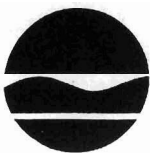


**NEW YORK STATE
DEPARTMENT OF**



**ENVIRONMENTAL
CONSERVATION**

This Fact Sheet contains information about the remedial action at the Port Chester Former MGP Site located in the Village of Port Chester, N.Y. If you have any questions on the Voluntary Cleanup Agreement or the Remedial Action, please contact:

Mr. Bill Bennett.
Project Manager
NYSDEC

625 Broadway, 11th Floor
Albany, NY 12233-7014
(518) 402-9662

For Citizen Participation questions, contact:

Mr. Michael Knipfing
Citizen Participation Specialist
NYSDEC

21 South Putt Corners Road
New Paltz, NY 12561
(845) 256-3154

For site-related health questions, please contact:

Mr. Joe Crua
Public Health Specialist III
NYSDOH

547 River Street
Troy, NY 12180
1 (800) 458-1158, Ext. 27890

For site development questions, please contact:

Mr. Gary Gianfrancesco
Arconics Architecture, P.C.
914-937-5596

FACT SHEET

Port Chester Former MGP Site

VOLUNTARY CLEANUP AGREEMENT

Site No. V00516-3

November 2005

REMEDIAL WORK IS ABOUT TO BEGIN

The Village of Port Chester and G&S Investors (The Volunteer) have scheduled a cleanup at the Port Chester Manufactured Gas Plant (MGP) site to begin in the last week of November 2005. The remedial work will be performed by their environmental contractor, JM Sorge Inc, in accordance with a NYSDEC approved design and with NYSDEC construction oversight. This work was rescheduled from a previously announced starting date of October 2004. This remediation, performed under the provisions of the NYSDEC Voluntary Cleanup Program (VCP), will allow the site to be re-developed for restricted commercial use excluding day care, child care and medical care.

BACKGROUND

The site encompasses 0.92 acres and is situated between Don Bosco Place and Traverse Avenue at their intersection with Purdy Avenue. The site was comprised of a mix of commercial and residential properties. It is currently vacant, with all buildings having been demolished. The site is bordered to the east and south by residential and commercial properties. Area groundwater is not utilized as a potable water source due to its brackish nature. Potable water is supplied to the Village of Port Chester by the Aquarion Water Company of New York. 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. 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. Additional work performed in 2001, included the investigation of former MGP structures (gas holder foundations). Volatile organic compounds (benzene, toluene, ethylbenzene, and xylenes), SVOCs, metals (arsenic, cadmium, copper, lead, nickel, and zinc), and cyanide were detected (in varying concentrations) in shallow soils across the site.

REMEDIAL ACTION

The proposed action is aimed at the removal of petroleum and MGP related contamination from the shallow soils at the site to create conditions for future commercial use (see attached figure).

The Proposed Action: Highlights of the upcoming remedial action include the following (see attached figure).

- **Dewatering of Gas Holder Structures**
Recovery wells installed within the gas holders will be used to remove groundwater to facilitate the excavation activities. The groundwater will be transferred into storage tanks and then discharged to the Westchester County Department of Environmental Facilities for treatment.
- **Installation of Sheet piling**
Driven or lagged sheet piling will be installed from the intersection of Purdy and Traverse Avenues along the extent of the soil excavation area to the tar well structure. The sheet piling will serve to maintain the structural integrity of the streets, the adjacent sidewalks, and the excavation sidewalls.
- **Shallow Soil Excavation**
Soil within the excavation area will be removed to a depth of four (4) to six (6) feet below grade surface. (See the attached figure for the extent of the excavation area). The excavation area includes the two gas holders, the tar well, and the building foundation formerly located at Purdy and Traverse Avenues. All of the soil generated from this activity will be transported to a permitted off-site disposal facility.
- **Removal of Gas Holder Structure Contents**
Following the removal of the shallow soil, the remaining contents of the two gas holders will be removed and the structural integrity of each foundation will be visually inspected.
- **Structure Foundation Investigation and Remediation**
Test pits will be installed through each gas holder base to determine the condition of the subsurface soil. If coal tar-impacted soil or flowing coal tar are observed beneath the gas holder foundations, the impacted material and/or structures will be removed for disposal at a permitted off-site disposal facility. If required, sheet piling will be installed to facilitate dewatering and removal of the impacted subsurface soil and/or structures.
- **Miscellaneous Pipe and Soil Removal**
MGP process piping encountered during excavation activities will be traced to connection points or the property boundary. Pipes and any soil that appears to be contaminated based on visual observations of coal tar-impacted soil or flowing coal tar will be excavated and staged for disposal at a permitted off-site disposal facility. Non-related MGP piping encountered during excavation activities having a diameter greater than six (6) inches will also be traced to connection points or the property boundary and excavated for off-site disposal.

The approved Remedial Action Work Plan also includes the following measures:

- development of a long term Operation, Maintenance and Monitoring Plan to make sure that the soil removal activities are effective; and
- development of a site management plan to protect future site workers and residents from any possible future exposures to untreated subsurface soil remaining on site.
- following remediation, institutional controls in the form of an environmental easement will be implemented to require compliance with the approved site management plan and to prevent the use of groundwater beneath the site as a source of potable or process water; and
annual certification by the property owner that the institutional controls and engineering controls are still in place, have not been altered, and are still effective.

A site specific Community Health and Safety Plan, to include air-monitoring, will be implemented by the contractor to safeguard the community during remedial construction, which is expected to last approximately eight weeks. During the remedial work, some odors similar to driveway sealer may be detectable outside the perimeter of the site. These odors will be monitored to assure they do not create a health hazard to the community

FOR MORE INFORMATION

If you would like more information about this project, you are urged to contact the project personnel listed on the cover of this Fact Sheet. You are also invited to visit the document repositories listed below. Included in the repositories are the Voluntary Agreement and the Remedial Action Work Plan discussed above. The repositories are located at:

Port Chester Public Library
1 Haseco Avenue
Port Chester, New York 10573
(914) 939-6710

Monday 9 AM - 9 PM
Tuesday through Saturday 9 AM - 5 PM

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

ABOUT THE VOLUNTARY CLEANUP PROGRAM

The Voluntary Cleanup Program 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 pressures on "greenfield" sites. Under the Program, a volunteer agreed 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 the NYSDOH. When the volunteer satisfactorily completes the work, the State provides a release from State liability for the work done, returning the site to productive use. For more information regarding New York State's VCP, please visit the NYSDEC's web site at: <http://www.dec.state.ny.us/website/der/vcp/index.html>

