



FACT SHEET

Manufactured Gas Plant Program

Cortland Remote Holder Site
Site #712012
43 - 45 Charles Street
City of Cortland, NY

February 2010

Remedy Proposed for Former Manufactured Gas Plant Site Public Comment Period and Public Meeting Dates

The public is invited to comment on the remedy proposed by the New York State Department of Environmental Conservation (NYSDEC) to address environmental impacts related to the Cortland Remote Holder Site. The site is located at 43-45 Church Street in the City of Cortland, Cortland County. See the attached map for the site location. NYSEG (New York State Electric & Gas), the site owner, has entered into a Consent Order to investigate and remediate the site to a level that is protective of public health and the environment. The investigation and remediation are being performed with the oversight of the NYSDEC and the New York State Department of Health (NYSDOH).

Public Meeting
March 4, 2010
7:00 pm

St. Marys School Cafeteria
61 N. Main Street
Cortland, NY
Use the Charles Street Entrance

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

The Proposed Remedy

The remedy proposed for the site includes removing or consolidating contaminated soils on-site, as appropriate; installing a clean soil with vegetation or an asphalt cover; and placing land use restrictions on the site. The proposed remedy is described in a draft cleanup plan called a "Proposed Remedial Action Plan", developed under New York State's Manufactured Gas Plant Program. The document is available for public review at the locations identified below under "Where to Find Information".

How to Comment

NYSDEC is accepting written comments about the proposed remedy for 30 days, from **February 16, 2010 through March 18, 2010.**

About the Manufactured Gas Plant Program:

NYSDEC has one of the most aggressive Manufactured Gas Plant (MGP) site investigation and remediation programs in the country. Since the problems associated with the former MGP sites were identified, NYSDEC has been working with all the utilities on a state-wide basis to identify and address the issue of MGP sites for which they may have responsibility. This effort has resulted in approximately 235 sites identified for action by the eight utilities operating in New York State.

Currently we have multi-site orders or agreements with six utilities, including NYSEG, and several other individual site volunteers, to address 222 MGP sites in NYS. Multi-site agreements are under negotiation with a seventh utility and several other responsible parties which have newly-identified sites.

NYSDEC continues to seek to identify any other possible MGP sites throughout the State.

For more information about the NYSDEC's MGP program, visit:

www.dec.ny.gov/chemical/8430.html

Submit written comments to:

Mr. William T. Ports, Project Manager
NYSDEC

625 Broadway, 11th Floor

Albany, NY 12233-7014

1-866-520-2334

wfports@gw.dec.state.ny.us

Summary of the Proposed Remedy

The proposed remedy represents the alternative preferred by NYSDEC and NYSDOH to address site impacts. The draft cleanup plan includes:

- removal or consolidation of soils that exceed the cleanup levels established for the site
- covering the site with clean soil and vegetation or an asphalt cover
- an environmental easement to restrict the use of the site to restricted residential uses
- development and implementation of a site management plan

The proposed remedy was chosen following a detailed investigation of the site and evaluation of alternatives to address MGP impacts, called a "Remedial Investigation/Feasibility Study". Other alternatives presented in the Feasibility Study include: no action, institutional controls, treatment of contaminated soil and removal of contaminated soil to varying degrees. The proposed remedy would achieve the remediation goals for the site by the removal or consolidation of some areas of contaminated soil; covering the remaining contaminated soil; restricting future land uses and implementing a site management plan.

The estimated cost to implement the remedy is \$291,000, of which \$251,000 is estimated to be the cost of construction. The remainder of the cost is associated with long term monitoring and maintenance. NYSEG will be financially responsible for implementation of the remedy.

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 which will 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

In 1858 the Homer & Cortland Gas Light Company constructed and operated 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 used today. In 1867 the Homer & Cortland Gas Light Company acquired property at the Charles Street location to construct a 22,000 cubic foot gas holder as part of its gas distribution network. The former tank was called a remote gas holder. Sometime between 1915 and 1926 the former remote gas holder was removed, and houses were constructed at 43 and 45 Charles Street. In 2007 NYSEG acquired the 43 and 45 Charles Street properties from the previous owners. The extent of MGP impacts was delineated by a series of investigations conducted by NYSEG. MGP impacts were found primarily in the subsurface soil.

FOR MORE INFORMATION

Where to Find Information

Project documents are available at the following locations to help the public to stay informed. These documents include the proposed cleanup plan for the site, called the “Proposed Remedial Action Plan”, and the Remedial Investigation and Feasibility Study reports.

Cortland Free Library
32 Church Street
Cortland, New York 13045
(845) 357-1237
MTWTh 9:30 AM-8:00 PM
Friday 9:30 AM-5:30 PM
Saturday 9:30 AM-4:30 PM

NYSDEC
625 Broadway
Albany, NY 12233-7014
By appointment, contact Mr. William Ports
(518) 402-9662

Who to Contact

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

Project Related Questions

Mr. William T. Ports PE
Project Manager
NYSDEC
625 Broadway, 11th Floor
Albany, NY 12233
(866) 520-2334
wfports@gw.dec.state.ny.us

Site-Related Health Questions

Ms. Julia Kenney
NYSDOH
Flanigan Square
547 River Street
Troy, NY 12180
(800) 458-1158 ext. 27860

To direct questions to NYS Electric and Gas, please contact:

Mr. Robert Pass
Manager – Regional Outreach & Development
NYSEG
1387 Dryden Road
Ithaca, NY 14850-
Phone: 607-347-2148

If you know someone who would like to be added to the site contact list, have them contact the NYSDEC project manager listed 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.

