



# FACT SHEET

## Voluntary Cleanup Program

**Former CHGE Manufactured Gas Plant**  
**1 West Main St.**  
**Site No. V00293-3**  
**Beacon, NY**

**August, 2007**

### Interim Remedial Measure to Address Site Contamination to Begin

Excavation of contaminated soil is about to begin at 1 West Main St. in the City of Beacon, Dutchess County, under New York's Voluntary Cleanup Program (VCP). Central Hudson Gas & Electric Corporation (CHGE), on behalf of Metro-North Commuter Railroad Co. will perform an interim remedial measure (IRM) to address contamination at the site. The New York State Department of Environmental Conservation (NYSDEC) will provide oversight for this project. Please refer to the map for the project location.

### Background

The 1 Main Street site is adjacent to a former manufactured gas plant (MGP). The MGP, located on River Street, made a combustible gas from coal and operated from 1871 to approximately 1946. The gas was piped to homes, businesses, and industries in much the same way natural gas is used today.

In 2000, CHGE conducted investigations of the MGP site itself, which has since been redeveloped for residential use. It appears that all contaminated soils were removed during redevelopment. No significant amounts of MGP contamination were found to remain at the former MGP site, and it was determined that no further action was required.

Soil on the 1 West Main Street site was sampled as part of a real estate transaction in 2005 and 2006 and found to be contaminated with coal tar and other MGP related chemicals. This contamination appears to be related to the adjacent MGP site; accordingly, CHGE has agreed to conduct the removal of this contamination at their expense. Following cleanup, the property is slated to be transferred to Metro North for expansion of their railroad station parking lot.

### Highlights of the Upcoming Site Interim Remedial Activities

#### On site Activities

- Contaminated soil excavation and removal: Approximately 1,250 cubic yards of MGP coal tar-impacted soil will be excavated and transported off site for proper treatment and disposal. Odor suppression measures will be used to control odors and vapors from the contaminated soil.
- Groundwater treatment: Groundwater that accumulates in the excavation will be treated on site and thereafter discharged to the Town of Beacon sewer system in accordance with the appropriate permits.

#### Off Site Activities

- Transportation of excavated soil: Excavated soil will be transported to ESMI of Fort Edward NY for treatment by low-temperature thermal desorption. All loads will be covered to prevent odors and leakage. The truck bodies will be cleaned prior to leaving the site.

#### Schedule

Site work will begin on or about August 13, 2007 and will take approximately four weeks to complete. There will be no construction activity on weekends.

## **Air Quality Monitoring/Odor Control**

An air quality program will be implemented during the soil removal activities to protect the health and safety of site workers and the surrounding community, and to address potential nuisance odors. This effort will include air monitoring both in the work area and along the site perimeter. If vapors or odors from the contaminated soils are detected, odor suppression measures will be implemented to control them.

## **Institutional Controls**

Following completion of the IRM soil removal, an environmental easement will be placed on the property, which will prohibit the use of groundwater and restrict the land use to commercial or industrial purposes. The easement will also require compliance with a soil management plan if any remaining contaminated soils are excavated in the future.

## **Next Steps**

NYSDEC and the New York State Department of Health (NYSDOH) will continue to oversee the remedial activities. A final engineering report and certification of completion will be submitted to NYSDEC following the IRM soil removal activities. When the remediation has been completed, a Fact Sheet will be sent to the site's mailing list and the Final Report will be placed in the local document repositories.

## **For More Information**

### **Document Repositories**

Local document repositories have been established at the following locations to help the public to review important project documents. These documents include the Interim Remedial Work Plan and the application to participate in the VCP accepted by NYSDEC:

Howland Public Library  
313 Main St.  
Beacon, NY 12508  
(845) 831-1134

NYSDEC Region 3  
21 S. Putt Corners Rd.  
New Paltz, NY 12561  
(845) 256-3154  
Att: Mike Knipfing  
Please call for appointment

Beacon City Clerk  
1 Municipal Center  
Beacon, NY 12508  
(845) 838-5000

### **Who to Contact**

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

#### Project Related Questions

Hank Willems  
New York State Department of Environmental  
Conservation  
625 Broadway  
Albany, NY 12233-7017  
(518) 402-9662  
[htwillem@gw.dec.state.ny.us](mailto:htwillem@gw.dec.state.ny.us)

#### Health Related Questions

Anthony C. Perretta  
Health Specialist II  
Bureau of Environmental Exposure  
Investigation  
New York State Department of Health  
(518) 402-7880  
[acp06@health.state.ny.us](mailto:acp06@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 listed 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.

### **About the Voluntary Cleanup Program**

The Voluntary Cleanup Program (VCP) was developed to enhance private sector cleanup of properties by enabling volunteers to remediate sites using private rather than public funds, and to reduce the development pressure on "greenfield" sites. Under the VCP, the volunteer agrees to investigate and remediate a site to a level that is protective of human health and the environment for the present or intended use of the property. Investigation and Remediation is carried out under the oversight of the NYSDEC and NYSDOH. When the volunteer satisfactorily completes the work, the State provides a release from State liability for the work done, thus providing an incentive to return the site to productive use. Projects of this type now fall within the purview of the New York State Brownfield Cleanup Program (BCP). For more information about the BCP, please visit the NYSDEC website at: <http://www.dec.ny.gov/>

