R Port Jervis Former MGP Site
City of Port Jervis, Orange County, New York
Site No. 3-36-049

Pursuant to several requests asking for more time to review site-related documents, including the Proposed Remedial Action Plan (PRAP), the Remedial Investigation Report and the Feasibility Study, the New York State Departments of Environmental Conservation and Health (NYSDEC and NYSDOH) have decided to extend the comment period for 30 days. In the coming weeks the Departments will be assessing comments received to date and further community outreach is planned.

Your oral and written comments about the PRAP are welcome during the **public comment period**, which has been extended until **April 1, 2007**. Written comments may be mailed until the end of the comment period to:

Joshua Cook
NYSDEC, Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7014

Copies of the Proposed Remedial Action Plan, and other documents relating to the site, are available at the Document Repositories, listed below.

Document Repositories: *To review the complete PRAP and other site information:*

Port Jervis Public Library
138 Pike Street
Port Jervis, New York 12771
(845) 856-7313
Hours:
Mon., Tues. & Thurs. 10:00 am - 9:00 pm
Wed. & Fri. 10:00 am - 6:00 pm
Saturday 10:00 am - 5:00 pm

NYSDEC Region 3
21 South Putt Corners Road
New Paltz, New York 12561
(845) 256-3154
Hours: Mon-Fri 8:30 am - 4:45 pm

NYSDEC, Remedial Bureau C
625 Broadway, 11th Floor
Albany, New York 12233-7014
Contact: Joshua Cook
Phone: (518) 402-9564
Hours: Mon-Fri 7:30 am - 3:45 pm

For More Information: *Call or write the following staff for more information about:*

**Meeting/Comment Period/
Technical Information:**
Joshua Cook
NYSDEC, Remedial Bureau C
625 Broadway, 11th Floor
Albany, New York 12233-7014
Phone: (518) 402-9564
E-mail: jpcook@gw.dec.state.ny.us

Health-Related Information:
Kristin Kulow
NYSDOH
28 Hill Street, Suite 201
Oneonta, New York 13820
Phone: (607) 432-3911
1-800-458-1158

Citizen Participation:
Michael Knipfing
NYSDEC Region 3
21 South Putt Corners Road
New Paltz, New York 12561
Phone: (845) 256-3154

Appendix A-5

Project Update



New York State Department of Environmental Conservation
Division of Environmental Remediation



PROJECT UPDATE

O&R Port Jervis Former MGP Site
City of Port Jervis, Orange County, New York
Site No. 3-36-049

The New York State Department of Environmental Conservation (the Department) held a public meeting on the Proposed Remedial Action Plan (PRAP) for the Orange & Rockland (O&R) Port Jervis Former Manufactured Gas Plant (MGP) Site on February 21, 2007. During the meeting and the extended public comment period, comments were received concerning a number of issues. The Department, in conjunction with the NYSDOH, continues to gather and review data to assist in developing responses to some of the comments raised relative to the remedy. While the submitted comments relative to the PRAP addressed many issues, some of the concerns voiced were related to the presence of contamination at the site and its possible impacts to the area. A discussion and response to issues such as the potential for contaminant spread due to flooding of the area and the characterization of the site are provided on subsequent pages.

To further address these and other comments and concerns relative to the site and the PRAP, in the coming weeks an Availability Session will be scheduled. The date and location of this meeting will be announced in a separate mailing. The Availability Session will provide an opportunity for residents to question Department and NYSDOH staff relative to the remedial activities conducted to date, planned actions, as well as any health-related questions and concerns.

Many of the comments raised during the public meeting and in written comments received during the extended comment period pertained to periodic flooding of the Delaware River and whether flood waters may have transported site-related contamination to other properties. The contaminants of concern at this site are MGP wastes. These wastes are often referred to as coal tar, a non-aqueous phase liquid or "NAPL".

Several residents and property owners in the block to the northeast of the site, bounded by King Street, Brown Street, Railroad Avenue and Pike Street, were concerned whether river flooding brought site-related contamination into their basements. For the reasons set forth below, the Department believes it is very unlikely that the MGP site affected these properties as a result of flooding.

- The Remedial Investigation performed at this site delineated the extent of the MGP wastes. Investigatory work performed after one of the recent flood events did not reveal a change from results obtained prior to the flooding.
- There have been several floods in Port Jervis since the MGP ceased operations and before the investigation was undertaken. Despite this, the investigation was able to delineate the extent of the NAPL, and the results were in keeping with what would generally be expected given the nature of NAPL and the geology of the region, thus suggesting that historic flood events did not affect the migration of the NAPL.
- The Investigation determined that the NAPL is migrating to the south, thus going away from the properties affected by recent flooding.
- There were several soil borings placed between the site and the flooded properties to the north. None of these borings indicated the presence of site-related contamination.

All this suggests that there is no reason to suspect that MGP-related contamination has directly affected the flooded properties. This observation is consistent with both the chemical and physical properties of NAPL and the geology of the site, as explained below.

- MGP-related NAPL is denser than water. As a result, it does not float on groundwater, but rather sinks through it.
- Since the NAPL is heavier than water, a rising water table would not cause NAPL to rise along with it. Therefore, during a flood event, NAPL would remain at its typical depth, about 20-30 feet below the surface in most areas at this site, which is well below the level of a typical basement.
- At this site, most of the contamination exists in a cobble/gravel geologic layer, likely due to the large pore spaces in this geologic unit relative to other geologic units. This layer is several feet below the groundwater table, even under normal conditions (i.e., periods when there is no flooding).
- Flooding would likely push the MGP-related NAPL deeper, because the increased weight of additional water above it would push it down further.

Therefore, NAPL that is below the typical water table would not tend to be affected by flooding. The only areas where NAPL is present at shallower depths are in immediate source areas on O&R property where the former MGP structures were located. The flooding could potentially affect the migration of NAPL in this area very slightly; however, it is very unlikely to cause the NAPL in this area to affect off-site properties for the following reasons:

- MGP NAPLs are less mobile than water in the subsurface. This can be evidenced by the fact that over the course of several decades the NAPL has only migrated a few hundred feet.
- MGP NAPL is more viscous (thicker) than water, which limits the mobility of the NAPL relative to water.
- As a result, the relatively short duration of the flooding events (days) would not have caused the NAPL to migrate significantly compared to how far they have moved since the MGP operated (decades).
- Areas where NAPL is located above the typical watertable are approximately 150 feet from the closest of the properties in question, therefore, it is not at all likely the NAPL migrated to the properties in question.

Some comments/concerns expressed were concerned with whether the flood waters may have contained dissolved contaminants due to the proximity of the site.

- Since the groundwater contamination at the site is emanating from areas where there is NAPL in the subsurface, and since, as discussed above, the flooding is very unlikely to have caused any appreciable shifting of these source areas, the plume of contaminated groundwater is not likely to have spread significantly during flooding. The plume of contaminated groundwater has not been found to extend to the properties in question. The levels of any contaminants in the flood waters attributable to this site would likely have been further diluted during floods due to the large volume of water involved.

Several people at the meeting requested that sampling be performed on a wider scale than previously performed during the Remedial Investigation. Some additional sampling has since been conducted, and some further work is planned, but, for the following reasons, the Department does not believe that such testing is necessary to determine the nature and extent of the contamination attributable to this site.

- The primary contaminant of concern, being the MGP waste NAPL, has been identified and delineated. There is no evidence that this contaminant plume has migrated to other areas or would be likely to move beyond its known extent, even during flooding events.
- Contaminants associated with this site are constituents of the MGP NAPL and fall into groups of chemicals called Volatile Organic Compounds (VOCs) and Polycyclic Aromatic Hydrocarbons (PAHs). The VOCs at this site are benzene, toluene, ethylbenzene and xylenes (BTEX), which are also constituents of petroleum products. PAHs are created as a result of the incomplete combustion of organic materials, including gasoline, coal, wood, charcoal, etc. These compounds are ubiquitous in older urban areas where oil burners, fireplaces, chimneys, car

exhaust and asphalt exist. In addition, ash containing PAHs was historically placed over large areas as fill material. Although flood waters would be expected to contain BETX and PAHs, the source would be unidentifiable since it could have come from any numbers of sources upstream of or within Port Jervis, which has had a long industrial history. Most, if not all, of those industries would have produced similar contaminants.

- During the investigation, surface soil sampling performed away from the site (to determine "background" levels for the area) found levels of certain PAHs slightly above Departmental guidance values.
- Due to both the urban setting and the nature of PAHs, which do not rapidly degrade, it is likely that low levels of PAHs would be found at any property in the area, including the ones that experience flooding. However, due to the factors discussed above, such a finding would not show that the PAHs were associated with the MGP site.

Lastly, the concern was raised that certain monitoring wells installed along the riverbank were damaged and the broken wells were unsightly.

- These wells will be closed properly and the broken pieces of the wells removed and disposed of this summer during a time of low flow in the river.

In conclusion, the data collected before, during and after the Remedial Investigation does not suggest that flooding in the area has affected the impact the MGP site has had on the immediate community. The data acquired during the Remedial Investigation supports that the nature and extent of site-related contaminants has been delineated. Prior to implementation of any remedy, however, some work will need to be performed in order to place and size the remedial systems most effectively. If any new information is noted during those activities, appropriate actions will be taken.

When the remaining data concerning other comments about the PRAP is received and reviewed, the Department will hold an Availability Session in the community to discuss all the concerns raised and the Department's findings before a Record of Decision (ROD) is issued. A Fact Sheet will be sent to the site's contact list announcing the date, time and place for the session.

Copies of documents relating to the site continue to be available at the Document Repositories.

Document Repositories: To view the complete PRAP and other site information:

Port Jervis Public Library
138 Pike Street
Port Jervis, New York 12771
(845) 856-7313
Hours:
Mon. & Thurs. 10:00 am - 9:00 pm
Tues., Wed. & Fri. 10:00 am - 6:00 pm
Saturday 10:00 am - 5:00 pm

NYSDEC Region 3
21 South Putt Corners Road
New Paltz, New York 12561
(845) 256-3154
Hours: Mon-Fri 8:30 am - 4:45 pm

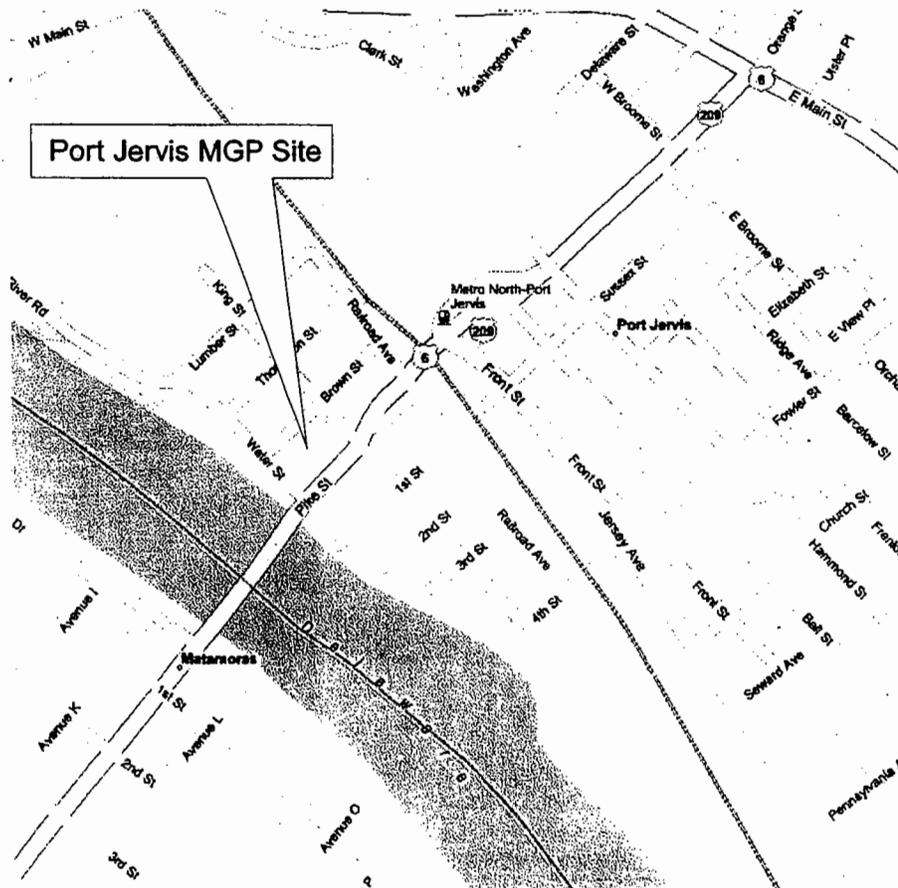
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625 Broadway, 11th Floor
Albany, New York 12233-7014
Contact: Joshua Cook
Phone: (518) 402-9564
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625 Broadway, 11th Floor
Albany, New York 12233-7014
Phone: (518) 402-9564
E-mail: jpcook@gw.dec.state.ny.us

Health-Related Information:
Kristin Kulow
NYSDOH
28 Hill Street, Suite 201
Oneonta, New York 13820
Phone: (607) 432-3911
1-800-458-1158

Citizen Participation:
Michael Knipping
NYSDEC Region 3
21 South Putt Corners Road
New Paltz, New York 12561
Phone: (845) 256-3154



ARCADIS

Appendix A-6

Availability Session
Announcement

New York State Department of Environmental Conservation
Division of Environmental Remediation



FACT SHEET

July 2007

Port Jervis Former MGP Site
No. 3-36-049
16 Pike Street, Port Jervis, NY

Availability Session for the Port Jervis Former MGP Site

August 8, 2007 6:30 PM - 8:30 PM

Port Jervis Free Library

Availability Session

The New York State Department of Environmental Conservation (Department) and the New York State Department of Health (NYSDOH) have scheduled an Availability Session for the Port Jervis Former MGP Site (the Site) for the evening of August 8th beginning at 6:30 PM. It will be held at the Port Jervis Free Library at 138 Pike Street. The Availability Session will enable citizens to meet project personnel in an informal setting and to ask questions that may be of particular concern to them. Personnel will be available to discuss the results of the Site Investigation; the proposed remedy issued in January 2007; and to respond to questions previously raised. Since no formal presentation will be made, members of the public can arrive at any time between the hours of 6:30 pm and 8:30 pm.

A Public Meeting on the Proposed Remedial Action Plan (PRAP) for the Site was held on February 21, 2007. The Public Comment Period ran from January 31, 2007 to April 1, 2007.

Site History and Background

The Port Jervis Former Manufactured Gas Plant (MGP) Site is located at 16 Pike Street, in the City of Port Jervis, Orange County, New York. A map depicting the location of the site is included on Page 3.

From the mid-1800s to approximately 1959, a manufactured gas plant operated at the Site. The site contained several structures associated with the MGP, many of which were changed, expanded and/or abandoned over the plant's lifetime. The plant ceased regular operations in 1938, but may have continued operating in some capacity for some time thereafter. The site was later converted into an Orange & Rockland Utilities (O&R) operations facility. It is currently used by O&R for storage of equipment and contains an operations and customer service center, a natural gas regulator station and a communications building.

Site Investigation

A Remedial Investigation (RI) was conducted between September 2000 and October 2005. Additional investigative activities were completed in June and July 2006 and March 2007. Investigative activities conducted included excavation of test pits and installation of soil borings to assess subsurface soil quality; installation of monitoring wells to assess groundwater flow and quality; the collection of several surface soil samples; and an assessment of the possibility for indoor air contamination to be present at buildings in and around the Site. The investigation

found several source areas of contamination at the Site and found that contamination, in the form non-aqueous phase liquid (NAPL) and contaminated groundwater, is migrating off-site to the south.

Proposed Remedial Action Plan

The major components of the Proposed Remedial Action Plan (PRAP) for the Site, which was released in January 2007, include excavating former MGP structures and soil from on-site areas; installing NAPL collection wells; and installing groundwater treatment wells. Other actions that will be required include excavating a small area of surface soil to the rear of 28 Pike Street and installing a concrete slab or equivalent in the basement of 28 Pike Street. A Site Management Plan (SMP) will be developed and institutional controls will be implemented to ensure the long-term effectiveness of the proposed remedy. The SMP will also require periodic sampling to monitor site conditions and a periodic certification that all institutional and engineering controls remain in place and effective.

Next Steps

Limited investigative activities will be conducted in certain areas to supplement previously obtained data. A Record of Decision (ROD) for the site will subsequently be developed and released. The ROD will describe the remedy selected and why it was chosen and will include responses to comments received during the public comment period. . Following issuance of the ROD, the Remedial Design phase will begin. It is anticipated this will last approximately one year and will be followed by construction of the remedy. A fact sheet will be mailed to the site contact list as each milestone in the remedial process is reached.

Document Repositories: To review the complete PRAP and other site information

Port Jervis Public Library

138 Pike Street

Port Jervis, New York 12771

(845) 856-7313

Hours:

Mon. & Thurs. 10:00 am - 9:00 pm

Tues., Wed. & Fri. 10:00 am - 6:00 pm

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Contact: Joshua Cook

Phone: (518) 402-9564

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For More Information: Call or write the following staff for more information about:

Meeting & Technical Information:

Joshua Cook

NYSDEC, Remedial Bureau C

625 Broadway, 11th Floor

Albany, New York 12233-7014

Phone: (518) 402-9564

E-mail: jpcook@gw.dec.state.ny.us

Health-Related Information:

Kristin Kulow

NYSDOH

28 Hill Street, Suite 201

Oneonta, New York 13820

Phone: 607-432-3911

Or

Joe Crua

NYSDOH

547 River Street

Troy, NY 12180

Phone: 1-800-458-1158 x 27880

Citizen Participation:

Michael Knipfing

NYSDEC Region 3

21 South Putt Corners Road

New Paltz, New York 12561

Phone: (845) 256-3154

ARCADIS

Appendix A-7

Transmittal Letter associated with
Remedial Investigation Report



Orange & Rockland
a conEdison, inc. company

Orange and Rockland Utilities, Inc.
500 Route 208
Monroe NY 10950-9986
www.oru.com

December 14, 2005

Ms. Phyllis Vail, Director

Port Jervis Public Library
138 Pike Street
Port Jervis, NY 10940

RE: Remedial Investigation Report
Port Jervis Pike Street Manufactured Gas Plant Site
Orange & Rockland Utilities
Site #03-36-049P

Dear Ms. Vail:

Attached please find one copy of the 2005 Retec Remedial Investigation Report for the Port Jervis Manufactured Gas Plant Site. This document describes the history and results of the environmental investigation activities undertaken by Orange & Rockland at the site.

As discussed, as part of the public participation process for the site, please make this document available to the public.

If you have any questions, please contact me at (845) 783-5449 or the NYSDEC Project Manager, Mr. John Helmeset, at (518) 402-9662.

Sincerely,

ORANGE & ROCKLAND UTILITIES, INC.

Brian Quillia
Senior Environmental Scientist

cc: M.McCormick, ORU
J. Helmeset, NYSDEC
J. Edwards, Retec
K.Kulow, NYSDOH