

**NEW YORK STATE  
DEPARTMENT OF**



**ENVIRONMENTAL  
CONSERVATION**

**Dear Interested Citizen:**

This Fact Sheet is to inform you about the Remedial Action Work Plan for the former Port Chester MGP located in the Village of Port Chester. If you have any questions or would like more information, please contact:

Mr. James Malcolm, P.E.  
Project Manager  
NYSDEC  
625 Broadway  
Albany, N.Y. 12233-7014  
(518) 402-9662

For site related health questions, please contact the New York State Department of Health's representative:

Mr. Joe Crua  
Public Health Specialist III  
Bureau of Environmental  
Exposure Investigation  
NYSDOH  
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Troy, N.Y. 12180-2216  
(518) 402-7890

# FACT SHEET

**Former Port Chester MGP: Site No. V00516-3**

## **Voluntary Cleanup Agreement**

**April 2004**

### **INTRODUCTION**

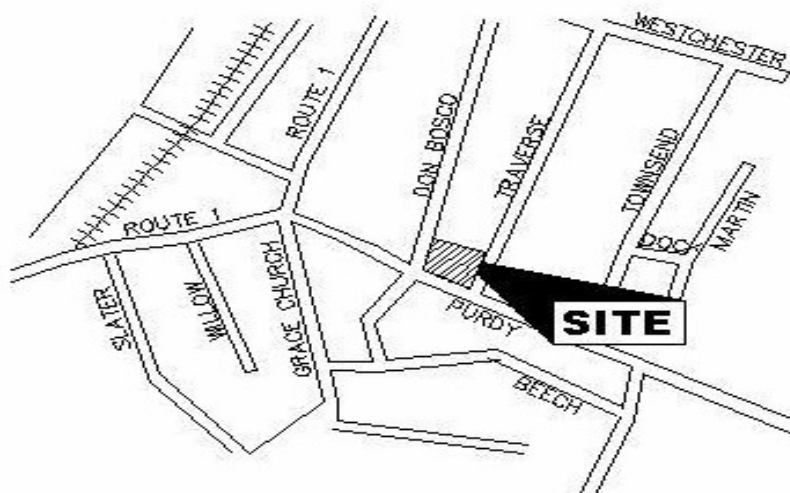
The New York State Department of Environmental Conservation (NYSDEC), in cooperation with the New York State Department of Health (NYSDOH) is pleased to inform you that the Village of Port Chester has volunteered to address the contamination present at the former Port Chester manufactured gas plant (MGP). The remedial activities will be performed under the Department's Voluntary Cleanup Program. The remedial work at the site will be conducted prior to the redevelopment of the property.

### **SITE BACKGROUND**

Historical information indicates that a small MGP was operated at the site from the 1860's through the 1880's near the intersection of Purdy Avenue and Traverse Avenue. After the MGP plant was dismantled, the southeastern portion of the site was used for various industrial and commercial operations. Identified uses included stables, a warehouse, storage, an iron works, a waste oil reclaiming company, a dress factory, a machine shop, and a paper storage facility. The northeastern portion of the site was vacant until it was utilized as residential property from the late 1890's until 1934. A warehouse structure was then built and used as a cold storage facility and later as a waste paper and rag storage area. Most recently, it was a mail distribution facility. Historic maps indicate that the southwestern portion of the site was utilized as residential and a barbershop from prior to 1885 through the 1920's. A gasoline filling station was present during the 1930's and through at least 1950. The area was most recently the site of a residential building.

### **SITE DESCRIPTION**

The site encompasses 0.92 acres and is situated between Don Bosco Place and Traverse Avenue at their intersection with Purdy Avenue. The site includes Lots 15, 16, 18A-18H, and 19, within Block 99 of the Village. The site was comprised of a mix of commercial and residential properties but is currently vacant with all buildings having been demolished. The site is bordered to the east and south by residential and commercial properties.



## REMEDIAL HISTORY

Various soil and groundwater investigations were completed from November 1999 to October 2000. The majority of the soil borings and test pit work indicated the presence of semi-volatile organic compounds (SVOCs) across the site in the shallow soils. This was attributed to the fact that coal storage areas were formerly located there. However, releases from waste oil recycling operations at the site also appeared to be a source of the elevated concentration of SVOCs. Minor impacts to shallow groundwater were also noted but no contamination was observed in the bedrock formation or downgradient of the site. Additional work performed in 2001, included the investigation of former MGP structures. Volatile organic compounds (benzene, toluene, ethylbenzene, and xylenes), SVOCs, metals (arsenic, cadmium, copper, lead, nickel, and zinc), and cyanide were detected in shallow soils across the site in varying concentrations. Demolition of the remaining commercial buildings was performed in 2003.

## CURRENT ENVIRONMENTAL STATUS OF SITE

Under the requirements of the Department's Voluntary Cleanup Program, more extensive sampling of the former Port Chester MGP was conducted from June to July 2003 and during September 2003. The findings of these studies are presented in the Site Investigation Report dated February 2004.

This sampling identified various volatile and semi-volatile organic compounds (e.g. xylenes, ethylbenzene, and naphthalene) in the subsurface soils and groundwater. Investigation of the former MGP structures indicated the presence of minor coal tar contamination located on the sidewalls. The bottom of the structures was not investigated due to the presence of shallow groundwater. The tar well was also investigated and this indicated the presence of industrial fill but no coal tar was observed. Two underground storage tanks were also removed, along with contaminated soil that was encountered after the tank was removed. The tanks were disposed off-site as scrap metal.

The February 2004 report concluded that the primary exposure pathway for contaminants at the site was via direct contact with the contaminated soils and groundwater. Analysis indicated that the contaminants do not readily leach or release to the groundwater. Groundwater is not used at the site and therefore no direct contact with the groundwater is anticipated except during invasive construction activities. It is proposed that removal of coal tar or petroleum-impacted contaminated soil and placing a cover of clean soil, asphalt or concrete would eliminate the potential for direct contact and hence be protective of public health. Monitoring of groundwater will also continue at the site.

## DESCRIPTION OF THE REMEDIAL ACTION

For this site, the Volunteer has proposed commercial development. The Remedial Action Work Plan calls for the removal of the impacted soil and former MGP structures and the placement of the cover. The cover will be placed directly over the excavation area created by the soil removal, and include 12 inches of clean soil for proposed vegetated areas, asphalt for roads and parking lots and, concrete for building slabs and in heavy-use areas. The coal tar or petroleum-impacted soils will be removed and disposed at a permitted off-site disposal facility. The implementation of the Remedial Action Work Plan is expected to occur in 2004.

The work plan includes a Soil Management Plan which establishes protocols for the characterization and handling of soils/fill excavated, graded or otherwise disturbed during the construction or future development of the site. Soils/fill encountered during future work, that is found to contain contaminants at concentrations exceeding NYSDEC TAGM 4046 levels, will be properly handled and disposed of off-site. The work plan also includes an Operation, Monitoring and Maintenance plan. This plan includes provisions for the annual inspection, maintenance and repair of the cover after site construction or development is completed. For the State's release from liability to remain in effect, annual certified inspection reports will be required. Also, the site will be limited to commercial or industrial use through an environmental easement.

## PUBLIC REVIEW AND COMMENT ON THE PROPOSED PLAN

The proposed Remedial Action Work Plan is available for public review at the NYSDEC's New Paltz office and the Port Chester Public Library located at 1 Haseco Avenue. Written comments on the proposed Remedial Action Work Plan are welcome and will be accepted from April 28, 2004 until May 28, 2004. Comments should be directed to Mr. James Malcolm, P.E., Project Manager, NYSDEC, 625 Broadway, Albany, N.Y. 12233-7014 or at [jemalcol@gw.dec.state.ny.us](mailto:jemalcol@gw.dec.state.ny.us).