



FACT SHEET

Brownfield Cleanup Program

Receive Site Fact Sheets by *Email*. See "For More Information" to Learn How.

Site Name: Catskill Manufactured Gas Plant (MGP) site
DEC Site #: C420027
Address: Water Street
Catskill, New York 12414

Have questions?
See
"Who to Contact"
Below

NYSDEC Certifies Cleanup Requirements Achieved at Brownfield Site

The New York State Department of Environmental Conservation (NYSDEC) has determined that the cleanup requirements to address contamination related to the Catskill Former Manufactured Gas Plant (MGP) site ("site") located on Water Street, Catskill New York, Greene County under New York State's Brownfield Cleanup Program have been or will be met. Please see the map for the site location.

The cleanup activities were performed by Central Hudson Gas & Electric Corporation (the "Volunteer") with oversight provided by NYSDEC. NYSDEC has approved a Final Engineering Report and issued a Certificate of Completion for the site. Copies of the Final Engineering Report and Notice of the Certificate of Completion are available at the location(s) identified below under "Where to Find Information."

Completion of Project:

The project was completed between September 12, 2012, when initial tree removal began, and October 31, 2013, with the completion of tree replacement and plantings on the bank down to Catskill Creek. The following actions were performed as part of the remedy:

- Approximately 13,000 cubic yards of impacted soil was removed, down to an average depth of 17 feet below ground surface (bgs);
- Dewatering and treatment of groundwater encountered during excavation was performed.
- Post-excavation sampling was performed to confirm that impacted materials exceeding the clean-up standards had been removed;
- The excavated areas were backfilled with a clean soil cover that meets Restricted Residential Soil Cleanup Objectives to prevent human exposure to residual contaminated soil remaining at the site;
- Oxygen releasing compound (ORC) was placed into the excavated areas during backfilling activities to address any remaining MGP residuals and promote biological decay of the remaining groundwater contamination.
- Approximately 3,300 tons of impacted sediments were dredged from Catskill Creek adjacent to the site, down to an approximate depth of 8 feet below the mud line;
- The dredged sediments were dewatered and transported for off-site disposal at a permitted facility;
- An Environmental Easement was executed and recorded to restrict land use and prevent future exposure to any contamination remaining at the site;
- A Site Management Plan (SMP) has been developed for long-term management of remaining contamination as required by the Environmental Easement, including Institutional and Engineering Controls, monitoring, operation and maintenance, and reporting; and
- A Final Engineering Report which documents all site work has been completed.

Final Engineering Report Approved:

NYSDEC has approved the Final Engineering Report, which:

1. Describes the cleanup activities completed;
2. Certifies that cleanup requirements have been or will be achieved for the site;
3. Describes 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 contamination left over after the cleanup action 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;
4. Certifies that a site management plan for any engineering controls used at the site has been approved by NYSDEC.

Engineering Controls:

Engineering controls were placed at the site as part of the remediation to prevent further migration of and exposure to residual coal tar contamination. A remedial cap with an underlying demarcation barrier was placed across the entire site. The cap consists of a minimum of 5 feet of fill, and acts as a barrier to prevent human exposure to residual contamination.

Institutional Controls:

Institutional controls associated with the site include restricted uses of the property in the form of environmental easements which allow for:

1. Annual monitoring to assess the performance and effectiveness of the remedy.
2. An Excavation Plan which details the provisions for management of future excavations in areas of remaining contamination;
3. Controlled excavation and proper handling of any soil or groundwater generated during excavation or development activities, and
4. Land use restrictions.

Next Steps:

With its receipt of a Certificate of Completion, the Volunteer:

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

A Certificate of Completion may be modified or revoked if, for example, there is a failure to comply with the terms of the order or agreement with NYSDEC.

Site Description:

Location: The site is approximately 0.878 acres in size and is located along Water Street in the Village of Catskill. It includes three separate parcels, known as Areas A, B and C.

Site Features: Areas A and C are between Water Street and Catskill Creek. They slope gently towards the Creek, which lies at the bottom of a steep bank approximately 10 feet high. Area B, also gently sloping towards the creek, is on the uphill side of Water Street, across from Area A.

Area A, 125 Water Street, is currently a vacant lot, and is the site of the older of the two gas plants on this site. It is located between the Union Mills building and an old foundry building. The building for this first gas plant was demolished long ago.

Area B, 126 Water Street, is the location of a former gas holder and is currently occupied by an art studio.

The northernmost area, Area C, 145 Water Street, is the location of the second gas plant and is currently a paved parking lot owned by Greene County.

Current Zoning and Land Use: Area A is zoned Restricted Residential and is currently undergoing commercial development. Areas B and C are zoned Commercial. In addition, the county has funding in place to construct a bike path along Catskill Creek which will cross Areas A and C.

Past Use of the Site: The first Catskill MGP began operation in 1858 (Areas A and B) using the coal carbonization process. In 1923, the Upper Hudson Electric and Railroad Company constructed a new carbureted water gas plant on Area C, nearly adjacent to its first plant. In doing so, the capacity of the gas plant was doubled. In 1926, the Upper Hudson Electric and Railroad Company merged with several other small utility companies to form Central Hudson Gas and Electric Company, which later became the Central Hudson Gas and Electric Corporation (Central Hudson). In 1932, Central Hudson converted the carbureted water gas plant to a butane air gas operation. The plant operated in this manner until 1958, at which time a natural gas transmission line was introduced to the area and the plant closed.

The coal carbonization plant (Areas A and B), the older of the two gas plants, contained the following major structures until it was decommissioned in 1958: gas holder, gas plant building with retort room, coal shed, and lime house, three oil cisterns, and two gasometers (holders). The carbureted water gas plant (Area C), the newer gas plant, contained a gas holder, purifier boxes, tar well, coal shed, and a gas plant building containing retorts and a boiler.

Geology and Hydrogeology: The ground surface of the site slopes westward toward Catskill Creek, with elevations ranging from 8 to 17 feet above mean sea level. Site investigations identified three principal stratigraphic units beneath the site. At the ground surface, the site contains fill materials consisting of sand, silt and gravel with thickness ranging from 8 to 19 feet. Below the fill unit is a fine sand with trace amounts of silt, ranging in thickness from 3.5 to 16 feet. Beneath the fine sand unit is a sand and gravel unit with a thickness varying from 2 to 10 feet.

Groundwater in the overburden flows west toward Catskill Creek.

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, business or other uses.

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>

FOR MORE INFORMATION**Where to Find Information**

Project documents are available at the following location(s) to help the public stay informed.

Catskill Public Library
1 Franklin Street
Catskill, NY 12414-1496
(518) 943-4230
M/W 12-8; T 10-8; Th/F 10-5

Toni Galluzzo
NYSDEC
1130 N. Westcott Road
Schenectady, New York 12306-2014
(518) 357-2046
M-F 9 am – 4:30 pm

Who to Contact

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

Project Related Questions

Richard Dana
Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7014
518-402-9680
richard.dana@dec.ny.gov

Site-Related Health Questions

Julia Kenney
Bureau of Environmental Exposure Investigation
New York State Department of Health
Empire State Plaza, Corning Tower, Rm 1787
Albany New York 12237
518-402-7860
BEEI@health.ny.gov

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.

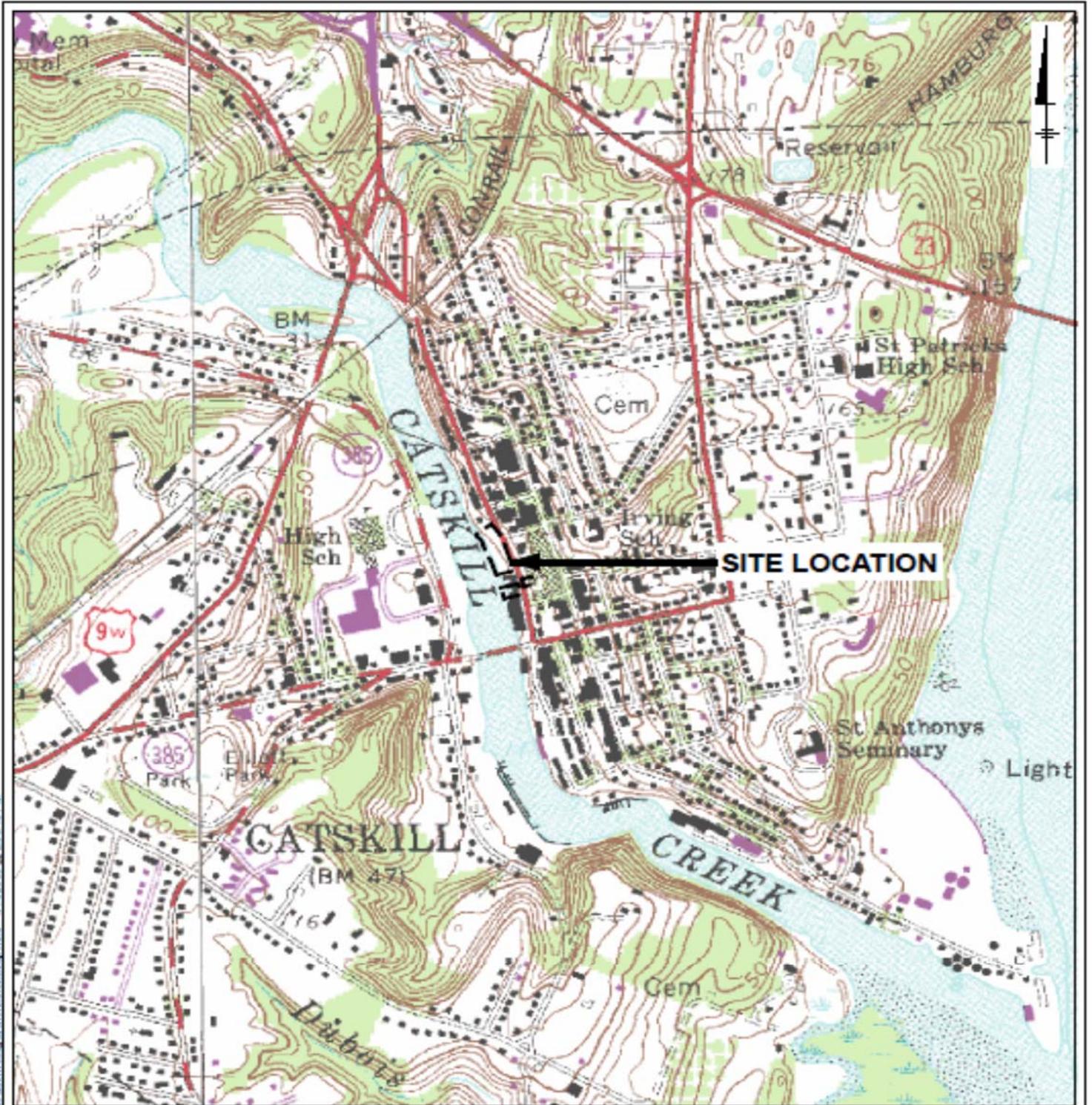
Receive Site Fact Sheets by Email

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: <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.

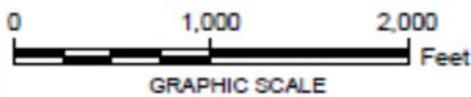
Note: Please disregard if you already have signed up and received this fact sheet electronically.



NOTES:

- 1. USGS 7.5 MIN. QUADS ENTITLED CEMENTON AND HUDSON SOUTH WERE PROVIDED BY THE NEW YORK STATE GIS CLEARINGHOUSE.

AREA ENLARGEMENT



CENTRAL HUDSON GAS AND ELECTRIC CORPORATION
FORMER CATSKILL MGP SITE
CATSKILL, NEW YORK
REMEDIAL INVESTIGATION

SITE LOCATION MAP



FIGURE
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