



Map of the Project Site and surrounding area.



One Blue Hill Plaza, 12th Floor  
P.O. Box 1509  
Pearl River, NY 10965



New York State Department of Environmental Conservation

## FACT SHEET

### Brownfield Cleanup Program

Former Tidewater Terminal  
BCP Site No. C344067  
Nyack, NY

June 2007

## Draft Remedial Investigation Work Plan Available for Public Comment

The New York State Department of Environmental Conservation (NYSDEC) requests public comments as it reviews a draft work plan to investigate the Former Tidewater Terminal located at 41 Gedney Street in Nyack, Rockland County. See map for the location of the Site. The draft "Remedial Investigation Work Plan" was submitted by Foot of Main, LLC, under New York's Brownfield Cleanup Program (BCP).

NYSDEC previously accepted an application submitted by Foot of Main, LLC, to participate in the BCP. The application proposes that the Site will be re-developed with a residential condominium apartment building.

### Public Comments About the Draft Remedial Investigation Work Plan

NYSDEC is accepting written public comments about the draft Remedial Investigation (RI) Work Plan for 30 days, from June 18, 2007 through July 17, 2007. The draft RI Work Plan is available for public review at the document repositories identified in this fact sheet.

Written comments should be submitted to:

Henry T. Willems  
New York State Department of Environmental Conservation  
Division of Environmental Remediation  
Remedial Bureau C, 11th Floor  
625 Broadway  
Albany, New York 12233-7014  
htwillem@gw.dec.state.ny.us

### Highlights of the Proposed Remedial Investigation

The remedial investigation has several goals:

- 1) define the nature and extent of contamination in soil, soil vapor, groundwater and any other impacted media;
- 2) identify the source(s) of the contamination;
- 3) assess the impact of the contamination on public health and/or the environment; and
- 4) provide information to support the development of a Remedial Work Plan to address the contamination.

The investigation will be performed by Foot of Main, LLC, with oversight by NYSDEC and the New York State Department of Health (NYSDOH).

A brownfield is any real property that is difficult to reuse or redevelop because of the presence or potential presence of contamination.

For more information about the BCP, visit: [www.dec.state.ny.us/website/der/bcp](http://www.dec.state.ny.us/website/der/bcp)

Prior to and around the turn of the 20th century, the Site was used for boat building by Charles L. Seabury & Co. and the Pinckney Co. The Site was vacant for a time and by the 1920s, the Tidewater Oil Sales Corporation had constructed a petroleum storage and distribution facility. Tidewater occupied the Site until the late 1960s. Orange & Rockland Utilities (O&R) also owned a portion of the Site. The western portion of the Site is being used for the temporary storage of construction equipment and office trailers. The eastern portion is presently used as a parking lot for an adjacent condominium complex.

Based upon the results of sampling before the Site’s acceptance into the BCP, there is documented soil and groundwater contamination, and it is anticipated that remediation will be required. The soil and groundwater at the Site have been impacted primarily by gasoline compounds associated with former fuel storage and dispensing and suspected historic petroleum spills. Contamination from the former O&R coal gasification facility was detected to the east and remediated in 2005.

As part of the Remedial Investigation (RI), soil, soil vapor, and groundwater samples will be collected at multiple areas on the Site to delineate the nature and extent of soil and groundwater contamination from past petroleum releases. In addition, the investigation will determine if any other contaminants such as solvents, that were or may have been used on Site, were released to the environment.

Because of the shallow water table on Site, the potential exists for intrusion of volatile vapors into basements of nearby structures from the contaminated Site groundwater. Therefore, a Public Health Exposure Assessment (PHEA) will also be performed as part of the RI activities. The surrounding area is served with a public water supply, so the ingestion of contaminated groundwater is unlikely; however, a well search will be performed to confirm this assessment.

**Next Steps**

NYSDEC will consider public comments when it completes its review, has any necessary revisions made, and approves the RI Work Plan. NYSDOH must concur in the approval of the RI Work Plan. The approved RI Work Plan will be placed in the document repositories (see below). After the RI Work Plan is approved, Foot of Main, LLC, may proceed with the remedial investigation of the Site. It is estimated that the remedial investigation will take about 6 months.

The applicant will develop a Remedial Investigation Report that summarizes the results of the remedial investigation.

NYSDEC will keep the public informed during the investigation and remediation of the Former Tidewater Terminal.

Brownfield Cleanup Program: New York’s Brownfield Cleanup Program (BCP) encourages the voluntary clean-up of contaminated properties known as “brownfields” so that they can be reused and redeveloped. These uses include recreation, housing and business.

### Background

The 0.8 acre Site is located proximate to the western shore of the Hudson River in a mixed use neighborhood consisting of residential apartment buildings, single-family homes, vacant land, and commercial and industrial uses (former coal gasification facility to the north). The Site’s zoning is Waterfront Development C-3. Former use of the Site as a fuel terminal and distribution facility has resulted in contamination of soil and groundwater with petroleum products. The Volunteer submitted a BCP application on May 22, 2006. NYSDEC accepted the Site into the BCP and the Brownfield Site Cleanup Agreement became effective on December 8, 2006. Although multiple soil and groundwater investigations have been conducted in the past by several consultants on behalf of different interested parties, the only prior remedial actions have been the removal of the former underground and above ground petroleum storage tanks.

### FOR MORE INFORMATION

**Document Repositories** - Document repositories have been established at the following locations to help the public to review important project documents. These documents include the draft RI Work Plan and the application to participate in the BCP accepted by NYSDEC:

The Nyack Public Library  
59 South Broadway  
Nyack, New York 10960  
(845) 358-3370

Region 3 Office  
NYSDEC  
21 S. Putt Corners Rd.  
New Paltz, NY 12561  
(845) 256-3154

**Who to Contact**

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

**Project Related Questions**

Henry T. Willems  
New York State Department of  
Environmental Conservation  
625 Broadway, 11th Floor  
Albany, NY 12333  
(518) 402-9686  
[htwillem@gw.dec.state.ny.us](mailto:htwillem@gw.dec.state.ny.us)

**Health Related Questions**

Carl J. Obermeyer  
New York State Department of Health  
50 North Street, Suite 2  
Monticello, NY 12701  
(845) 794-2045  
[cjo01@health.state.ny.us](mailto:cjo01@health.state.ny.us)

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