NEW YORK STATE
DEPARTMENT OF

ENVIRONMENTAL
CONSERVATION

FACT SHEET

Nyack Gas Plant Site
Site No. 3-44-046
April 2004

State Finalizes Record of Decision
for Operable Unit 1 of the
Nyack Gas Plant Site

Dear Interested Citizen:

This Fact Sheet provides an update on activities at the Nyack Gas Plant site. On March 31, 2004 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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For site-related health questions, contact the New York State Department of Health staff:

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The New York State Department of Environmental Conservation (NYSDEC) and the New York State Department of Health (NYSDOH), are pleased to announce the selection of a remedy for the Nyack Gas Plant Site - Operable Unit 1. The site is located in the Village of Nyack, along the Hudson River, just north of Main Street.

As discussed in detail below, the selected remedy includes the use of excavation, in-situ solidification, and chemical oxidation to address the human health and environmental exposures resulting from contamination at the site. The basis for this determination is outlined in a document called a Record of Decision (ROD). The ROD summarizes site investigations, compares remedial alternatives, describes the selected remedy, and includes comments received from the public about the plan, along with responses. The ROD is available at the document repositories listed at the end of this fact sheet and on the internet at: http://www.dec.state.ny.us/website/der/mgp/mgp_rods.html

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."

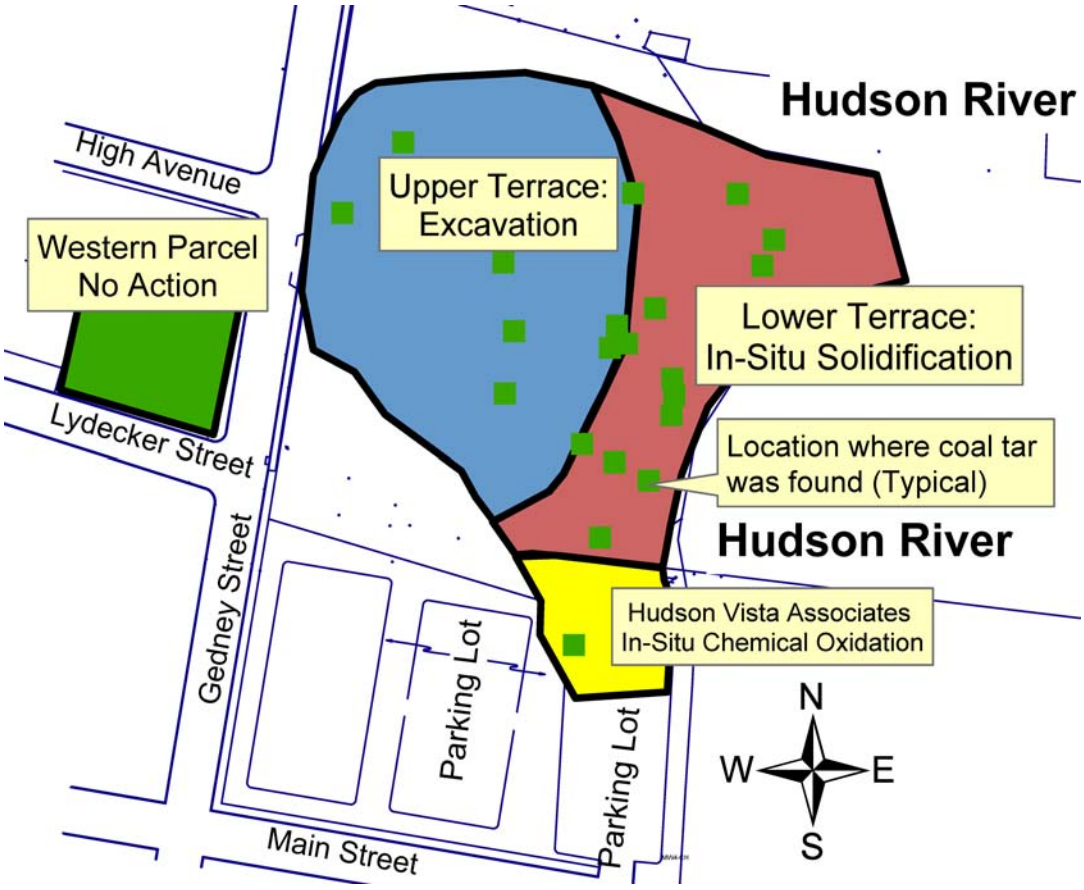
The chief contaminant of concern at this site is coal tar, a brownish to black substance with an odor similar to driveway sealer. Coal tar contains chemicals including polycyclic aromatic hydrocarbons (PAHs) and benzene, toluene, ethylbenzene, and xylene (BTEX).

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, developed remedial alternatives and compared them to established criteria.

Selected Remedy, OU-1 Former MGP Plant Site and Structures: Based on the evaluation of various alternatives, the NYSDEC has selected a remedy which uses a variety of remedial techniques to address the contaminated materials found at this site. The selected remedy includes:



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

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

<u>The Nyack Library</u>
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

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M-F 9AM-4:30PM