

September 23, 2025

Mr. Tracey Garland
New York State Department of Environmental Conservation
Division of Environmental Remediation, BURC
625 Broadway
Albany, New York 12233-7014

**Re: National Grid Fort Plain Former MGP Site
 NYSDEC Site No. 4-29-007
 Fort Plain, New York
 2025 Periodic Review Report**

Dear Mr. Garland:

Enclosed for your review is the 2025 Periodic Review Report (PRR) for the National Grid Fort Plain Former MGP Site in Fort Plain, NY. The PRR pertains to the period from September 13, 2024, through September 13, 2025, and includes a brief report and Institutional Controls/Engineering Controls (IC/EC) Certification Form.

Please feel free to contact me at 315.663.5304.

Sincerely,

A handwritten signature in black ink, appearing to be 'SB' with a large loop at the start.

for SB

Steve Beam
Project Manager – National Grid

ecc: Devin Shay - Groundwater & Environmental Services, Inc.

I. Introduction

A. Brief Site Summary –

The Fort Plain Former MGP site (the site) is located on an approximately 0.5-acre parcel in the Village of Fort Plain, NY, identified as Block 2, Lot 38 on the Village Tax Map Section number 046.54. Gas production from both coal and oil was conducted at the site from 1868 to 1935. A water gas plant and associated “gasometer” were present at the southern end of the property in 1891. A gas holder was present at the north end of the property, along with a coal storage shed, generators, electrical transformers, and a repair shop. The site was previously owned by a predecessor company to Niagara Mohawk Power Corporation. Currently, the site is secured by a chain link fence and a portion of the property is used by National Grid as an electrical substation.

A Remedial Investigation (RI) was initiated in 1998 by Niagara Mohawk, and summarized in the RI Report submitted in May 2004. A Remedial Design Report for the site was approved by the NYSDEC in January 2010, and all approved remediation work was completed by August 2011. As planned, some subsurface residual MGP impacts were left in place and an Environmental Easement was placed on the property. Engineering and Institutional Controls (EC/IC) were implemented as part of the Environmental Easement.

B. **Remedial Program Effectiveness** – During the reporting period (September 13, 2024, to September 13, 2025), the long-term remedial objectives were met for the site.

C. **Remedial Program Compliance** - The major elements within the Institutional Control/Engineering Control(s) (IC/EC) Plan are in compliance.

D. **Remedial Program Recommendations** - It is recommended that no changes be made to the IC/EC Plan. It is recommended that an annual Periodic Review Report (PRR) be submitted. The next PRR submittal deadline would be October 13, 2026.

II. Site Overview

A. Site Location and Boundaries –

The site is a rectangle of approximately 0.5 acre in the Village of Fort Plain, NY, identified as Block 2, Lot 38 on the Village Tax Map Section number 046.54. The site is bordered on the east by Hancock Street (State Route 5S), on the south by a private residence, on the west by a steep wooded bank leading up to Clinton Ave, and on the north by a paved parking lot.

B. Regulatory History and Remedy Features –

On November 7, 2003, National Grid entered into an Order on Consent #A4-0473-0000 with the Department to remediate the site. The following documents were submitted as part of the investigation and remediation of the site:



- Preliminary Site Assessment / Interim Remedial Measures Study – February 1998
- Phase II Preliminary Site Assessment / Interim Remedial Measures Study – March 2000
- Phase III Preliminary Site Assessment / Interim Remedial Measures Study – February 2002
- Remedial Investigation Report – May 2004
- Additional Investigation Study Report – October 2005
- Soil Vapor Evaluation Report – May 2006
- Final (100%) Remedial Design Report – January 2010.

The following remedial actions were implemented as part of the approved RD:

- Excavation of approximately 1,270 cubic yards of MGP-impacted soil and debris.
- Installation of well EW-1 and extraction of non-aqueous phase liquid (NAPL), if present.
- Addition of amendments and nutrients to the backfill materials used at the northern gas holder excavation to enhance degradation of dissolved benzene, toluene, ethylbenzene, and xylene (BTEX).
- Installation of a cover system at the southern gas holder area.
- Completion of a clean soil and stone cover across the property.
- Execution of an Environmental Easement on the property to restrict land use.
- Implementation of a Site Management Plan (SMP) including EC/IC, periodic monitoring, and periodic reporting.

III. Evaluate Remedy Performance, Effectiveness, and Protectiveness

- A. **Evaluation of Remedy Performance** – Quarterly inspections are conducted on the Site features including the groundwater monitoring wells, asphalt pavement (Route 5S Diner parking lot), security fencing/gates, gas holder retaining wall, concrete block retaining wall, former gas holder cap, and storm water drainage system. Semi-annual groundwater sampling is conducted at wells MW-2, MW-3, MW-7, MW-8, MW-9, MW-10, and MW-12. Annual groundwater sampling is conducted at EW-1 during the second half of the year. NAPL collection is conducted at EW-1 if necessary, however NAPL has not been detected in the monitoring well since gauging started occurring in 2012. Well MW-11 was missing for many years, however the well was located in 2022, and properly decommissioned on February 8, 2024, following approval from the NYSDEC. The remedy performance has been effective in protecting facility workers and the public.

IV. IC/EC Plan Compliance Report

A. IC/EC Requirements and Compliance

1. IC/EC Controls

The ICs/ECs:

- Fencing / Access Control: Quarterly site inspection of the perimeter fence and gates are conducted.
- Soil Cover System: Quarterly site inspection of the cover system atop the former southern gas holder.
- Groundwater Monitoring: Semi-Annual low flow groundwater sampling of the following monitoring wells: MW-2, MW-3, MW-7, MW-8, MW-9, MW-10, and MW-12. Annual low flow groundwater sampling of the following monitoring wells: EW-1. The condition of these wells is also inspected quarterly.
- Compliance with the property restrictions outlined in the Environmental Easement.

2. **IC/EC Goals** - Each goal is being met and/or working effectively.

3. **IC/EC Corrective Measures** – No deficiencies were noted during the quarterly inspections.

4. **IC/EC Conclusions/Recommendations** – The EC program is in compliance and there are no recommendations for the program at this time.

B. **IC/EC Certification** – Refer to PRR Form- Attachment 1 for the certification.

V. **Monitoring Plan Compliance Report** – The Semi-Annual Monitoring Reports will be submitted in January and June.

VI. **Operation & Maintenance (O&M) Plan Compliance Report** – Not Applicable.

VII. **Overall PRR Conclusions and Recommendations**

A. **Compliance with Site Management Plan (SMP)**

1. **Requirements** – All IC/EC Plan requirements were met during this reporting period.

2. **Exposure Pathways** – There are no new completed exposure pathways resulting in unacceptable risk.

3. **Proposed Plans and Schedule to Meet Compliance** – No plan proposed.

B. **Performance and Effectiveness of the Remedy** – The remedy as described by the Record of Decision and executed by National Grid has been effective in meeting the program goals.

C. **Future PRR Submittals** – The frequency of PRR Submittals should remain annual. Therefore, the next PRR submittal deadline will be October 13, 2026.

VIII. **Additional Guidance** – None.



Attachment 1 – IC/EC Certification

Description of Institutional ControlsParcelOwnerInstitutional Control**046.54-2-38**

Niagara Mohawk Power Corp (National Grid)

IC/EC Plan
Soil Management Plan
Monitoring Plan
Site Management Plan
Ground Water Use Restriction
Landuse Restriction

6. Imposition of an institutional control in the form of an environmental easement that will require (a) limiting the use and development of the property to commercial use, which will also permit industrial 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.

7. Development of a site management plan which will 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 will be tested, properly handled to protect the health and safety of workers and the nearby community, and will 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.

Description of Engineering ControlsParcelEngineering Control**046.54-2-38**

Fencing/Access Control
Cover System

Periodic Review Report (PRR) Certification Statements

1. I certify by checking "YES" below that:

a) the Periodic Review report and all attachments were prepared under the direction of, and reviewed by, the party making the Engineering Control certification;

b) to the best of my knowledge and belief, the work and conclusions described in this certification are in accordance with the requirements of the site remedial program, and generally accepted engineering practices; and the information presented is accurate and complete.

YES NO

☒ ☐

2. For each Engineering control listed in Box 4, I certify by checking "YES" below that all of the following statements are true:

(a) The Engineering Control(s) employed at this site is unchanged since the date that the Control was put in-place, or was last approved by the Department;

(b) nothing has occurred that would impair the ability of such Control, to protect public health and the environment;

(c) access to the site will continue to be provided to the Department, to evaluate the remedy, including access to evaluate the continued maintenance of this Control;

(d) nothing has occurred that would constitute a violation or failure to comply with the Site Management Plan for this Control; and

(e) if a financial assurance mechanism is required by the oversight document for the site, the mechanism remains valid and sufficient for its intended purpose established in the document.

YES NO

☒ ☐

**IF THE ANSWER TO QUESTION 2 IS NO, sign and date below and
DO NOT COMPLETE THE REST OF THIS FORM. Otherwise continue.**

A Corrective Measures Work Plan must be submitted along with this form to address these issues.

Signature of Owner, Remedial Party or Designated Representative

Date

IC CERTIFICATIONS
SITE NO. 429007

Box 6


SITE OWNER OR DESIGNATED REPRESENTATIVE SIGNATURE

I certify that all information and statements in Boxes 1, 2, and 3 are true. I understand that a false statement made herein is punishable as a Class "A" misdemeanor, pursuant to Section 210.45 of the Penal Law.

I Gerald Cresap, PE at 6780 Northern Blvd. Suite 100, East Syracuse, NY
print name print business address

am certifying as agent for National Grid (Owner or Remedial Party)

for the Site named in the Site Details Section of this form


Signature of Owner, Remedial Party, or Designated Representative
Rendering Certification



9-16-2025
Date

EC CERTIFICATIONS

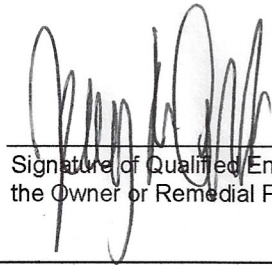
Box 7

Qualified Environmental Professional Signature

I certify that all information in Boxes 4 and 5 are true. I understand that a false statement made herein is punishable as a Class "A" misdemeanor, pursuant to Section 210.45 of the Penal Law.

I Gerald Cresap, PE at 6780 Northern Blvd. Suite 100, East Syracuse, NY,
print name print business address

am certifying as a Qualified Environmental Professional for the agent for National Grid
(Owner or Remedial Party)



Signature of Qualified Environmental Professional for
the Owner or Remedial Party, Rendering Certification Stamp
(Required for PE)

9-16-2025
Date



Attachment 2 – Quarterly Inspection Checklists

**Field Inspection Form
Former MGP Site
Fort Plain, New York**

Date: 10/24/2024
Technician: KL

Time: 8:30
Weather: Cloudy 51

Site Controls				
Fence Condition	GOOD	FAIR	DAMAGED	COMMENTS:
Main Gate Condition	GOOD	FAIR	DAMAGED	COMMENTS:
Padlock-NG/GES	OPERATIONAL	NON-OPERATIONAL		COMMENTS:

General Site Conditions				
Condition of Monitoring Wells	GOOD	FAIR	POOR	COMMENTS:
Condition of Pavement (Rt. 5S Diner)	GOOD	FAIR	POOR	COMMENTS:
Evidence of Intrusive Activities	NONE	MINOR	SIGNIFICANT	COMMENTS:
Evidence of Settlement	NONE	MINOR	SIGNIFICANT	COMMENTS:

NOTE: Asphalt pavement on surrounding properties is not part of the Site Remedy.

Former MGP Property Cover system				
Vegetative Growth	NONE	MINOR	SIGNIFICANT	COMMENTS:
Borrowing or Depressions	NONE	MINOR	SIGNIFICANT	COMMENTS:
Evidence of Settlement	NONE	MINOR	SIGNIFICANT	COMMENTS:
Evidence of Sedimentation	NONE	MINOR	SIGNIFICANT	COMMENTS:
Missing Stone	NONE	MINOR	SIGNIFICANT	COMMENTS:
Standing Water	NONE	MINOR	SIGNIFICANT	COMMENTS:
Damage or Failure	NONE	MINOR	SIGNIFICANT	COMMENTS:

Drainage Swale				
Vegetative Growth	NONE	MINOR	SIGNIFICANT	COMMENTS:
Evidence of Sedimentation	NONE	MINOR	SIGNIFICANT	COMMENTS:
Missing Stone	NONE	MINOR	SIGNIFICANT	COMMENTS:
Standing Water	NONE	MINOR	SIGNIFICANT	COMMENTS:
Damage or Failure	NONE	MINOR	SIGNIFICANT	COMMENTS:

Drainage Basin				
Condition of Basin	GOOD	FAIR	POOR	COMMENTS:
Evidence of Sedimentation	NONE	MINOR	SIGNIFICANT	COMMENTS:
Depth to Water	1.58	feet below ground surface		COMMENTS:

Concrete Block Retaining Wall (north of the former MGP property)				
Condition of Wall	GOOD	FAIR	POOR	COMMENTS:

NOTE: Concrete block retaining wall is not part of the Site Remedy.

Southern Gas Holder Retaining Wall				
Condition of Wall	GOOD	FAIR	POOR	COMMENTS:small possible collapse still secure

Hillside (west of the former MGP property)				
Condition of Hill	GOOD	FAIR	POOR	COMMENTS:
Any Obvious Movement	NONE	MINOR	SIGNIFICANT	COMMENTS:

Site Monitoring Wells		
Well ID	Location Secure	
EW-1	YES	NO
MW-2	YES	NO
MW-3	YES	NO
MW-6	Destroyed	
MW-7	YES	NO
MW-8	YES	NO
MW-9	YES	NO
MW-10	YES	NO
MW-11	YES	NO
MW-12	YES	NO

General Comments:

**Field Inspection Form
Former MGP Site
Fort Plain, New York**

Date: 1/15/2025
Technician: KL

Time: 9:00
Weather: Cloudy 19

Site Controls				
Fence Condition	GOOD	FAIR	DAMAGED	COMMENTS:
Main Gate Condition	GOOD	FAIR	DAMAGED	COMMENTS:
Padlock-NG/GES	OPERATIONAL	NON-OPERATIONAL		COMMENTS:

General Site Conditions				
Condition of Monitoring Wells	GOOD	FAIR	POOR	COMMENTS:
Condition of Pavement (Rt. 5S Diner)	GOOD	FAIR	POOR	COMMENTS:
Evidence of Intrusive Activities	NONE	MINOR	SIGNIFICANT	COMMENTS:
Evidence of Settlement	NONE	MINOR	SIGNIFICANT	COMMENTS:

NOTE: Asphalt pavement on surrounding properties is not part of the Site Remedy.

Former MGP Property Cover system				
Vegetative Growth	NONE	MINOR	SIGNIFICANT	COMMENTS:
Borrowing or Depressions	NONE	MINOR	SIGNIFICANT	COMMENTS:
Evidence of Settlement	NONE	MINOR	SIGNIFICANT	COMMENTS:
Evidence of Sedimentation	NONE	MINOR	SIGNIFICANT	COMMENTS:
Missing Stone	NONE	MINOR	SIGNIFICANT	COMMENTS:
Standing Water	NONE	MINOR	SIGNIFICANT	COMMENTS:
Damage or Failure	NONE	MINOR	SIGNIFICANT	COMMENTS:

Drainage Swale				
Vegetative Growth	NONE	MINOR	SIGNIFICANT	COMMENTS:
Evidence of Sedimentation	NONE	MINOR	SIGNIFICANT	COMMENTS:
Missing Stone	NONE	MINOR	SIGNIFICANT	COMMENTS:
Standing Water	NONE	MINOR	SIGNIFICANT	COMMENTS:
Damage or Failure	NONE	MINOR	SIGNIFICANT	COMMENTS:

Drainage Basin				
Condition of Basin	GOOD	FAIR	POOR	COMMENTS:
Evidence of Sedimentation	NONE	MINOR	SIGNIFICANT	COMMENTS:
Depth to Water	1.40	feet below ground surface		COMMENTS:

Concrete Block Retaining Wall (north of the former MGP property)				
Condition of Wall	GOOD	FAIR	POOR	COMMENTS:

NOTE: Concrete block retaining wall is not part of the Site Remedy.

Southern Gas Holder Retaining Wall				
Condition of Wall	GOOD	FAIR	POOR	COMMENTS:

Hillside (west of the former MGP property)				
Condition of Hill	GOOD	FAIR	POOR	COMMENTS:
Any Obvious Movement	NONE	MINOR	SIGNIFICANT	COMMENTS:

Site Monitoring Wells		
Well ID	Location Secure	
EW-1	YES	NO
MW-2	YES	NO
MW-3	YES	NO
MW-6	Destroyed	
MW-7	YES	NO
MW-8	YES	NO
MW-9	YES	NO
MW-10	YES	NO
MW-11	YES	NO
MW-12	YES	NO

General Comments:

**Field Inspection Form
Former MGP Site
Fort Plain, New York**

Date: 4/10/2025
Technician: KL

Time: 8:30
Weather: Cloudy 30

Site Controls				
Fence Condition	GOOD	FAIR	DAMAGED	COMMENTS:
Main Gate Condition	GOOD	FAIR	DAMAGED	COMMENTS:
Padlock-NG/GES	OPERATIONAL	NON-OPERATIONAL		COMMENTS:

General Site Conditions				
Condition of Monitoring Wells	GOOD	FAIR	POOR	COMMENTS:
Condition of Pavement (Rt. 5S Diner)	GOOD	FAIR	POOR	COMMENTS:
Evidence of Intrusive Activities	NONE	MINOR	SIGNIFICANT	COMMENTS:
Evidence of Settlement	NONE	MINOR	SIGNIFICANT	COMMENTS:

NOTE: Asphalt pavement on surrounding properties is not part of the Site Remedy.

Former MGP Property Cover system				
Vegetative Growth	NONE	MINOR	SIGNIFICANT	COMMENTS:
Borrowing or Depressions	NONE	MINOR	SIGNIFICANT	COMMENTS:
Evidence of Settlement	NONE	MINOR	SIGNIFICANT	COMMENTS:
Evidence of Sedimentation	NONE	MINOR	SIGNIFICANT	COMMENTS:
Missing Stone	NONE	MINOR	SIGNIFICANT	COMMENTS:
Standing Water	NONE	MINOR	SIGNIFICANT	COMMENTS:
Damage or Failure	NONE	MINOR	SIGNIFICANT	COMMENTS:

Drainage Swale				
Vegetative Growth	NONE	MINOR	SIGNIFICANT	COMMENTS:
Evidence of Sedimentation	NONE	MINOR	SIGNIFICANT	COMMENTS:
Missing Stone	NONE	MINOR	SIGNIFICANT	COMMENTS:
Standing Water	NONE	MINOR	SIGNIFICANT	COMMENTS:
Damage or Failure	NONE	MINOR	SIGNIFICANT	COMMENTS:

Drainage Basin				
Condition of Basin	GOOD	FAIR	POOR	COMMENTS:
Evidence of Sedimentation	NONE	MINOR	SIGNIFICANT	COMMENTS:
Depth to Water	1.40	feet below ground surface		COMMENTS:

Concrete Block Retaining Wall (north of the former MGP property)				
Condition of Wall	GOOD	FAIR	POOR	COMMENTS:

NOTE: Concrete block retaining wall is not part of the Site Remedy.

Southern Gas Holder Retaining Wall				
Condition of Wall	GOOD	FAIR	POOR	COMMENTS:

Hillside (west of the former MGP property)				
Condition of Hill	GOOD	FAIR	POOR	COMMENTS:
Any Obvious Movement	NONE	MINOR	SIGNIFICANT	COMMENTS:

Site Monitoring Wells		
Well ID	Location Secure	
EW-1	YES	NO
MW-2	YES	NO
MW-3	YES	NO
MW-6	Destroyed	
MW-7	YES	NO
MW-8	YES	NO
MW-9	YES	NO
MW-10	YES	NO
MW-11	YES	NO
MW-12	YES	NO

General Comments:

**Field Inspection Form
Former MGP Site
Fort Plain, New York**

Date: 7/10/2025
Technician: KL

Time: 10:00
Weather: Sun80

Site Controls				
Fence Condition	GOOD	FAIR	DAMAGED	COMMENTS:
Main Gate Condition	GOOD	FAIR	DAMAGED	COMMENTS:
Padlock-NG/GES	OPERATIONAL	NON-OPERATIONAL		COMMENTS:

General Site Conditions				
Condition of Monitoring Wells	GOOD	FAIR	POOR	COMMENTS:
Condition of Pavement (Rt. 5S Diner)	GOOD	FAIR	POOR	COMMENTS:
Evidence of Intrusive Activities	NONE	MINOR	SIGNIFICANT	COMMENTS: Diner replacing bollards front of building
Evidence of Settlement	NONE	MINOR	SIGNIFICANT	COMMENTS:

NOTE: Asphalt pavement on surrounding properties is not part of the Site Remedy.

Former MGP Property Cover system				
Vegetative Growth	NONE	MINOR	SIGNIFICANT	COMMENTS:
Borrowing or Depressions	NONE	MINOR	SIGNIFICANT	COMMENTS:
Evidence of Settlement	NONE	MINOR	SIGNIFICANT	COMMENTS:
Evidence of Sedimentation	NONE	MINOR	SIGNIFICANT	COMMENTS:
Missing Stone	NONE	MINOR	SIGNIFICANT	COMMENTS:
Standing Water	NONE	MINOR	SIGNIFICANT	COMMENTS:
Damage or Failure	NONE	MINOR	SIGNIFICANT	COMMENTS:

Drainage Swale				
Vegetative Growth	NONE	MINOR	SIGNIFICANT	COMMENTS:
Evidence of Sedimentation	NONE	MINOR	SIGNIFICANT	COMMENTS:
Missing Stone	NONE	MINOR	SIGNIFICANT	COMMENTS:
Standing Water	NONE	MINOR	SIGNIFICANT	COMMENTS:
Damage or Failure	NONE	MINOR	SIGNIFICANT	COMMENTS:

Drainage Basin				
Condition of Basin	GOOD	FAIR	POOR	COMMENTS:
Evidence of Sedimentation	NONE	MINOR	SIGNIFICANT	COMMENTS:
Depth to Water	feet below ground surface			COMMENTS:

Concrete Block Retaining Wall (north of the former MGP property)				
Condition of Wall	GOOD	FAIR	POOR	COMMENTS:

NOTE: Concrete block retaining wall is not part of the Site Remedy.

Southern Gas Holder Retaining Wall				
Condition of Wall	GOOD	FAIR	POOR	COMMENTS:

Hillside (west of the former MGP property)				
Condition of Hill	GOOD	FAIR	POOR	COMMENTS:
Any Obvious Movement	NONE	MINOR	SIGNIFICANT	COMMENTS:

Site Monitoring Wells		
Well ID	Location Secure	
EW-1	YES	NO
MW-2	YES	NO
MW-3	YES	NO
MW-6	Destroyed	
MW-7	YES	NO
MW-8	YES	NO
MW-9	YES	NO
MW-10	YES	NO
MW-11	YES	NO
MW-12	YES	NO

General Comments:

The diner is working on replacing bollards in front of there building.



Site Conditions – October 2024



Site Conditions – January 2025



Site Conditions – April 2025