



FACT SHEET

State Superfund Program

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

Site Name: O&R - Suffern MGP
DEC Site #: 344045
Address: 3 Pat Malone Drive
Suffern, NY 10901

Have questions?
See
"Who to Contact"
Below

Remedy Proposed for Former Manufactured Gas Plant Site; Public Comment Period and Public Meeting Announced

**Public Meeting, Thursday, March 13, 2014 at 7:00 PM
Suffern Village Hall, 61 Washington Avenue, Suffern NY**

NYSDEC invites you to a public meeting to discuss the remedy proposed for the site. You are encouraged to provide comments at the meeting, and during the 30-day comment period described in this fact sheet.

The public is invited to comment on a remedy proposed by the New York State Department of Environmental Conservation (NYSDEC) related to the O&R - Suffern Manufactured Gas Plant Site ("site") located at 3 Pat Malone Drive, Suffern, Rockland County.

Documents related to the cleanup of this site can be found at the locations identified below under "Where to Find Information."

How to Comment

NYSDEC is accepting written comments about the proposed plan for 30 days, from February 26, 2014 through March 27, 2014. The proposed plan is available for review at the locations identified below under "Where to Find Information." Please submit comments to the NYSDEC project manager listed under Project Related Questions in the "Who to Contact" area below.

Proposed Remedial Action Plan

The remedy proposed for the site includes:

- Excavation and off-site disposal of approximately 10,000 cubic yards of MGP-impacted soil to an approximate depth of 10 feet.
- Solidification of approximately 18,000 cubic yards of MGP-impacted soil in deeper areas to a depth of 35 feet. The contaminated soil will be mixed in-place together with solidifying agents (typically portland cement) or other binding agents using an excavator or augers. The result is a low permeability soil that retards groundwater flow and inhibits the migration of contaminants.

- Clean soil meeting the Department of Environmental Conservation's and the New York State Department of Health's requirements for commercial use will be brought from an off-site location to establish the final grade.
- A surface cover consisting of either a one-foot minimum thickness of soil meeting NYSDEC requirements or hardscape structures.
- An environmental easement will be placed on the site that will allow the use and development of the controlled property for commercial and industrial uses (subject to local zoning laws) and restrict the use of groundwater as a source of potable or process water.
- A site management plan will be established which will detail the soil management in the event of any future excavations in addition to long-term groundwater monitoring.
- A public water supply protection program will be established to ensure adequate notification to the Suffern water district in the event of threatened contamination of the water supply by MGP.

Summary of the Investigation

Coal tar in the ground beneath the project area is responsible for most of the environmental impacts resulting from former MGP operations. The coal tar, also referred to as a non-aqueous phase liquid, is more prevalent in certain areas associated with former plant structures, which existed between the present railroad embankments. The tar is generally within the depth range of two feet to 35 feet.

Groundwater at the site exceeds standards and guidance values for benzene, toluene, ethylbenzene, xylene, and naphthalene. Monitoring wells, referred to as sentinel wells, have been installed between the area of impact and the Village of Suffern municipal supply wells located to the west, to provide an early warning of contamination migrating towards the municipal water source. Samples collected from monitoring wells closest to the municipal supply wells have not exceeded standards for MGP-related contaminants since the inception of sampling in 1999, with one exception for one contaminant in 2010.

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 State Superfund Program by the responsible 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.

Background

Location:

The Orange & Rockland Suffern Manufactured Gas Plant (MGP) Site is located on Pat Malone Drive in the Village of Suffern, approximately 0.2 miles north of the Suffern Rail Station. The site is located in an urban area.

Site Features:

The Suffern MGP Site is an approximate 1 acre trapezoidal area encompassing the former MGP. The site is flat and vacant except for an active gas regulator station occupying a small area in the southwest corner. The remains of an approximate 100-foot square foundation slab from a former building are visible at the surface.

A railroad spur was constructed adjacent to the western boundary of the site after MGP operations ceased. Construction of the railroad included an approximate 20-foot high embankment; the spur is not active, however the embankment is still present.

Current Zoning/Use:

The site is zoned for manufacturing land use. The site is currently used as a natural gas regulating and metering station. The Village of Suffern water supply wells are located approximately 400 feet to the west of the site. The nearest residential area is within 800 feet to the east and 1,200 feet to the south. The State of New Jersey owns property to the north and east of the site, as well as the abandoned railroad berm. A firing range is present to the north, and an active commuter railroad is present to the east. Property to the south of the site is owned by the Village of Suffern and includes active recreation fields.

Past Use of the Site:

A manufactured gas plant operated at the site from 1902 to 1935. During the 1940s and early 1950s an electroplating facility was in operation at this location. The site was also used to manufacture buses until 2008.

Geology and Hydrogeology:

The unconsolidated alluvial deposits form a thick geologic unit to a depth of approximately 75 feet which is highly permeable and forms an unconfined aquifer. Approximately five feet of fill overlies the deposits. The depth to groundwater is generally from 12 to 15 feet below ground surface. Groundwater flow direction is generally from the east to the southwest, towards the Ramapo River. The Ramapo River is located approximately 600 feet west of the site. Groundwater flow is towards the public water supply wellfield.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's website at:

<http://www.dec.ny.gov/cfm/externalapps/derexternal/haz/details.cfm?pageid=3&progno=344045>

State Superfund Program: New York's State Superfund Program (SSF) identifies and characterizes suspected inactive hazardous waste disposal sites. Sites that pose a significant threat to public health and/or the environment go through a process of investigation, evaluation, cleanup and monitoring.

NYSDEC attempts to identify parties responsible for site contamination and require cleanup before committing State funds.

For more information about the SSF, visit: <http://www.dec.ny.gov/chemical/8439.html>

FOR MORE INFORMATION

Where to Find Information

Project documents are available at the following location(s) to help the public stay informed.

Suffern Free Library
210 Lafayette Ave
Suffern, NY 10901
phone: (845) 357-1237

NYSDEC
21 South Putt Corners Road
New Paltz, NY 12561
phone: (845) 256-3154

Who to Contact

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

Project Related Questions

John Spellman
Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7014
518-402-9662
jtsPELLM@gw.dec.state.ny.us

Site-Related Health Questions

Anthony Perretta
New York State Department of Health
Bureau Environmental Exposure Investigation
ESP Corning Tower, Room 1787
Albany, NY 12237
(518) 402-7880
BEEI@health.state.ny.us



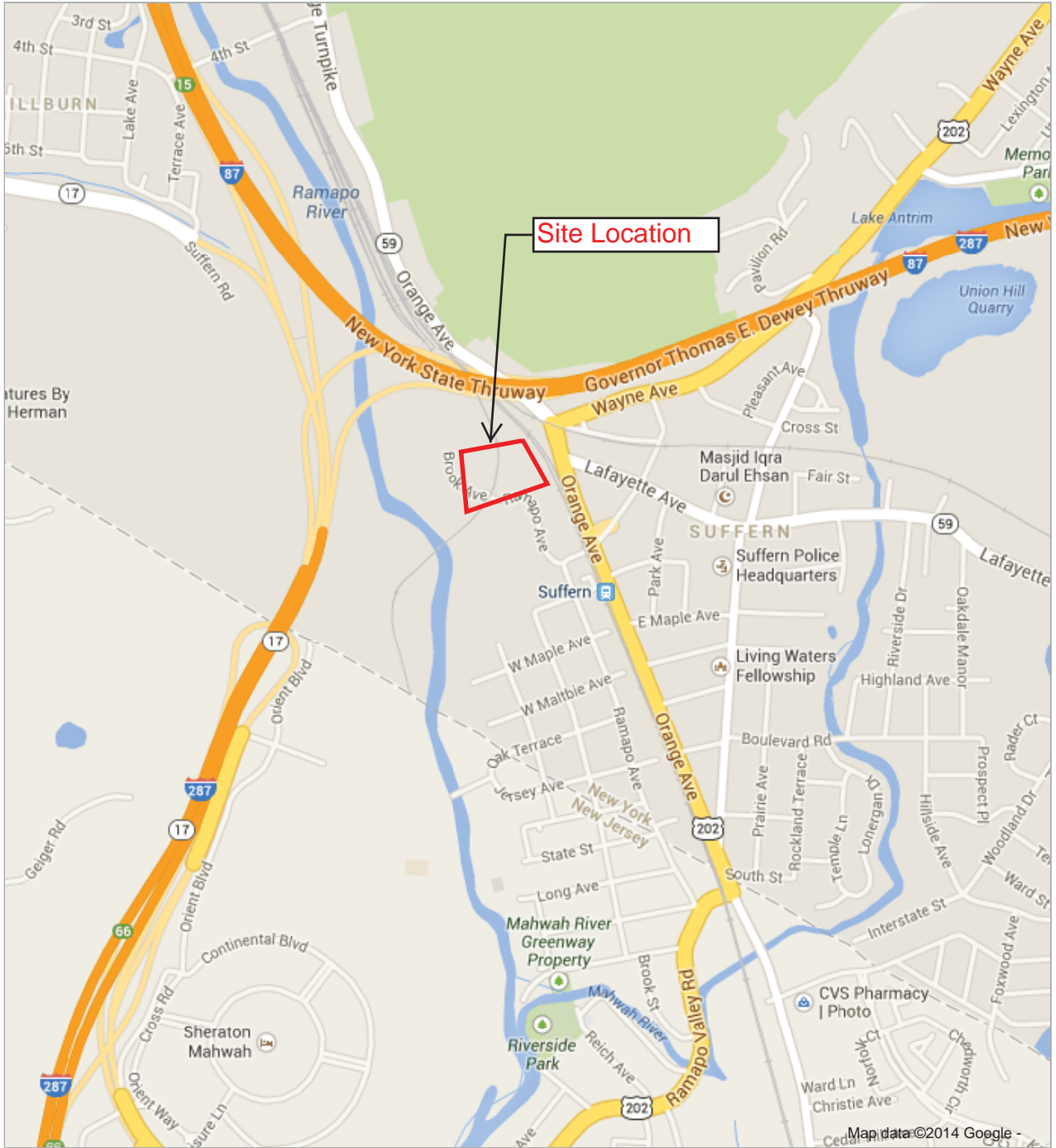
We encourage you to share this fact sheet with neighbors and tenants, and/or post this fact sheet in a prominent area of your building for others to see.

Receive Site Fact Sheets by Email

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

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

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



Suffern MGP Site

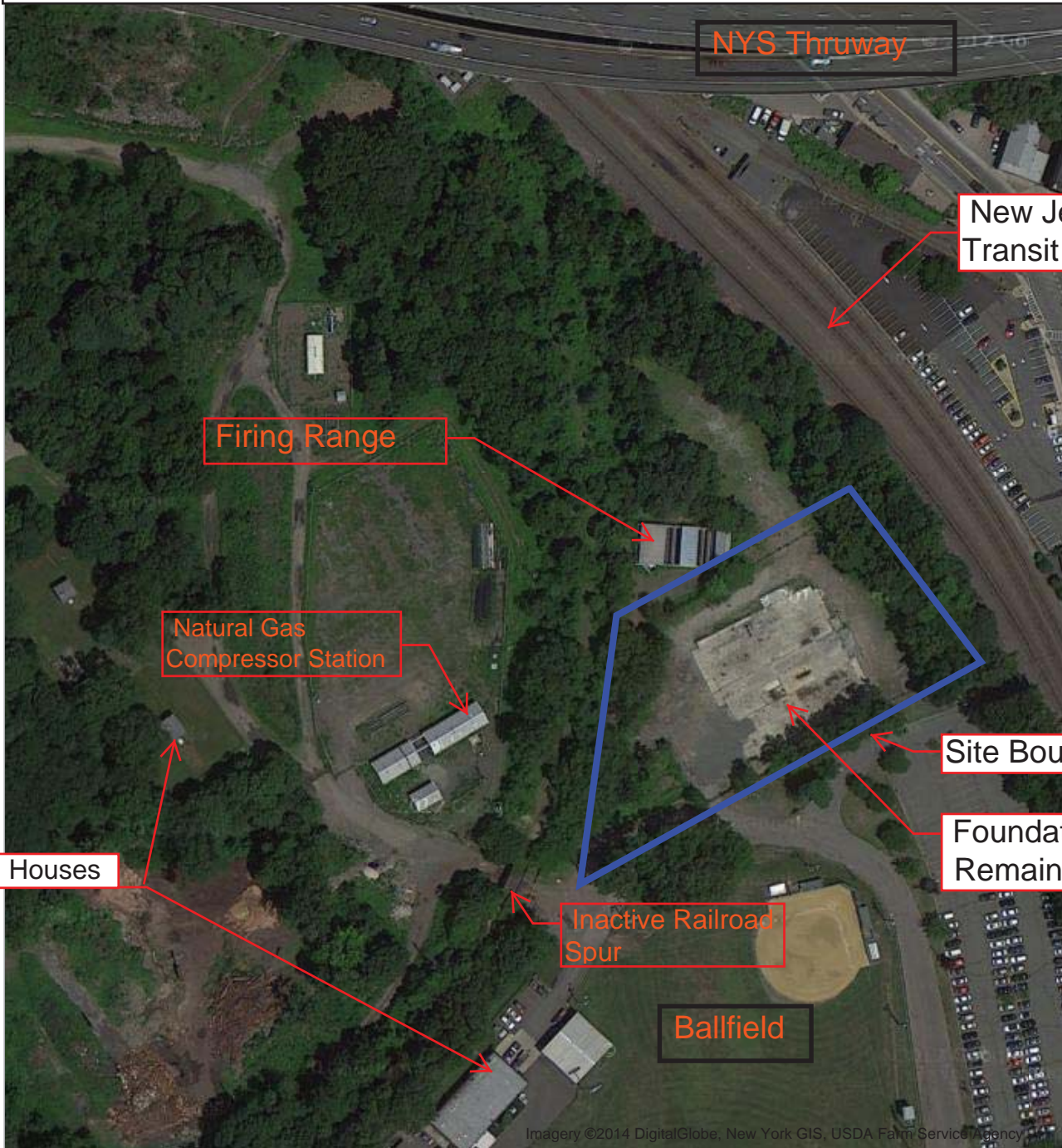
Site Number 344045

Village of Suffern, Rockland County

Area Features

Proposed Remedial Action Plan

Suffern Former MGP Site, Site Number 344045



General Areas of Proposed Excavation and Solidification

Proposed Remedial Action Plan

Suffern Former MGP Site, Site Number 344045



Excavation and
Solidification Area



Excavation Area



Site Boundary