
**2022 -2024 PERIODIC REVIEW REPORT
BRIDGE STREET SITE
PLATTSBURGH, NEW YORK
NYSDEC SITE NUMBER: 510016**

Prepared For:



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SEPTEMBER 2024

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LIST OF ACRONYMS

ACRONYM	DEFINITION
BTEX	benzene, toluene, ethylbenzene and xylene
DNAPL	dense non-aqueous phase liquid
EC	engineering control
IC	institutional control
IRM	interim remedial measure
MGP	Manufactured Gas Plant
MW	monitoring well
NAPL	non-aqueous phase liquid
NYCRR	New York Codes, Rules and Regulations
NYSDEC	New York State Department of Environmental Conservation
NYSEG	New York State Electric and Gas
OM&M	Operation, Maintenance, & Monitoring
PAH	polycyclic aromatic hydrocarbon
PRAP	Proposed Remedial Action Plan
RI	remedial investigation
RIR	Remedial Investigation Report
ROD	Record of Decision
Site	Bridge Street Former Manufactured Gas Plant

EXECUTIVE SUMMARY

A former manufactured gas plant (MGP) consisting of one main building with a gas holder and a coal shed operated at the Site from 1860 until 1896. Site operations were relocated to an alternate site (Saranac Street) after 1896, and all MGP activities at the Site were discontinued.

The New York State Department of Environmental Conservation (NYSDEC) and New York State Electric and Gas (NYSEG) entered into an Order of Consent (D0-0002-9309) on March 30, 1994 (the Order). Under this Order, NYSEG agreed to investigate and remediate 33 former MGP sites in New York State. The remedial investigation (RI) of the Plattsburgh-Bridge Street former MGP site was completed under the Order. The Remedial Investigation Report (RIR) dated January 15, 2004, presented the findings of the RI. In 2001, during the RI, NYSEG conducted an interim remedial measure (IRM) to locate the former gas holder, remove it, and remove impacted soil at and near the Site. The NYSDEC approved the RIR on January 20, 2004, and prepared a Proposed Remedial Action Plan (PRAP) for public review and comment. Following the public comment period, the NYSDEC issued its Record of Decision (ROD) in March 2004 that outlined the remedial plan for the Site. As specified in the ROD, NYSEG prepared an Operation, Maintenance, & Monitoring Plan (OM&M Plan), which the NYSDEC approved on August 17, 2004.

NYSEG submitted recommendations regarding the OM&M Plan to the NYSDEC after reviewing the historical data for the Site in a letter report entitled Review of Groundwater Monitoring Results and Trend Analysis, dated August 12, 2010. In a letter from the NYSDEC dated February 7, 2011, the NYSDEC indicated that MW-10B can be removed from the monitoring network and that the analysis of cyanides and phenols will no longer be required.

In a letter from the NYSDEC dated July 24, 2019, the NYSDEC indicated that, upon review of the 2018 OM&M Report, the frequency of groundwater monitoring events would be revised to occur every 36 months, and Site inspections would be performed annually.

Annual Site inspections were performed between 2022 and 2024 at the Site. Based on annual inspections, institutional controls (ICs) and engineering controls (ECs) appear to be functioning as intended resulting in a continued effective and protective remedy. It is recommended that the Site continue to be inspected annually.

A periodic groundwater monitoring event was performed in 2024. The results of the monitoring event will be provided to the NYSDEC in the 2024 OM&M Summary Report in October 2024. It is recommended that the frequency of groundwater monitoring events remain at the current requirement of every 3 years.

1.0 INTRODUCTION

This Periodic Review Report (PRR) has been prepared as part of the remedial program for the New York State Electric & Gas Corporation (NYSEG) Bridge Street Former Manufactured Gas Plant site located in the City of Plattsburgh, Clinton County, New York (the “Site”) in accordance with an Order on Consent Index # DO-0002-9309, Site # 5-10-016 which was executed on March 30, 1994.

2.0 SITE OVERVIEW

The Plattsburgh Bridge Street Former MGP Site (the site) is situated on an approximately 0.5 acre lot at 140 Bridge Street in the City of Plattsburgh, New York ([Figure 1](#)). The property is bounded by Bridge Street on the north, an apartment building on the east, residences to the west, and a warehouse facility to the southwest. There are no day-to-day activities performed at the Site. Regular landscape maintenance is completed during the summer months. A one-story utility shed was located at the Site until July 2021 when it was removed.

Based on the results of the January 2004 RI and the criteria identified for evaluation of alternatives, the NYSDEC selected No Further Action with institutional controls, in the form of an environmental easement, and continued monitoring as the remedy.

3.0 ANNUAL INSPECTIONS

Annual Site inspections were completed August 30, 2022, July 21, 2023, and August 12, 2024. Inspection activities consisted of visually observing and documenting the condition of the monitoring wells, including protective casings and covers, and surrounding surface areas. The inspection was performed to confirm that these items are present, functioning properly, and have not been damaged to an extent that would compromise their effectiveness.

No disturbances to the vegetated surface or concrete sidewalk were observed during each site inspection. Additionally, no signs of restricted land use violations were noted. The site continues to be an empty lot with a regularly mowed lawn.

The monitoring wells were inspected for damage during each site inspection. The 2024 inspection found many well covers had stripped bolts. All stripped bolts were during the groundwater sampling event in August 2024, however multiple well pad threads were stripped and will need to be re-tapped. The 2024 inspection found that MW-7BS was missing its well casing plug. And will need to be replaced upon the next site visit. Several wells contained ant hills that were removed prior to sampling. All groundwater monitoring wells were found to be in a condition where valid water levels could be measured, representative groundwater samples could be collected.

The Institutional and Engineering Controls appear to be functioning as intended resulting in a continued effective and protective remedy. Photographs of Site conditions were taken during each Site inspection and are provided in [Appendix A](#) of this PRR. Site inspections forms were completed during each Site inspection and are provided in [Appendix B](#) of this PRR.

The Site restrictions and ECs appear to be in place and functioning as intended. No changes to the OM&M Plan are proposed. [Appendix C](#) includes the appropriate verification and certification forms.

3.0 GROUNDWATER SAMPLING

Groundwater monitoring and sampling is performed at the Site on to assess the effectiveness of the remedial program. During each event, groundwater samples are collected from the monitoring wells and submitted to a New York State Department of Health Environmental Laboratory Analysis Program (ELAP) approved laboratory for analysis of benzene, toluene, ethylbenzene, and xylenes (BTEX) and polycyclic aromatic hydrocarbons (PAHs).

From August 13th through 15th, 2024, groundwater samples were collected from eight (8) monitoring wells (MW-1B, MW-2B, MW-3B, MW-6B, MW-7BD, MW-7BS, MW-9B, and MW-11B). Monitoring well locations are shown on [Figure 2](#). Field duplicate groundwater samples were collected from MW-11B, and matrix spike/matrix spike duplicate samples were collected from MW-7BD. Groundwater monitoring results will be included in the 2024 OM&M Summary Report and will be submitted to the NYSDEC in October 2024.

An interface probe was used to gauge all wells prior to sampling. Non-aqueous phase liquid (NAPL) was not detected in monitoring wells MW-1B, MW-3B, MW-7BS, MW-9B, or MW-11B, however sheens and/or odors were observed at these locations. Product was detected with the interface probe in monitoring wells MW-2B, MW-6B, MW-9B, and MW-7BD. Observations within bedrock wells are generally consistent when compared to previous sampling events. All wells had a petroleum like odor, as well as floating brown flecks during sampling.

The highest concentrations of BTEX compounds were detected at MW-7BD (1,940 micrograms per liter (µg/L)) and were lower than concentrations detected during the previous sampling events (3,300 µg/L. In addition, the total BTEX concentrations for MW-1B, MW-2B, MW-3B, MW-6B, MW-7BS, MW-9B, and MW-11B were generally lower or comparable to concentrations detected during previous monitoring events.

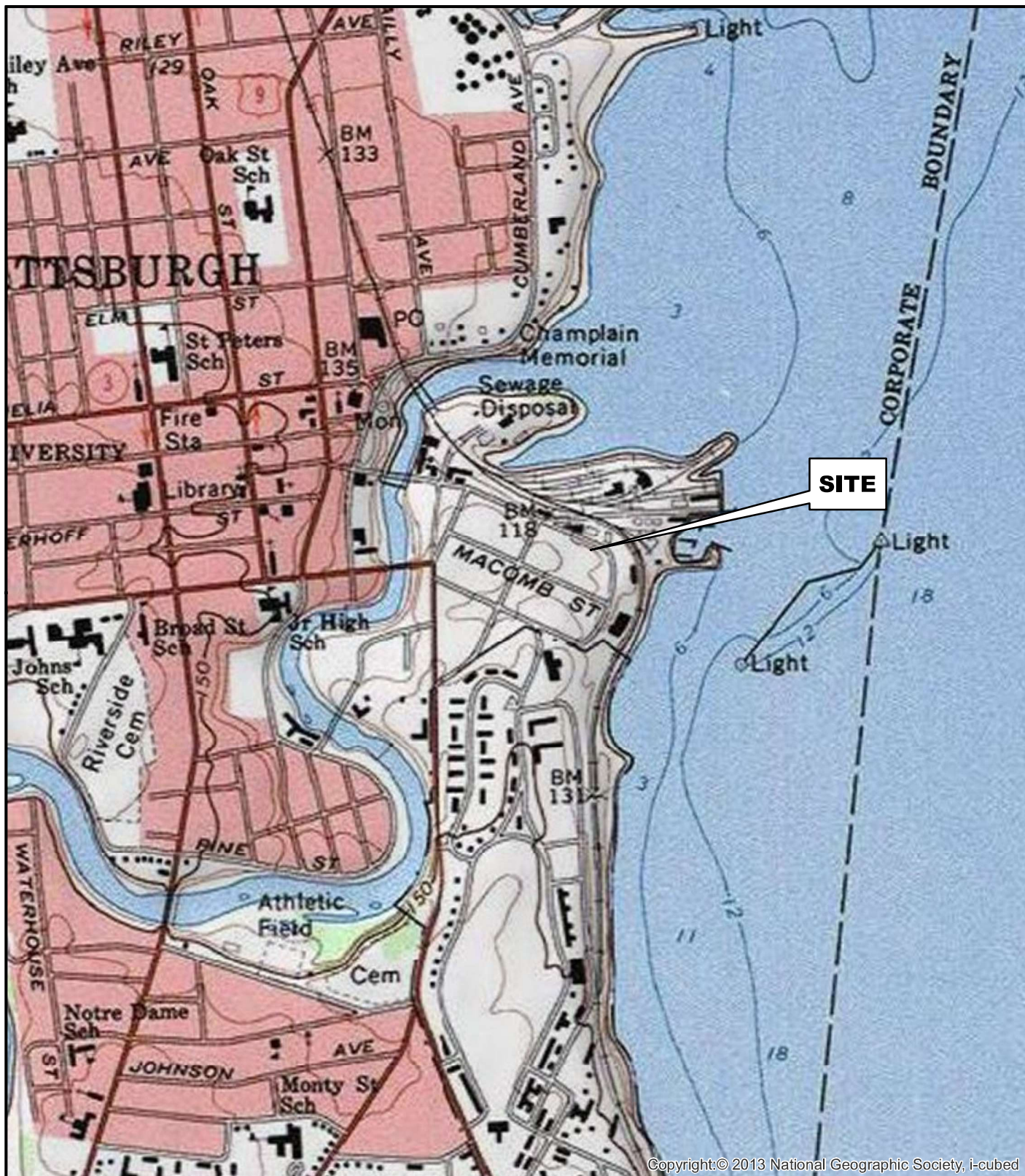
The highest concentrations of total PAHs were detected at MW-2B (938 µg/L). Concentrations were substantially lower in 2024 than in 2021 (10,805 µg/L). Total PAH concentrations at MW-3B, MW-6B, and MW-11B were lower than those of the 2021 sampling event. Total PAH concentrations at MW-1B, MW-7BS, MW-7BD and MW-9B were comparable to previous sampling events. Of note is the change in sampling method from the 2021 to 2024 sampling events. The sampling event in 2021 was conducted using hand bailing methods, and a low flow method was used in 2024.

Based on the comparability of groundwater monitoring results from this period to previous monitoring events, it is not recommended that the frequency of occurrence of groundwater monitoring events be changed from the current 36-month interval.

4.0 CONCLUSIONS AND RECOMMENDATIONS

The ICs and ECs established for the Site appear be performing as intended, and the remedial objectives continue to be achieved. No corrective measures are necessary. It is recommended that Site inspections continue on an annual basis, groundwater monitoring continue with a frequency of 36 months, and PRRs be submitted every 3-years.

FIGURES



Plattsburgh, NY

New York Quadrangle

LATITUDE: N 44.696175°
LONGITUDE: W 73.445734°



FIGURE 1

NYSEG- New York State Electric and Gas
Bridge Street Former MGP Site
Plattsburgh, NY

SITE LOCATION MAP

PARSONS

301 PLAINFIELD ROAD * SUITE 350 * SYRACUSE, NY 13212 * 315-451-9560



APPENDIX A SITE INSPECTION PHOTO LOGS

2022 INSPECTION PHOTO LOG



Photo 1: Site View (Facing West)



Photo 2: On Site Monitoring Well Example

2023 INSPECTION PHOTO LOG



Photo 1: Site View (Facing West)



Photo 2: On Site Monitoring Well Examples (MW-7BD and MW-7BS)



Photo 3: Monitoring Well Example



Photo 4: Monitoring Well Example

2024 INSPECTION PHOTO LOG



Photo 1: Site View (Facing East)



Photo 2: Monitoring Well Example (MW-3B)



Photo 3: Iron and organic film n MW-9B

APPENDIX B SITE INSPECTION FORMS

Insitutional and Engineering Controls Inspetion Form

I. SITE INFORMATION

Site No. 510016
Site Name Plattsburgh Bridge Street MGP
Site Address 146 Bridge Street **Zip Code** 12901
City/Town Plattsburgh **County** Clinton, New York

II. SITE CONDITIONS

Physical Characteristics of Site: Grass-covered open lot. Parcel is generally flat, with slight slope towards Bridge Street to the north.

Current Site Operations: Parcel is large open grass lot with no current Site operations. Eight (8) groundwater monitoring wells exist at the Site, and are used periodically for groundwater sampling activities.

III. SITE INSPECTION CHECKLIST

YES NO

1. Has some or all of the Site property been solid, subdivided, merged, or undergone a tax map amendment since the initial/last certification?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<div style="background-color: #cccccc; width: 15%; height: 20px; float: left;"></div> If YES, is documentation or evidence that documentation has been previously submitted included in this certification?	<input type="checkbox"/>	<input type="checkbox"/>
2. Have any amendments and/or additional filings been recorded that may modify or supercede Deed Restrictions?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<div style="background-color: #cccccc; width: 15%; height: 20px; float: left;"></div> If YES, is documentation or evidence that documentation has been previously submitted included in this certification?	<input type="checkbox"/>	<input type="checkbox"/>
3. Have any federal, state, and/or local permits (e.g., building permit) been issued for or at the property since the initial/last certification?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<div style="background-color: #cccccc; width: 15%; height: 20px; float: left;"></div> If YES, is documentation or evidence that documentation has been previously submitted included in this certification?	<input type="checkbox"/>	<input type="checkbox"/>
4. Has there been an actual or pending zoning or land-use change for the Restricted Area on which the Deed Restriction is filed?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<div style="background-color: #cccccc; width: 15%; height: 20px; float: left;"></div> If YES, is documentation or evidence that documentation has been previously submitted included in this certification?	<input type="checkbox"/>	<input type="checkbox"/>
5. Have periodic inspections of the Site identified any excavation or other distrubance activies that habe taken place within the insitutional control areas or other areas subject to the Site Management Plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Do groundwater monitoring wells MW-1B, MW-2B, MW-3B, MW-6B, BW-7BS, MW-7BD, MW-9B, and MW-11B appear to be in good working condition?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<div style="background-color: #cccccc; width: 15%; height: 20px; float: left;"></div> If NO, refer to following page for comments.		
7. Does the cover system appear to be in good working condition?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<div style="background-color: #cccccc; width: 15%; height: 20px; float: left;"></div> If NO, describe:		

Mointoring Well	Comment
MW-1B	Well in good condition.
MW-2B	Well in good condition.
MW-3B	Well in good condition.
MW-6B	Well in good condition.
MW-7BS	Well in good condition.
MW-7BD	Well in good condition.
MW-9B	Well in good condition.
MW-11B	Well in good condition.

Additional Comments:

CONTROL CERTIFICATION STATEMENT

For each Institutional or Engineering control listed above, I certify by checking "Yes" that all of the following statements are true:

- (a) the Institutional Control and/or Engineering Control 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) nothing has occurred that would constitute a violation or failure to comply with the Site Management Plan for this Control; and
- (d) access to the site will continue to be provided to the Department, to evaluate the remedy, including access to

Insitutional and Engineering Controls Inspetion Form

I. SITE INFORMATION		Date of Inspection: 7/21/2023	
Site No.	510016	Inspector	Michael Flynn
Site Name	Plattsburgh Bridge Street MGP		
Site Address	146 Bridge Street	Zip Code	12901
City/Town	Plattsburgh	County	Clinton, New York

II. SITE CONDITIONS
Physical Characteristics of Site: Grass-covered open lot. Parcel is generally flat, with slight slope towards Bridge St. to the north.
Current Site Operations: Parcel is large open grass lot with no current Site operations. Eight (8) groundwater monitoring wells exist at the Site, and are used periodically for groundwater sampling activities.

III. SITE INSPECTION CHECKLIST		YES	NO
	1. Has some or all of the Site property been solid, subdivided, merged, or undergone a tax map amendment since the initial/last certification?		X
	If YES, is documentation or evidence that documentation has been previously submitted included in this certification?		
	2. Have any amendments and/or additional filings been recorded that may modify or supercede Deed Restrictions?		X
	If YES, is documentation or evidence that documentation has been previously submitted included in this certification?		
	3. Have any federal, state, and/or local permits (e.g., building permit) been issued for or at the property since the initial/last certification?		X
	If YES, is documentation or evidence that documentation has been previously submitted included in this certification?		
	4. Has there been an actual or pending zoning or land-use change for the Restricted Area on which the Deed Restriction is filed?		X
	If YES, is documentation or evidence that documentation has been previously submitted included in this certification?		
	5. Have periodic inspections of the Site identified any excavation or other disturbance activies that have taken place within the insitutional control areas or other areas subject to the Site Management Plan?		X
	6. Do groundwater monitoring wells MW-1B, MW-2B, MW-3B, MW-6B, BW-7BS, MW-7BD, MW-9B, and MW-11B appear to be in good working condition?	X	
	If NO, refer to following page for comments.		
	7. Does the cover system appear to be in good working condition?	X	
	If NO, describe:		

Mointoring Well	Comment
MW-1B	Well in good condition.
MW-2B	Well in good condition.
MW-3B	Well in good condition.
MW-6B	Well in good condition.
MW-7BS	Well in good condition.
MW-7BD	Well in good condition.
MW-9B	Well in good condition.
MW-11B	Well in good condition.

Additional Comments: None

CONTROL CERTIFICATION STATEMENT

For each Institutional or Engineering control listed above, I certify by checking "Yes" that all of the following statements are true:

- (a) the Institutional Control and/or Engineering Control 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) nothing has occurred that would constitute a violation or failure to comply with the Site Management Plan for this Control; and
- (d) access to the site will continue to be provided to the Department, to evaluate the remedy, including access to

Insitutional and Engineering Controls Inspetion Form			
I. SITE INFORMATION		Date of Inspection: 8/12/2024	
Site No.	510016	Inspector	Joey Moffit, Michael Russel
Site Name	Plattsburgh Bridge Street MGP		
Site Address	146 Bridge Street	Zip Code	12901
City/Town	Plattsburgh	County	Clinton, New York

II. SITE CONDITIONS			
Physical Characteristics of Site: Flat, well mowed, dry, MW-01B, 3B, ads are overgrown with grass but in good condition.			
Current Site Operations: Parcel is large open grass lot with no current Site operations. Eight (8) groundwater monitoring wells exist at the Site, and are used periodically for groundwater sampling activities.			
III. SITE INSPECTION CHECKLIST		YES	NO
1. Has some or all of the Site property been solid, subdivided, merged, or undergone a tax map amendment since the initial/last certification?			X
	If YES, is documentation or evidence that documentation has been previously submitted included in this certification?		
2. Have any amendments and/or additional filings been recorded that may modify or supercede Deed Restrictions?			X
	If YES, is documentation or evidence that documentation has been previously submitted included in this certification?		
3. Have any federal, state, and/or local permits (e.g., building permit) been issued for or at the property since the initial/last certification?			X
	If YES, is documentation or evidence that documentation has been previously submitted included in this certification?		
4. Has there been an actual or pending zoning or land-use change for the Restricted Area on which the Deed Restriction is filed?			X
	If YES, is documentation or evidence that documentation has been previously submitted included in this certification?		
5. Have periodic inspections of the Site identified any excavation or other disturbance activies that have taken place within the insitutional control areas or other areas subject to the Site Management Plan?			X
6. Do groundwater monitoring wells MW-1B, MW-2B, MW-3B, MW-6B, BW-7BS, MW-7BD, MW-9B, and MW-11B appear to be in good working condition?		X	
	If NO, refer to following page for comments.		
7. Does the cover system appear to be in good working condition?		X	
	If NO, describe:		

Mointoring Well	Comment
MW-1B	2 bolts screwed in, 1 bolt stripped. All bolts should be replaced.
MW-2B	well in good shape, bolts should be replaced; ant nest inside annulus
MW-3B	1 bolt in good condition, 2 in poor condition and should be replaced. Grass slightly overgrown, 2 bolt holes need to be re-tapped.
MW-6B	slightly overgrown grass, well in good shape.
MW-7BS	2 bolts in poor shape, one bolt good. Well pad in good shape. No j-plug
MW-7BD	1 bolt bad, 2 bolts good. Pad in good shape, j-plug in good shape.
MW-9B	Well pad and all 3 bolts in good shape, j-plug fits loosely - should be replaced.
MW-11B	Grass overgrown around well, all three holt holes need to be re-tapped, j-plug in good condition.

Additional Comments: No PID hits while screening site

CONTROL CERTIFICATION STATEMENT

For each Institutional or Engineering control listed above, I certify by checking "Yes" that all of the following statements are true:

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

APPENDIX C VERIFICATION AND CERTIFICATION FORMS



Enclosure 2
NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
Site Management Periodic Review Report Notice
Institutional and Engineering Controls Certification Form



Site Details

Box 1

Site No. 510016

Site Name NYSEG - Plattsburg Bridge St. MGP

140

Site Address: ~~146~~ Bridge Street Zip Code: 12901-

City/Town: Plattsburgh

County: Clinton

Site Acreage: ~~0.240~~ 0.5 acres

Reporting Period: August 31, 2021 through September 29, 2024

YES NO

1. Is the information above correct?

☐ ☒

If NO, include handwritten above or on a separate sheet.

2. Has some or all of the site property been sold, subdivided, merged, or undergone a tax map amendment during this Reporting Period?

☐ ☒

3. Has there been any change of use at the site during this Reporting Period (see 6NYCRR 375-1.11(d))?

☐ ☒

4. Have any federal, state, and/or local permits (e.g., building, discharge) been issued for or at the property during this Reporting Period?

☐ ☒

If you answered YES to questions 2 thru 4, include documentation or evidence that documentation has been previously submitted with this certification form.

5. Is the site currently undergoing development?

☐ ☒

Box 2

YES NO

6. Is the current site use consistent with the use(s) listed below?

☒ ☐

7. Are all ICs in place and functioning as designed?

☒ ☐

IF THE ANSWER TO EITHER QUESTION 6 OR 7 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

SITE NO. 510016

Box 3

Description of Institutional Controls

Parcel

Owner

NYSEG

Institutional Control

Ground Water Use Restriction
Soil Management Plan

Landuse Restriction
Site Management Plan

Box 4

Description of Engineering Controls

Parcel

Engineering Control

Monitoring Wells
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. 510016

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 Levia Terrell at PO Box 5524, Binghamton, New York 13902,
print name print business address

am certifying as Owner (Owner or Remedial Party)

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

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

9/27/2024
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 JEFFREY POULSEN at 440 LARIVIERE DR, BUFFALO 14202
print name print business address

am certifying as a Qualified Environmental Professional for the NYSEG
(Owner or Remedial Party)


Signature of Qualified Environmental Professional, for
the Owner or Remedial Party, Rendering Certification
#000028



Sept 26 2024
Stamp Date
(Required for PE)