



# FACT SHEET

## Brownfield Cleanup Program

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

July 2007

### NYSDEC Certifies Remediation Requirements Achieved at Brownfield Site

The New York State Department of Environmental Conservation (NYSDEC) has determined that Consolidated Edison; Ferry Landings, LLC; and Ferry Investments, LLC (the Volunteers) have achieved remediation requirements to address contamination related to the Tarrytown Former Manufactured Gas Plant (MGP) Site located on West Main Street in the Village of Tarrytown, Westchester County under New York's Brownfield Cleanup Program (BCP). See map for the location of the site. NYSDEC has issued a Certificate of Completion to Consolidated Edison; Ferry Landings, LLC; and Ferry Investments, LLC regarding the Tarrytown Former MGP Site. The Volunteers are now eligible to redevelop the site. A copy of the Certificate of Completion is available at the document repositories 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, Commercial and Industrial purposes.

#### Certificate of Completion

The Certificate of Completion issued by NYSDEC contains:

- 1) a description of the remedial activities completed;
- 2) a certification that remediation requirements have been or will be achieved;
- 3) the boundaries of the site;
- 4) a description of the institutional and 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) a certification that an operation, monitoring and maintenance plan for any engineering controls used at the site has been approved by NYSDEC.

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

Remedial activities that began at the site in May 2004 were completed in January 2005. They were designed to reduce the potential for exposure to site-related contaminants.

These activities included:

- 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

**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:  
[www.dec.state.ny.us.gov/chemical/8450.html](http://www.dec.state.ny.us.gov/chemical/8450.html)

- 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, backfilling 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, commercial and industrial and requires compliance with the Site Management Plan.

The documentation submitted by the Volunteers included post-remediation soil testing results demonstrating that the remedial goals for the site have been achieved. Under the approved Operation Monitoring and Maintenance Plan (OM&MP), the Volunteers are required to maintain the following engineering controls installed at the site:

- LNAPL Recovery System,
- Northern DNAPL Recovery System,
- Western DNAPL Barrier, Recovery Trench and Underwater Cap,
- Future Vapor Management System for new buildings construction,
- Site Cover consisting of pavement or two feet thick clean soil,
- Demarcation Layer beneath the two feet thick soil cover.

The OM&MP also requires the Volunteers to monitor the quality of groundwater and submit to NYSDEC an Annual Site Management Report. This report must include a certification by the Volunteers that all engineering controls are in place and effective, performing as designed, and nothing has occurred that would impair their ability to protect the public health and environment.

### **Next Steps**

NYSDEC issued the Certificate of Completion based on review and approval of the Final Engineering Report (FER) submitted by the Volunteer. The FER described the remedial activities completed and certified that remediation requirements have been achieved for the site.

With its receipt of a Certificate of Completion, Consolidated Edison; Ferry Landings, LLC; and Ferry Investments, LLC are eligible to redevelop the site. In addition, the Volunteers:

- have no liability to the State for contamination at or coming from the site, subject to certain conditions; and
- are 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.

### **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 remained. 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. The Remedial Action Work Plan was approved by NYSDEC in July 2003. The remedial action began in May 2004 and was completed in January 2005. The FER generated by the Volunteers in April 2005 was approved in September 2006.

## **FOR MORE INFORMATION**

### **Document Repository**

Document repositories have been established at the following locations to help the public to review important project documents. These documents include the Certificate of Completion 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

### **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

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  
485 West Putnam Avenue  
Greenwich, CT 06830  
(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

Project-Related Health Questions  
Mr. Carl Obermeyer or