



# FACT SHEET

## Manufactured Gas Plant Program

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O&R Clove and Maple Avenues Former Manufactured Gas Plant Site  
Site #3-44-049  
Village of Haverstraw, NY  
February 2011

### Remedy Proposed for Former Manufactured Gas Plant Site Operable Unit 1 Public Comment Period and Public Meeting Announced

The public is invited to comment on the remedy proposed by the New York State Department of Environmental Conservation (NYSDEC) to address environmental impacts related to the Clove and Maple Former Manufactured Gas Plant (MGP) Site. The site is located at Clove and Maple Avenues, Village of Haverstraw, Rockland County. The site is divided into three operable units. An operable unit represents a portion of a site that can be addressed separately. Operable Unit 1 (OU1) is the on-site source area and drainage swale. OU1 is currently owned by O&R. OU2 consists of off-site properties including single family residential properties, an apartment complex, a portion of an alleyway, and a portion of Maple Avenue. OU3 consists of sediments in the Hudson River embayment located close to the site. See the attached map for the site and OU locations.

#### Public Meeting

March 8, 2011

7:00 pm

Alternate Date in the event of severe weather:

March 15, 2011

Haverstraw Village Hall

40 New Main Street

Haverstraw, NY

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

#### The Proposed Remedy

The remedy proposed for OU1 includes excavating soils that contain levels of contamination above the restricted residential level and capping the site with clean soil. Impacted surface soils will also be removed and replaced with a 2-foot soil cover.

The proposed remedy is described in plan called a “Proposed Remedial Action Plan” (PRAP). It is available for public review at the locations identified below under “Where to Find Information”.

#### How to Comment

NYSDEC is accepting written comments about the proposed remedy for 30 days, from February 25, 2011 through March 28, 2011.

Submit written comments to: Mr. William Ports, P.E.  
NYSDEC  
625 Broadway  
Albany, NY 12233-7014  
email: [wfports@gw.dec.state.ny.us](mailto:wfports@gw.dec.state.ny.us)

### **Summary of the Proposed Remedy**

The proposed remedy for OU1 represents the alternative preferred by NYSDEC and the New York State Department of Health (NYSDOH) to address site impacts. The PRAP includes:

- Demolition and proper disposal of concrete holder pad located at the surface in the northwest portion of the property.
- Excavation of approximately 15,000 cubic yards (CY) of impacted subsurface soil.
- Removal of approximately 1,300 (CY) of surface soil outside the area of the soil excavation, to a depth of 2 feet. Placement of 2 feet of soil cover to satisfy Restricted Residential Soil Cleanup Objectives.
- Groundwater monitoring to assess cleanup effectiveness.
- A Site Management Plan to restrict groundwater use on the property.

The proposed remedy was chosen following a detailed investigation of the site and evaluation of alternatives to address MGP impacts, called a “Remedial Investigation/Feasibility Study”. Other alternatives presented in the Feasibility Study include no action, capping and removal of contaminated soil to varying degrees. The proposed remedy would achieve the remediation goals for the site by permanently removing contaminated soil from the site. The proposed remedy would greatly reduce the source of MGP impacts to groundwater, and it would create the conditions needed to restore groundwater quality to the extent possible.

Proposed remedies for OU2 and OU3 will be identified in separate cleanup plans.

### **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. This document will be made available to the public (see “Where to Find Information” below). The project then moves to designing and performing the cleanup action to address the site contamination.

NYSDEC will keep the public informed during the cleanup of the site.

### **Background**

The Clove and Maple Avenues Manufactured Gas Plant (MGP) parcel, approximately one acre in size and is owned by Orange & Rockland Utilities, Inc. It began operations in the late 1800s and produced gas using the carbureted water gas method until approximately 1935 when natural gas began to be distributed. Former MGP structures were demolished in the 1960s and a retired gas regulator station is the only remaining structure on the fenced property. The gas regulator station was decommissioned by O&R in 2007. Adjacent land use includes residential and multi-family residential properties.

Orange & Rockland performed a series of environmental studies at the site and nearby properties, beginning with an initial assessment in 1996 and a Preliminary Site Assessment in

1997. The Remedial Investigation (RI) was initiated in 1998, with multiple phases of field work, analysis, and review. This investigation resulted in a series of reports, culminating in the DEC-approved Remedial Investigation Report (RIR) dated May 2009 (CMX, 2009) and Feasibility Study dated September 2010.

The primary 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).

## **FOR MORE INFORMATION**

### **Where to Find Information**

Project documents are available at the following locations to help the public to stay informed. These documents include the proposed cleanup plan for the site, called the “Proposed Remedial Action Plan”, and the Remedial Investigation and Feasibility Study reports.

Haverstraw King’s Daughters Library  
Rosman Center -10 West Ramapo Road  
Garnerville, New York  
(845) 786-3800  
Hours: Mon - Thurs: 10:00 am - 9:00 pm  
Friday: 10:00 am - 5:30 pm  
Sat: 10 am - 5 pm, Sun: 1-5 pm

NYSDEC Region 3  
Attn: Michael Knipfing  
21 South Putt Corners Rd.  
New Paltz, NY 12561  
(845) 256-3154  
M-F 9:00AM - 4:30PM

### **Who to Contact**

Comments and questions are always welcome and should be directed as following people:

#### Project Related Questions

William T. Ports, P.E.  
NYSDEC  
Division of Environmental Remediation  
625 Broadway  
Albany, NY 12233-7014  
Phone: (518) 402-9662  
Fax: (518) 402-9020  
email: wfports@gw.dec.state.ny.us

#### Site-Related Health Questions

Anthony Perretta  
NYSDOH  
Bureau of Environmental Exposure  
Investigation  
547 River Street  
Troy, NY 12180-2216  
(518) 402-7880  
email: beei@health.state.ny.us

To direct questions to Orange and Rockland Utilities, Inc., please contact:

Ms. Maribeth McCormick  
Environmental Services  
Orange & Rockland Utilities, Inc.  
3 Old Chester Road  
Goshen, NY 10924  
(845)783-5534  
e-mail: mccormickm@oru.com

Ms. Kim Campbell  
Public Affairs Manager  
Orange and Rockland Utilities, Inc.  
One Blue Hill Plaza  
Pearl River, NY 10965  
(845) 577- 2539

e-mail: [campbellk@oru.com](mailto:campbellk@oru.com)

If you know someone who would like to be added to the site contact list, have them contact the NYSDEC project manager listed above. 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.

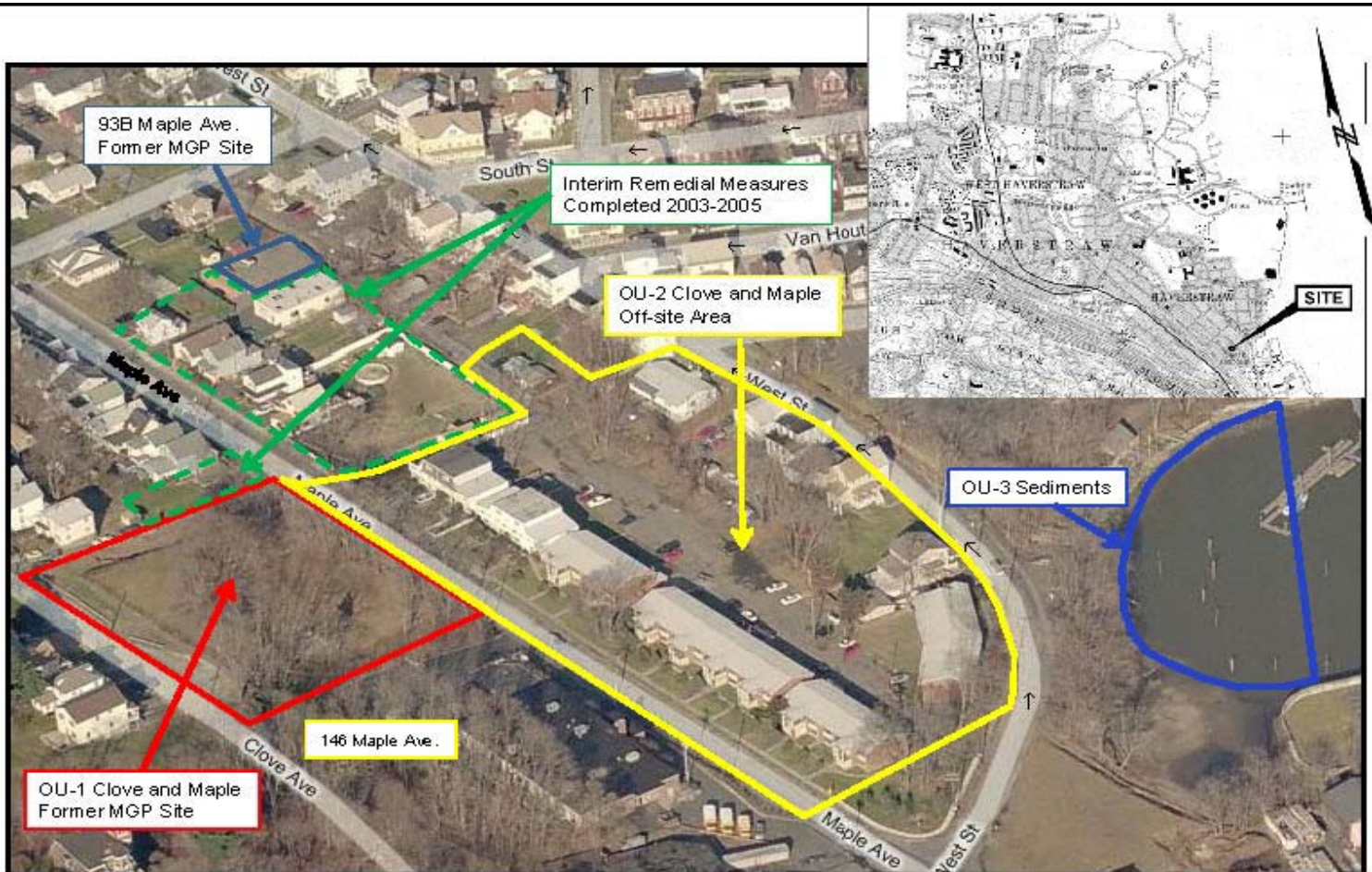
NYSDEC invites you to sign up with one or more contaminated sites county email listservs available at the following web page:

[www.dec.ny.gov/chemical/61092.html](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.

You may continue also to receive paper copies of site information for a time after you sign up with a county listserv, until the transition to electronic distribution is complete.

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



CLOVE AND MAPLE FORMER MGP SITE  
HAVERSTRAW, NEW YORK

ORANGE AND ROCKLAND UTILITIES, INC.

OU-1 AND OU-2  
LOCATION AERIAL  
PHOTOGRAPH

February 2011

Figure 1