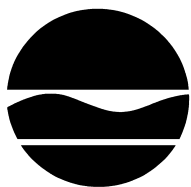


NEW YORK STATE
DEPARTMENT OF



ENVIRONMENTAL
CONSERVATION

**Public Availability
Session**

October 17, 2007

5:00 - 7:00 PM

St. Mary's School

Cafeteria

61 N. Main St

Cortland, NY

Use the Charles Street

Entrance

**Document
Repositories**

Additional information about the site can be found in the following document repositories:

Cortland Free Library

32 Church Street

Cortland, NY 13045

Mon-Thurs 9:30 am- 8:00 pm

Friday 9:30am - 5:30pm

Saturday 9:30am - 4:30pm

NYSDEC Region 7

615 Erie Boulevard West

Syracuse, NY 13204-2400

Contact: Diane Carlton

Phone: (315) 426-7413

Mon. -Fri. 8:30am -4:30pm

NYSDEC

Division of Environmental

Remediation

625 Broadway

Albany, New York 12233-7014

Phone: 518-402-9662

by appointment

FACT SHEET

October 9, 2007

CHARLES STREET

REMOTE HOLDER

SITE No. 7-12-012

Charles Street,

Cortland, NY 13077

Charles Street Remote Holder

Preliminary Investigation Completed on Former Manufactured Gas Holding Tank

Public Availability Session Announced

The New York State Department of Environmental Conservation (NYSDEC), working cooperatively with the New York State Department of Health (NYSDOH), has approved the Preliminary Site Assessment (PSA) Report prepared by New York State Electric & Gas (NYSEG), and has scheduled an availability session to discuss the results with the public. At the meeting, representatives from the NYSDEC and NYSDOH will be available in an informal setting to describe results of the site investigations, discuss the next steps, and answer questions. This fact sheet provides a summary of the results found in the PSA report. NYSEG is working cooperatively under an Order on Consent with NYSDEC to investigate the site.

Preliminary Site Assessment Report

The Preliminary Site Assessment investigations were conducted between 2005 and 2007. NYSEG investigated the site after the NYSDEC learned that a manufactured gas holding tank existed at the site based on a study of historic Sanborn fire insurance maps of the Cortland area. The purpose of the PSA was to determine if physical remnants of the gas holder or piping are present at the site, and whether any environmental impacts associated with the former gas holder require additional investigation and remediation. The PSA Report has been approved by the NYSDEC and is available for public review at the document repositories listed on this fact sheet. The significant findings of the PSA are summarized below.

Site History

In 1858 the Homer & Cortland Gas Light Company constructed and began operating a manufactured gas plant (MGP) at 216 South Main Street, in the village of Homer, New York just north of the city of Cortland. The plant made combustible gas from coal and operated from approximately 1858 until 1935. The gas was provided to homes, businesses and industries in much the same way natural gas is distributed today.

In 1867 the Homer & Cortland Gas Light Company acquired property on Charles Street to construct a 22,000 cubic foot gas holder as part of the distribution network. This gas storage tank was called a remote holder. Gas was not manufactured at this location. Sometime between 1915 and 1926 the gas holder was dismantled, and the residences currently located at 43 and 45 Charles Street were constructed.

Additional information on Manufactured Gas Plants can be found at NYSDEC's web site:
<http://www.dec.ny.gov/chemical/8430.html>

Site Investigation

This site was the subject of several environmental investigations beginning in November 2005 and continuing into 2007. The purpose of these investigations was to determine if remnants of the former gas holder remain on site and to establish the nature and extent of any contamination resulting from the operation of the former gas holder. The combined investigations included a geophysical survey, test trench excavation, soil borings, monitoring well installation and sampling, soil vapor/indoor air sampling, and a site survey. The attached figure shows the locations where the investigations were performed. The following conclusions are based on the investigation results:

- The site is located in an urban area, and fill is present to approximately 5 feet across the site.
- Volatile organic compounds (VOCs) were detected above recommended soil cleanup objectives in one sample, at a depth of 11 to 12 feet below ground surface.
- Several semivolatile organic compounds (SVOCs), primarily polycyclic aromatic hydrocarbons (PAHs) were found in soil borings and test trenches.
- Widespread, low-level concentrations of SVOCs were detected in test trenches. At one test trench, concentrations of SVOCs increased with depth in the fill debris.
- The area with the most frequent detections and the highest concentrations of SVOCs occurred where ash/fill material was observed to depths greater than 12 feet. A thin layer of stained silt was observed in all of these borings, at depths ranging from 9.5 to 12 feet. Based on historic maps, these borings are presumed to be in the footprint of the former gas holder tank.
- No SVOCs exceeded the recommended soil cleanup levels in soil samples collected from the water bearing zone which was observed across the site.
- Very limited occurrences of coal tar (MGP waste) were observed during the investigations. These locations were isolated and were found well below the ground surface.
- No spent oxide chips (purifier waste) were observed.
- Groundwater at the site was measured at depths ranging from 14 to 15 feet, with flow to the east at a flat gradient
- No VOCs or SVOCs were detected in groundwater samples.
- No physical evidence of the former circular gas holder tank was found
- Five foundation stones in the basement of one of the homes were identified as discolored and sampled at the request of the homeowner. The hardened surface coating was scraped from these stones and analyzed. The results indicate that the coating contains a coal tar material.

This may have been applied as a waterproofing compound, or may be present because the foundation stones were re-used from the remote holder structure.

- Soil vapor and indoor air samples taken from the two properties indicated that soil vapor was not adversely affecting indoor air quality in the homes.

Site Related Health Assessment

Exposure to groundwater is not expected because the area is served by public water. Exposure to contaminated soils is unlikely since contaminated soils are not at the surface. Contaminated soils beneath the ground surface have the potential to be brought to the surface during any future ground intrusive activities on these two properties. The NYSDOH and NYSDEC evaluated the potential for exposures related to soil vapor intrusion in the two residences over the site and determined that no actions need to be taken to address this exposure pathway.

Next Steps

Additional sampling is necessary to fully delineate the extent of coal tar residue and contamination associated with the site. NYSEG will develop a work plan to address these gaps in the data, and submit this for NYSDEC approval. Additional investigations will be performed. This work should complete the remedial investigation. NYSEG, with NYSDEC and NYSDOH oversight, will then evaluate what remediation, if any, is necessary for the site.

For More Information: *Call or write the following staff for more information about:*

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