

Haverstraw Chair Factory

Brownfield Cleanup Program

Site No. C344093

Haverstraw, Rockland County



Department of
Environmental
Conservation

September 2026

Cleanup Proposed for Brownfield Site Contamination Public Comment Period Announced

The public is invited to review the draft investigation report and comment on a proposed cleanup plan that is being reviewed by the New York State Department of Environmental Conservation (DEC), in consultation with the New York State Department of Health (DOH), to address contamination related to Haverstraw Chair Factory Site ("site") located at 30 Liberty Street and 87 Main Street, Haverstraw, Rockland County. Please see the map for the site location. Based on the findings of the investigation, DEC, in consultation DOH, has determined that the site does not pose a significant threat to public health or the environment.

How to Comment

DEC is accepting written comments about the proposed plan, called a "Draft Remedial Work Plan (RWP)," which includes a cleanup alternatives analysis (AA), for 45 days, from **September 16 through October 31, 2026**.

- Access the draft Remedial Investigation Report (RIR) with Alternatives Analysis (AA), RWP, and other project documents online through the DECinfo Locator: <https://extapps.dec.ny.gov/data/DecDocs/C344093/>.
- Documents also are available at the location(s) identified under "Where to Find Information."
- Please submit comments to the DEC project manager listed under Project-Related Questions in the "Contact Information" area.

Summary of the Draft Remedial Work Plan with Alternatives Analysis

The proposed Track 4 Restricted Residential Use cleanup plan consists of:

- Excavating and disposing of any buried equipment and Underground Storage Tank and associated piping;
- Excavating and disposing offsite approximately 8,810 cubic yards of contaminated soil from depths up to 10 ft below ground surface.
- Collection and analyses of post-excavation soil samples and groundwater samples, and post-cleanup soil vapor samples to evaluate the effectiveness of the cleanup;
- Conducting a soil vapor intrusion evaluation for any new buildings at the site and the installation of a mitigation system if necessary;
- Construction of a site cover consisting of structures such as buildings, pavement, and sidewalks or the existing asphalt pavement, and/or a soil cover in areas where the upper two feet of exposed surface soil will exceed the applicable restricted residential SCOs. Where the soil cover is required it will be a minimum of two feet of soil, meeting the SCOs for cover material for restricted residential use;
- Importing clean material or reusing site soils that meet the established Soil Cleanup Objectives for use as backfill;
- Implementing a Health and Safety Plan and Community Air Monitoring Plan during all ground intrusive activities;
- Implementation of a Site Management Plan (SMP) detailing long term maintenance of the remedial systems; and
- Recording of an Environmental Easement to ensure proper use of the site may be necessary.

The proposed cleanup plan was developed by Haverstraw Community Chair Factory LLC (“applicant”) after performing a detailed investigation of the site under New York's Brownfield Cleanup Program (BCP).

Next Steps

DEC will consider public comments, revise the remedy plan as necessary, and issue a final Decision Document. DOH must concur with the proposed cleanup. After approval, the proposed cleanup becomes the selected cleanup. The applicant may then design and perform the cleanup action to address the site contamination, with oversight by DEC and DOH.

DEC will keep the public informed throughout the investigation and cleanup of the site.

Site Description

The site is 4.53-acres and occupies part of the 30 Liberty St. and 87 Main Street parcels in the town of Haverstraw, Rockland County. The site is bounded to the north by the Hudson River; on the east by the remainder of the 30 Liberty St. and 87 Main Street properties with the Hudson River beyond; on the south by Emeline Park; and on the west by residential homes, a church, library, and post office. From 1892 through 1902, part of the property was submerged and was built up by 1921 with fill material. From 1921 through 1994 the property was occupied by multiple manufacturing and petroleum storage facilities including brick manufacturing, petroleum refining, and chair building and finishing. The site has been vacant since 2006 when all buildings were demolished.

The site is proposed to be cleaned up to a restricted-residential use (i.e. multi family housing) standard. The planned redevelopment will include multiple multi-use residential and commercial buildings with associated infrastructure and recreational space. Part of the housing will be reserved as affordable housing, and the site is located within a Disadvantaged Community.

Additional site details, including environmental and health assessment summaries, are available on DEC's Environmental Site Remediation Database (by entering the site ID, C344093) at:

<https://appfactory.dec.ny.gov/DERExternalSearch/ERDSearch>

Summary of the Investigation

The primary contaminants of concern at the site are volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), metals, pesticides, and per & polyfluoroalkyl substances (PFAS) which are present in soil, groundwater, and soil vapor. Soil contamination is present throughout the fill layer present at the site and typically contains SVOCs and metals and was observed at depths down to ten feet below ground surface. Groundwater generally has PFAS contamination with some detections of VOCs and SVOCs. VOCs in soil vapor include both chlorinated solvents and petroleum related compounds.

Brownfield Cleanup Program

New York's Brownfield Cleanup Program (BCP) encourages the voluntary cleanup of contaminated properties known as "brownfields" so that they can be reused and redeveloped. These uses may include recreation, housing, business or other uses. A brownfield site is any real property where a contaminant is present at levels exceeding the soil cleanup objectives or other health-based or environmental standards, criteria or guidance adopted by DEC that are applicable based on the reasonably anticipated use of the property, in accordance with applicable regulations.

For more information about the BCP, visit:

<https://dec.ny.gov/environmental-protection/site-cleanup/brownfield-and-state-superfund-programs/brownfield>

Stay Informed with DEC Delivers

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.

Sign up to receive site updates by email:

<https://dec.ny.gov/environmental-protection/site-cleanup/regional-remediation-project-information/environmental-cleanup-email-newsletters>

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

DECinfo Locator

Interactive map to access DEC documents and public data about the environmental quality of specific sites: <https://dec.ny.gov/maps/interactive-maps/decinfo-locator>

CONTACT INFORMATION

Project-Related Questions

Oliver Wolfe, Project Manager
NYSDEC, Division of Environmental Remediation
625 Broadway
Albany, NY 12233
p: (518) 402-9732
oliver.wolfe@dec.ny.gov

Project-Related Health Questions

Kari Pollard, Project Manager
NYSDOH, Bureau of Environmental Exposure and Investigation
Empire State Plaza
Corning Tower Room 1787
Albany, NY 12237
p: (518) 486-1443
beei@health.ny.gov

WHERE TO FIND INFORMATION

Access project documents through the DECinfo Locator and at these location(s):
<https://extapps.dec.ny.gov/data/DecDocs/C344093/>

Haverstraw King's Daughters Public Library

85 Main Street
Haverstraw NY, 10927
(845) 786-3800

Site Location

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