



FACT SHEET

Brownfield Cleanup Program

Tarrytown Former MGP Site
Village of Tarrytown
Westchester County, NY
BCP Site No. C360064

June 2007

Remedial Action Completed to Address Brownfield Site Contamination; Remedial Action Report Under Review

Remedial action has been completed under New York's Brownfield Cleanup Program (BCP) to address contamination related to the Tarrytown Former MGP Site located on West Main Street in the Village of Tarrytown, Westchester County. See map for the location of the site. Consolidated Edison; Ferry Landings, LLC; and Ferry Investments, LLC (the Volunteers) have completed the remedial action and has submitted to the New York State Department of Environmental Conservation (NYSDEC) a Final Engineering Report (FER), which is under review. The FER states that remediation requirements have been achieved regarding site contamination to fully protect public health and the environment for the proposed site use. The FER is available at the document repository identified in this fact sheet.

NYSDEC previously accepted an application submitted by the Volunteers to participate in the BCP. The application proposed that the site will be used for restricted-residential purposes. An environmental easement has been granted to the NYSDEC that provides this restriction.

Highlights of the Final Engineering Report

A Final Engineering Report has several goals:

- 1) describe the remedial activities completed;
- 2) certify that remediation requirements have been achieved;
- 3) define the boundaries of the site;
- 4) describe any institutional/engineering controls to be used. An institutional control is a non-physical restriction on use of the site, such as a deed restriction, when the remedial action leaves residual contamination that makes the site suitable for some, but not all uses. An engineering control is a physical barrier or method to manage contamination such as a cap or vapor barrier;
- 5) certify that an operation, monitoring and maintenance plan for any engineering controls used at the site has been approved by NYSDEC.

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 include recreation, housing and business.

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:
<http://www.dec.ny.gov/chemical/8450.html>

"Remedial activities" and "remediation" refer to all necessary actions to address any known or suspected contamination associated with a site.

Remedial activities were completed at the site to reduce the potential for exposure to site-related contaminants. These activities include:

- Excavation of the contents and structures of

- former gas holders and tar wells, and backfill with clean fill
- Excavation of contaminated soil from the former fuel handling area and installation of a collection trench and recovery system to collect light non-aqueous phase liquids (LNAPLs),
- Construction of a sheet pile barrier, recovery trench and collection system in the northern part of the site to collect dense non-aqueous phase liquids (DNAPLs),
- Installation of a water tight barrier, DNAPL recovery trench and collection system along the Hudson River shoreline,
- Dredging of contaminated sediment, backfill with clean soil, and placement of a sediment cap,
- Installation of a cover system comprised of a demarcation layer and two feet of clean soil or asphalt pavement,
- Preparing a Site Management Plan that identifies the required engineering controls and their operation, monitoring and maintenance requirements, and requires regular certification that these controls are in place,
- Granting an environmental easement to the NYSDEC that restricts the site use to restricted-residential and requires compliance with the Site Management Plan.

Next Steps

NYSDEC will complete its review, have any necessary revisions made and, if appropriate, approve the Remedial Action Report. NYSDEC will place the approved Remedial Action Report in the site document repository. NYSDEC then will issue a Certificate of Completion to Ferry Landings, LLC, Ferry Investments, LLC and Consolidated Edison of New York. With their receipt of a Certificate of Completion, Ferry Landings, LLC, Ferry Investments, LLC and Consolidated Edison of New York would:

- have no liability to the State for contamination at or coming from the site, subject to certain conditions; and
- be eligible for tax credits to offset the costs of performing remedial activities and for redevelopment of the site.

A Certificate of Completion may be modified or revoked if, for example, the applicant does not comply with the terms of its Brownfield Cleanup Agreement with NYSDEC, or if the applicant commits fraud regarding its application or its certification that it has met cleanup levels.

A fact sheet will be sent to the site contact list when NYSDEC issues a Certificate of Completion to Ferry Landings, LLC, Ferry Investments, LLC and Consolidated Edison of New York if institutional or engineering controls are necessary for the site.

Background

The 20 acre site is located on West Main Street in the Village of Tarrytown, New York. The Tarrytown Former MGP Site is the location of historic manufactured gas plant activities, from which several underground structures remain. Remedial investigations have been carried out at the site by the Volunteers over the past several years. These investigations included the installation of groundwater monitoring wells, surface and subsurface soil sampling, river sediment sampling and test pit excavations. Waste associated with the former MGP operations, commonly referred to as coal tars or dense nonaqueous phase liquids (DNAPLs), had caused significant areas of soil contamination on the site and sediment contamination in the Hudson River adjacent to the site. Additionally, several underground storage tanks (USTs) associated with a more recent use of the site as a transportation maintenance facility, were the source of petroleum spills over the past several years.

FOR MORE INFORMATION

Document Repository

A local document repository has been established at the following location to help the public to review important project documents. These documents include the Remedial Action Report and the application to participate in the BCP accepted by NYSDEC:

The Warner Library
 121 North Broadway
 Tarrytown, New York 10591
 (914) 631-7734
 Kris Weltzheimer, Director
 Monday and Thursday 1 - 9 pm
 Tuesday and Wednesday 10 am - 6 pm
 Friday 10 am - 5 pm
 Saturday 9 am - 1 pm (July and August)

NYSDEC Region 3 Office
 21 South Putt Corners Road
 New Paltz, New York 12561
 (845) 256-3154
 Mr. Michael Knipfing, Citizen Participation
 Specialist Monday - Friday 8:30 am - 4:45 pm

Who to Contact

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

Project Related Questions
 Mr. Lech Dolata
 Project Manager
 NYSDEC
 625 Broadway, 11th Floor
 Albany, NY 12233-7014
 (518) 402-9662

Project-Related Health Questions
 Mr. Carl Obermeyer or
 Bridget Callaghan
 Public Health Specialist
 NYSDOH
 547 River Street
 Troy, NY 12180
 (800) 458-1158, Ext. 27890

Site Development Questions:
 Mr. Carl Monheit
 Ferry Investments, LLC
 (914) 631-1720

Citizen Participation Questions:
 Mr. Michael Knipfing
 Citizen Participation Specialist
 NYSDEC
 21 South Putt Corners Road
 New Paltz, NY 12561
 (845) 256-3154

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.