NEW YORK STATE
DEPARTMENT OF

ENVIRONMENTAL
CONSERVATION

PUBLIC MEETING DATE AND LOCATION:

March 12, 2008 7:00 pm
Fort Plain Fireman's Home
168 Canal Street
Fort Plain, New York

Public Comment Period

February 25, 2008 through
March 26, 2008

Send Written Comments to:

Bernard Franklin
Project Manager
NYSDEC Central Office
625 Broadway, 11th Floor
Albany, NY 12233-7014

Local Document Repositories:

Fort Plain Library
19 Willett Street
Fort Plain, NY 13339
Mon,Wed,Fri: 10:00am - 5:00pm
Tue,Thu: 10:00am -8:30pm
Sat: 9:00am - 12:00pm
Phone: (518) 993-4646

New York State Department of Environmental Conservation
1130 N. Wescott Road
Schenectady, NY 12306

Contact Toni Mauceri for an appointment
Mon - Fri: 8:30 - 4:30
Phone 518-357-2046

FACT SHEET

FEBRUARY 25, 2008

FORT PLAIN MGP SITE
SITE # 4249007
14 HANCOCK ST
FORT PLAIN, NY

Remedial Actions Proposed for the Former National Grid Fort Plain MGP

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Public Comment Period, Meeting Announced

INTRODUCTION

The New York State Department of Environmental Conservation (NYSDEC), in consultation with the New York State Department of Health (NYSDOH), is proposing remedial actions to address contamination relating to the Former Fort Plain Manufactured Gas Plant (MGP) Site. This site is a former MGP facility located at 14 Hancock Street in Fort Plain, New York. NYSDEC is sending this public notice to announce the release of the proposed cleanup plan for the site, and to invite you to a public meeting to discuss the plan. The meeting will present the Proposed Remedial Action Plan (PRAP) for remediating the impacts of contamination in soil and groundwater on-site and off-site. NYSDEC will present the alternatives that were evaluated to address this contamination, along with the rationale for recommending the proposed remedy. The PRAP will be available for public review at the repositories listed on this fact sheet beginning February 25, 2008.

HIGHLIGHTS OF THE PROPOSED ACTION

The major elements of the proposed remedy include:

- excavation of MGP source material from the former northern gas holder and surrounding impacted soils to the silt confining layer,
- removal of accumulated water from within the former southern gas holder,
- enhanced natural attenuation (contaminant breakdown) of contaminated groundwater,
- development of a site management plan to address residual contamination through groundwater monitoring, and
- execution of an environmental easement and periodic certification of the institutional controls.

The site would be subject to a site management plan, which would describe the requirements for managing soil that may be excavated during future development activities, and provide for the operation, maintenance and monitoring of the remedy.

Additional Document Repositories:

New York State Department of Environmental Conservation
Central Office
625 Broadway, 11th Floor
Albany, NY 12233

Contact Bernard Franklin for an appointment
Mon-Fri: 8:15-4:00
(518) 402-9662

YOUR OPPORTUNITIES TO COMMENT ON THE PROPOSED PLAN

In addition to any comments received at the public meeting, written comments may be submitted to Mr. Bernard Franklin at the address shown on this notice. The comment period for the PRAP begins on February 25, 2008. To be considered in the selection of the final remedy, comments must be postmarked by March 26, 2008.

SITE LOCATION

The Fort Plain MGP site is located at 14 Hancock Street in the Village of Fort Plain, Montgomery County, New York. The site is a rectangle of less than one-half acre, and is bordered on the northeast by Hancock Street (State Route 5S), on the southeast by a residence, on the southwest by a steep wooded bank leading up to Clinton Avenue, and on the northwest by a parking lot. The site is owned by National Grid, which currently maintains two transformer banks on the premises. A 6-foot high chain link fence, with a locked access gate and "No Trespassing" signs secure the site perimeter.

The proposed remedial action will target the on-site area which includes the former MGP.

SITE BACKGROUND AND HISTORY

Gas was produced from both coal and oil at the site from 1868 to 1920. Manufactured gas was produced by heating coal and other petroleum products in the presence of steam. The gas was used by local businesses and residents for lighting, cooking, and heating. Byproducts of the manufactured gas process remained at the site after it was closed. These byproducts included coal tar, volatile organic compounds (VOCs) and polycyclic aromatic hydrocarbons (PAHs). The site investigation and remediation discussed in this fact sheet were performed by Niagara Mohawk(National Grid) under a 1992 multi-site Order on Consent that was signed by NYSDEC and Niagara Mohawk. The detailed Remedial Investigation Report and the Feasibility Study are available for review at the document repositories listed on this fact sheet.

REMEDIAL INVESTIGATION SUMMARY

The most abundant contaminant found at the site is coal tar, which is present in groundwater and subsurface soils. The source of this contamination appears to be from historical discharge of the tar on the property. Coal tar was a byproduct of the gas manufacturing process. Coal tar has been identified in the soil and below the groundwater table at various locations.

Coal tar is a type of non-aqeous phase liquid (NAPL). The presence of this NAPL has been encountered at depths of 2 to 25 feet below surface grade across the study area. At a depth of 15 to 25 feet below the ground surface is a silt layer. The silt layer is confining the NAPL from sinking further into the soil. Groundwater is present in the soil above this confining layer. The groundwater at the site is generally moving toward the east (toward Hancock Street) and is not moving downward past the confining silt layer. The NAPL has moved with the groundwater and has been found beyond the site boundaries.

FEASIBILITY STUDY

A Feasibility Study (FS) was conducted to evaluate a range of cleanup alternatives for the soil and groundwater contamination. The soil alternatives include: 1) no further action with institutional controls, 2) excavation of source material above the water table, 3) full excavation of northern holder and MGP source material, 4)excavate all MGP-contaminated soil where feasible. The groundwater alternatives include: 5) no further action, 6) no remedial action with groundwater monitoring, 7) enhanced natural attenuation with groundwater monitoring.

The proposed remedy must be protective of human health and the environment, be cost-effective, comply with other statutory requirements, and utilize permanent solutions, alternative technologies or resource recovery technologies to the maximum extent practicable.

PROPOSED REMEDIAL ACTION PLAN

As a result of the Remedial Investigation and Feasibility Study, NYSDEC and NYSDOH propose full excavation of the northern holder and MGP source material, institutional controls, enhanced natural attenuation/bioremediation and groundwater monitoring as the remedy for the site. The components of this remedy would be:

- Excavation of MGP source material from the above and below the groundwater on the site. Excavation of 1,000 cubic yards of contaminated soils to a depth of 15 feet below the ground surface is estimated. Treatment and/or disposal of excavated materials would occur at an off-site facility. It may be necessary to close a portion of Hancock Street for part of the construction period for use as a work area and equipment staging area. The duration and extent of this closure would be minimized.

- A soil cover would be constructed over the site to prevent exposure to contaminated soils. This cover would consist of a minimum of 12 inches of clean soil underlain by an indicator such as orange plastic snow fence to demarcate the cover soil from the subsurface soil. The top six inches of the soil cover would consist of: a) crushed stone, or similar clean material, consistent with the existing surface cover; b) soil of sufficient quality to support vegetation; or c) a paving system or concrete at least 6 inches thick. Clean soil is defined as soil that meets the Division of Environmental Remediation's criteria for backfill or that is equivalent in composition to local background soils.

- Sampling of water and NAPL that has collected in the former southern gas holder and removal of NAPL and accumulated water in the holder that exceeds ambient standards. Groundwater extracted during construction would also be sent off-site, or treated on-site and discharged in compliance with applicable discharge standards.

- Enhanced natural attenuation of contaminated groundwater by addition of amendments and nutrients as necessary to stimulate indigenous bacteria to degrade dissolved contaminants. These would be introduced through application wells installed on the off-site property and/or blended into the clean backfill of the on-site excavation.

- Imposition of an institutional control in the form of an environmental easement that would require (a) limiting the use and development of the property to commercial use; (b) compliance with the approved site management plan; (c) restricting the use of groundwater as a source of potable or process water, without necessary water quality treatment as determined by NYSDOH; and (d) the property owner to complete and submit to the Department a periodic certification of institutional and engineering controls.

- Development of a site management plan which would include the following institutional and engineering controls: (a) management of the final cover system to restrict excavation below the soil cover's demarcation layer, pavement, or buildings. Excavated soil would be tested, properly handled to protect the health and safety

of workers and the nearby community, and would be properly managed in a manner acceptable to the Department; (b) continued evaluation of the potential for vapor intrusion for any buildings developed on the site, including provision for mitigation of any impacts identified; (c) monitoring of groundwater; (d) identification of any use restrictions on the site; (e) fencing to control site access as a typical security measure; (f) provisions for the continued proper operation and maintenance of the components of the remedy.

- The property owner would provide a periodic certification of institutional and engineering controls, prepared and submitted by a professional engineer or such other expert acceptable to the Department, until the Department notifies the property owner in writing that this certification is no longer needed. This submittal would: (a) contain certification that the institutional controls and engineering controls put in place are still in place and are either unchanged from the previous certification or are compliant with Department-approved modifications; (b) allow the Department access to the site; and (c) state that nothing has occurred that would impair the ability of the control to protect public health or the environment, or constitute a violation or failure to comply with the site management plan unless otherwise approved by the Department.

The cost of the proposed remedy for the site is estimated to be $3.94 million, of which $2.94 million is the cost of construction. The remainder is the present worth of the periodic monitoring and maintenance cost, which is estimated to be $80,000 a year for an estimated 30 years.

Repositories: The public is encouraged to review the PRAP, Remedial Investigation (RI) Report, Feasibility Study (FS) Report and other documents relating to the site at the document repositories listed in this fact sheet. The PRAP will be available at each of the repositories beginning February 25, 2008.

WHAT HAPPENS NEXT?

The first page of this fact sheet describes the upcoming public meeting and public comment period on the remedy favored by NYSDEC and NYSDOH. NYSDEC may modify the preferred alternative or select another alternative based on new information or public comments. Comments will be summarized and addressed in the responsiveness summary section of the Record of Decision (ROD). The ROD is NYSDEC's final selection of the remedy for the site. When the ROD is issued, it will be placed in the repositories and a "Notice of ROD Availability" will be mailed to the site's public contact list.

For More Information: Call or write the following staff about:

Environmental Concerns:
Bernard Franklin
NYSDEC
625 Broadway, 11th Floor
Albany, NY 12233-7014
(518) 402-9662

Heath-Related Concerns:
Bruce Donovan
NYSDOH Capital District Region
Frear Building
1 Fulton St.
Troy, NY 12180
(518) 408-5423

Citizen Participation:
Rick Georgeson
NYSDEC Region 4
1130 N. Westcott road
Schenectady, NY 12306
(518) 357-2075

NOTE: In the event of severe weather conditions on March ?, 2008, the meeting will be held in March on a date to be determined.

The Evening Times
Larry Neely, editor
P.O. Box 1007
Little Falls, NY 13365

The Evening Telegram
P.O. Box 551
Herkimer, NY 13350

The Amsterdam Recorder
Kevin Mattison, editor
1 Venner Road
Amsterdam, NY 12010

WCSS-AM
David Morock, news director
120 Genesee Lane
Amsterdam, NY 12010

Courier Standard Enterprise
1 Venner Road
Amsterdam, NY 12010

The Leader Herald
8 Fulton Street
Gloversville, NY 12078

The Daily Gazette
2345 Maxon Road Extension
Schenectady N.Y. 12308

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2 Hancock St
Fort Plain, NY 13339

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James/Thelma Reid
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Michelle-Rose Corp
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Route 5S Diner
11 Hancock St
Fort Plain, NY 13339

Rocco/Marlene Nalli
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Fort Plain, NY 13339

Erich/Ilse Kirchenwitz
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Fort Plain, NY 13339

Richard/Robert Perry
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Rena Perry
6 Hancock Street
Fort Plain, NY 13339

Vito L. Greco, Chairman
Montgomery County Bd of Supervisors
County Annex Building - P.O. Box 1500
Fonda, NY 12068

Helen A. Bartone
Montgomery County Clerk
County Office Building
Fonda, NY 12068

Kenneth Rose, Director
Montgomery County Eco Dev and Planning
PO Box 1500
Fonda, NY 12068

Guy Barton, Mayor
Village of Fort Plain
Village Hall, 168 Canal St.
Fort Plain, NY 13339

Village of Fort Plain
Village Office
168 Canal St.
Fort Plain, NY 13339

Town of Minden Supervisor
134 St Hwy 80,
Fort Plain, NY 13339

George Capece
Village Office
168 Canal St.
Fort Plain, NY 13339

Paul Unczur
NYSDOT
PO Box 278
Fultonville, NY 12072