



# FACT SHEET

## State Superfund Program

**Johnstown Former Manufactured Gas Plant  
Site No. 518020  
City of Johnstown, NY**

**February 2010**

### **Remedy Proposed for State Superfund Site; Public Comment Period and Public Meeting Announced**

The public is invited to comment on a remedy proposed by the New York State Department of Environmental Conservation (NYSDEC) to address contamination related to the Niagara Mohawk Johnstown Former Manufactured Gas Plant (MGP) Site (“site”). The site is located at 105 North Market Street in the City of Johnstown, Fulton County, NY. See the attached map for site location.

#### **The Proposed Remedy**

The remedy proposed for the site includes monitoring and managing the site in a manner that prevents human exposure to contaminants.

The proposed remedy is described in a draft cleanup plan called a “Proposed Remedial Action Plan” developed under New York’s State Superfund Program. The document is available for public review at the locations identified below under “Where to Find Information”.

#### **How to Comment**

**State Superfund Program:** New York’s State Superfund Program (SSF) identifies and characterizes suspected inactive hazardous waste disposal sites. Sites that pose a significant threat to public health and the environment go through a process of investigation, evaluation, cleanup and monitoring.

NYSDEC generally attempts to identify parties responsible for site contamination and require cleanup before committing State funds.

For more information about the SSF, visit:  
[www.dec.ny.gov/chemical/8439.html](http://www.dec.ny.gov/chemical/8439.html)

**Public Meeting  
Wednesday March 3, 2010  
6:00 PM – 8:00 PM**

**Johnstown Public Library  
38 South Market Street  
Johnstown, New York**

NYSDEC invites you to a public meeting to discuss the remedy proposed for the site. You are encouraged to provide comments at the meeting, and during the 30-day comment period described in this fact sheet.

NYSDEC is accepting written comments about the proposed remedy for 30 days, from **February 8, 2010** through **March 10, 2010**

Submit written comments to:

Jamie Verrigni  
NYS Department of Environmental Conservation  
625 Broadway  
Albany, NY 12233-7010  
[jlverrig@gw.dec.state.ny.us](mailto:jlverrig@gw.dec.state.ny.us)

## **Summary of the Proposed Remedy**

The proposed remedy represents the alternative preferred by NYSDEC and the New York State Department of Health (NYSDOH) to address site contamination. The draft cleanup plan has several goals:

- identify cleanup levels to be achieved
- summarize other alternatives considered
- explain why NYSDEC and NYSDOH believe the proposed remedy will protect public health and the environment
- provide a detailed description of the proposed remedy.

The proposed remedy was chosen following a detailed investigation of the site and evaluation of alternatives to address contamination, called a “Remedial Investigation/Feasibility Study”.

The main elements of the proposed remedy include:

- Installing an additional monitoring well to expand the existing well network and continue to sample and analyze groundwater.
- Developing a site management plan to: address the handling of soils with residual contamination that may be excavated during future development activities; identifies restrictions on the usage of the site; and provides for managing and inspecting control measures.
- Creating an environmental easement to be held by NYSDEC that: requires the current and future landowners to comply with the approved site management plan; restricts use of the property to commercial and industrial development only; restricts the use of groundwater; prohibits agriculture activity or vegetable gardens on the site; and requires periodic certification of the control measures.
- Developing a monitoring plan to assess the effectiveness of the remedy actions. The plan includes: monitoring groundwater; a schedule for sampling and reporting results; and provisions to evaluate potential for vapor intrusion in future buildings and address any impacts from vapor intrusion.

The estimated present worth cost to implement the remedy is \$295,000. The cost to construct the remedy is estimated to be \$23,625 and the estimated average annual costs for 30 years is \$14,000.

## **Next Steps**

NYSDEC will consider public comments as it finalizes the remedy for the site. The selected remedy will be described in a document called a “Record of Decision” that will explain why the remedy was selected and respond to public comments. This document will be made available to the public (see “Where to Find Information” below).

The project then moves to designing and performing the cleanup action to address the site contamination.

NYSDEC will keep the public informed during the cleanup of the site.

### **Background**

The 0.7 acre site is located in a mixed commercial, industrial and residential area. Cayadutta Creek forms the northern boundary of the site. The property is bordered on the east by Market Street, to the south by the Colonial Cemetery, and to the west by a wooded parcel of property. The nearest residential property is across Market Street, roughly 50 yards from the site.

Currently, National Grid operates a natural gas regulator station at the site. The regulator station is located on the site, with equipment contained in fenced enclosures along the site's southern boundary. The rest of the site is grass covered.

From approximately 1857 until 1931, a manufactured gas plant (MGP), which produced manufactured gas used to heat and light Johnstown's homes and business, operated on the site. Manufactured gas by-products were created during the plant operations. Subsequent to the close of the MGP the site remained the location of a gas regulator station, owned by National Grid or its predecessor companies.

In December 1992 Niagara Mohawk entered into an Order on Consent with the NYSDEC that required the investigation and, where necessary, remediation of 21 Former MGP sites, including the Johnstown (North Market Street) site.

Investigation of the site began in 1997 with a Preliminary Site Assessment (PSA), which found that the site was contaminated with MGP wastes. A Supplemental PSA was then conducted at the site in 1998. A Remedial Investigation (RI) was conducted at the site between December 1999 and March 2008. Investigative activities included collecting and analyzing soil samples from the site and adjacent lands; installing monitoring wells to sample and analyze groundwater samples from the site and adjacent lands; and to determine groundwater flow, and sampling and analyzing sediments and waters in Cayadutta Creek.

The investigation found wastes and source areas within the former MGP structures. Coal tar and other MGP wastes were found within several former MGP subsurface structures including two gas holders. The coal tar was found to be migrating along the top of the till layer across the site. Contaminated groundwater was detected on-site with the highest contaminant levels found in the central portion of the site. No site-related contamination was detected north of Cayadutta Creek. Soil contamination identified during the RI was addressed during the interim remedial measures as described below. However, residual soil contamination remains at depth in the central/northern area of the site in the vicinity of monitoring well MW-15 where excavation could not be completed due to difficulties with the construction of the sheet pile wall supporting excavation. No site-related surface water or sediment contamination of concern was identified during the RI.

### **Remedial Measures Completed**

During the Remedial Investigation, several interim remedial measures were performed to address the exposed MGP contamination. In 2002 and 2003 the former holders and associated contaminated soil were removed. During this interim remedial measure former Holder No. 2 and the northern half of former Holder No. 3 were demolished and removed from the site.

Approximately 13,870 cubic yards of soil was excavated and disposed off-site. Permanent steel sheeting was left in place along the northeastern perimeter of the site to avoid disturbance of the roadway and to provide containment of residual material left at depth.

Between 2005 and 2006 National Grid provided support to the City of Johnstown for subsurface work associated with the replacement of the North Market Street Bridge across Cayadutta Creek. Approximately 1,413 cubic yards of contaminated soil was excavated from within the cofferdam area and disposed off-site.

In August 2009 the rip rap area along the Cayadutta Creek Bank restored during the previous interim remedial measures was enhanced to allow for establishment of stream-side vegetation.

Details of the investigation and the interim remedial measures can be found in the RI Report and other documents which can be found at the repositories listed at the end of this fact sheet.

## **FOR MORE INFORMATION**

### **Where to Find Information**

Project documents are available at the following location(s) to help the public to stay informed. These documents include the proposed cleanup plan for the site, called the “Proposed Remedial Action Plan”.

Johnstown Public Library  
38 South Market St.  
Johnstown, NY 12095-2333  
(518) 762-8317  
Hours: Mon – Wed 10 am – 8 pm  
Thurs 12:00 pm – 8 pm  
Fri 10 am – 5 pm  
Sat 10 am – 1 pm  
Sun 1 pm – 4 pm

NYS Department of Environmental Conservation  
Division of Environmental Remediation  
625 Broadway  
Albany, NY 12233-7010  
Contact: Jamie Verrigni  
(518) 402-9564  
Hours: Mon – Fri 7:30 am – 4:00 pm  
(by appointment)

### **Who to Contact**

Comments and questions are always welcome and should be directed as follows:

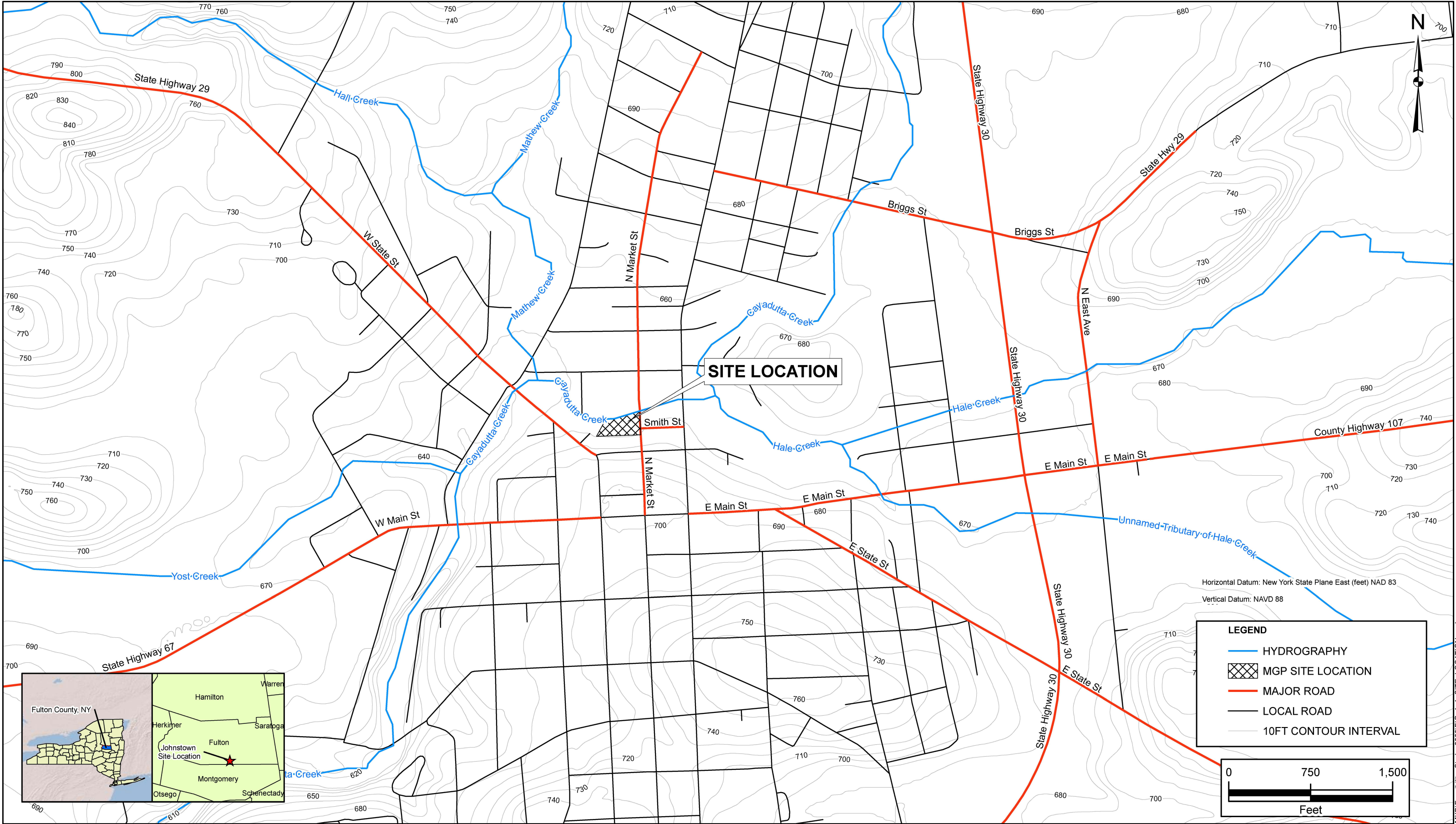
#### Project Related Questions

Jamie Verrigni  
NYSDEC Project Manager  
New York State Department of  
Environmental Conservation  
625 Broadway  
Albany, NY 12233-7010  
(518) 402-9564  
[jlverrig@gw.dec.state.ny.us](mailto:jlverrig@gw.dec.state.ny.us)

#### Site-Related Health Questions

Nathan Freeman  
NYSDOH Project Manager  
New York State Department of Health  
547 River Street  
Troy, NY 12180-2216  
(518) 402-7870  
[ntf01@health.state.ny.us](mailto:ntf01@health.state.ny.us)

**If you know someone who would like to be added to the site contact list, have them contact the NYSDEC project manager above. We encourage you to share this fact sheet with neighbors and tenants, and/or post this fact sheet in a prominent area of your building for others to see.**



SITE LOCATION

JOHNSTOWN (N. MARKET STREET) FORMER MGP SITE  
JOHNSTOWN, NEW YORK

FIGURE 1-1