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# 2025 PERIODIC REVIEW REPORT

## Cortland Remote Holder Cortland, New York

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Prepared For:



Prepared By:



301 Plainfield Road, Suite 350  
Syracuse, New York 13212

OCTOBER 2025

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# 1.0 INTRODUCTION

This Periodic Review Report (PRR) has been prepared as part of the remedial program at the New York State Electric & Gas Corporation (NYSEG) former off-site gasholder site located in the City of Cortland, Cortland County, New York (the “Site”) in accordance with an Order on Consent Index # DO-0002-9309, Site # 712012 which was executed on March 30, 1994 and modified on subsequent dates including March 20, 2007.

# 2.0 EXECUTIVE SUMMARY

Homer & Cortland Gas Light Company (H&CGL) operated a 22,000 cubic foot gasholder at the Charles Street Site from 1867 to approximately 1915, at which time the gas holder was demolished and residences were constructed at the 43 and 45 Charles Street properties. In 2007 NYSEG acquired the properties, and onsite buildings were demolished in December 2009.

Site investigation activities identified polycyclic aromatic hydrocarbons (PAHs) and metals (lead and mercury) in surface and subsurface soils. Impacts to subsurface soils were isolated within a dark stained silt and ash layer at depths ranging from 9 to 12 feet below ground surface (bgs). No impacts to Site groundwater were identified, and no risks associated with soil vapor intrusion were identified.

The Site was remediated in accordance with the NYSDEC-approved Remedial Design Work Plan dated October 2010, with work completed in May 2011. The remedial design included Engineering Controls (ECs) removing material to a depth of 2-feet across the entire surface of the Site and placement of a demarcation layer, followed by installation of a 2-foot thick cover system. Institutional Controls (ICs) were utilized for the purpose of preventing future exposure to any remaining contamination at the Site, to include the development and implementation of a Site Management Plan (SMP) and the execution and recording of an Environmental Easement to restrict land use. A gas regulator station was constructed at the Site in 2016 (**Appendix A**).

Annual Site inspections were performed between 2021 and 2025 at the Site. Per annual inspection results, ICs and ECs appear to be functioning as intended resulting in a continued effective and protective remedy. It is recommended that the Site continue to be monitored, per SMP requirements.

# 3.0 SITE OVERVIEW

The site encompasses two residential lots at 43 and 45 Charles Street. The properties are bounded on the north, east and south by residences, and Charles Street runs north/south along the western boundary of the Site (**Figure 1**). Prior to Site remediation, Site investigation activities indicated the primary contaminants of concern discovered in the surface soil and subsurface soil (within depths from 9 to 12 feet bgs) were PAHs. Surface and subsurface soil samples were collected during Site investigation activities and submitted for laboratory analysis of VOCs, SVOCs, and metals. Based on laboratory analytical results, SVOCs (specifically PAHs) and metals (lead and mercury) were detected at concentrations exceeding unrestricted use soil cleanup objectives (USCOs). In subsurface soil samples, VOCs, SVOCs, and metals were detected at concentrations exceeding USCOs and restricted residential soil cleanup objectives (RSCOs).

Remedial Action Objectives (RAOs) were developed for the Site following Site investigation activities in accordance with guidance provided in NYSDECs Technical Guidance for Site Investigation and Remediation (DER-10). The RAO identified for this Site was:

- To prevent inhalation, ingestion and direct contact with contaminated soil.

Remedial goals were achieved by the implementation of the NYSDEC-approved Remedial Design Work Plan dated October 2010. The components of the selected remedy include:

- Excavation of soil/fill to a depth of 2-feet across the entire surface of the Site and placement of a demarcation layer (orange snow fence material).
- Placement of a cover system comprised of backfill (minimum of 18-inches) and topsoil (minimum of 6-inches) within the excavated area to the existing grade. Designed cover sufficient to sustain vegetation shown to prevent human exposure to remaining contaminated soil/fill at the Site. In areas where a concrete sidewalk is present, 20-inches of backfill was overlain by 4-inches of concrete. Site area was then landscaped, after verbal communication with and approval by NYSDEC, using installation procedures (e.g., no disturbance of demarcation layer or underlying soils) and vegetation in compliance with the remedial design.
- Execution and recording of an Environmental Easement to restrict land use and prevent future exposure to any contamination remaining at the Site.
- Development and implementation of a SMP for long-term monitoring of the Site and management of remaining contamination as required by the Environmental Easement, which includes details on the Institutional and Engineering Controls implemented as well as monitoring and reporting requirements.

Remedial activities were started in December 2010 and completed at the Site in May 2011.

In 2016, a new aboveground gas regulator station was installed at the 43-45 Charles Street property (**Appendix A**). This regulator station was installed to replace a problematic underground pit regulator located on Grant Street, approximately 300 feet from the 43-45 Charles Street property. Installation of the aboveground regulator station was designed to coincide with replacement of a leakage prone gas main that was formerly connected to the Grant Street regulator pit. The new aboveground regulator station was connected to the replacement gas main section and the corresponding control valves and piping installed along Charles Street. The current Site layout is presented on **Figure 2**.

## 4.0 REMEDY PERFORMANCE, EFFECTIVENESS, AND PROTECTIVENESS EVALUATION

Annual Site inspections have been completed since the completion and submittal of the 2020 PRR. Site inspections were completed on October 21, 2021, November 4, 2022, November 20, 2023, November 12, 2024, and October 7, 2025. Outside of the NYSDEC approved landscaping features and the aboveground regulator station, no disturbances to the vegetated surface, concrete sidewalk, or asphalt cover were observed. Additionally, no signs of restricted land use violations were noted. Therefore, 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 on an annual basis during each Site inspection and are presented in **Appendix C** of this PRR. Site inspections forms were completed on an annual basis during each Site inspection, under the format specified by the SMP, and are presented in **Appendix D** of the SMP.

## 5.0 IC/EC PLAN COMPLIANCE REPORT

The objectives of the ICs described and implemented by the SMP are to: (1) implement, maintain and monitor EC systems; (2) prevent future exposure to remaining contamination by controlling disturbances of the

subsurface contamination; and (3) limit the use and development of the site to restricted residential uses only. To achieve these objectives, the Site has a series of Institutional Controls in the form of Site restrictions. These Site restrictions are listed below:

- The property may only be used for restricted residential use.
- The property may not be used for a high level of use, such as unrestricted use without additional remediation and approved amendment of the Environmental Easement.
- All future activities on the property that will disturb remaining contaminated material must be conducted in accordance with the SMP.
- Vegetable gardens and agriculture on the property are prohibited.
- The site owner or remedial party will submit to the NYSDEC a written statement that certifies that all controls are in place and that nothing has occurred to impair the ability of the controls to protect public health and environment or that violates the SMP.

The objective of the ECs described and implemented by the SMP, including the soil excavation and cover placement is to prevent exposure to remaining contamination at the Site. Based on the annual Site inspections performed between 2021 and 2025, the cover system is in good condition and has not been breached, penetrated, removed, or disturbed since placement with the exception of the added landscaping features that NYSDEC approved, and the installation of the aboveground gas regulator station.

The Site restrictions and ECs appear to be in place and functioning as intended. No changes to the IC/EC Control Plan outlined in the SMP are proposed. **Appendix D** includes the appropriate verification and certification forms.

## 6.0 MONITORING PLAN COMPLIANCE REPORT

The components of the Site Monitoring Plan as described in the SMP are:

- Evaluating site information periodically to confirm that the remedy continues to be effective in protecting public health and the environment.
- Preparing the necessary reports for monitoring activities.
- Completing an annual inspection and periodic certifications.

A visual inspection of the cover system was conducted during annual Site inspections on October 21, 2021, November 4, 2022, and November 20, 2023, by Stephen Liberatore of Parsons, on November 12, 2024 by Mike Russell and Julianna Klimow of Parsons, and on October 7, 2025 by Julianna Klimow and Veronic Borracci of Parsons. General Site conditions at the time of each annual inspection are displayed in **Appendix B** in a Site inspection photo logs. **Appendix C** presents the completed Site inspection forms from the SMP. All aspects of the cover system appear to be in good condition. Three cracks were observed in the concrete sidewalk. There was also some minor evidence of frost heaving adjacent to the gas regulator station building in the rear. The fence along the back side of the property had been damaged by a fallen tree prior to the 2024 inspection. However, these conditions do not present any physical (i.e., trip) hazards or potential exposure pathways.

The SMP calls for annual Site inspections at the Site. Annual Site inspections have been conducted every year since 2015. In addition, as mentioned above, the Institutional and Engineering Controls are functioning as intended, and the RAO for the Site continues to be achieved. Moving forward, annual inspections will continue to be conducted in accordance with the SMP. No changes to the monitoring plan included in the SMP are recommended at this time.

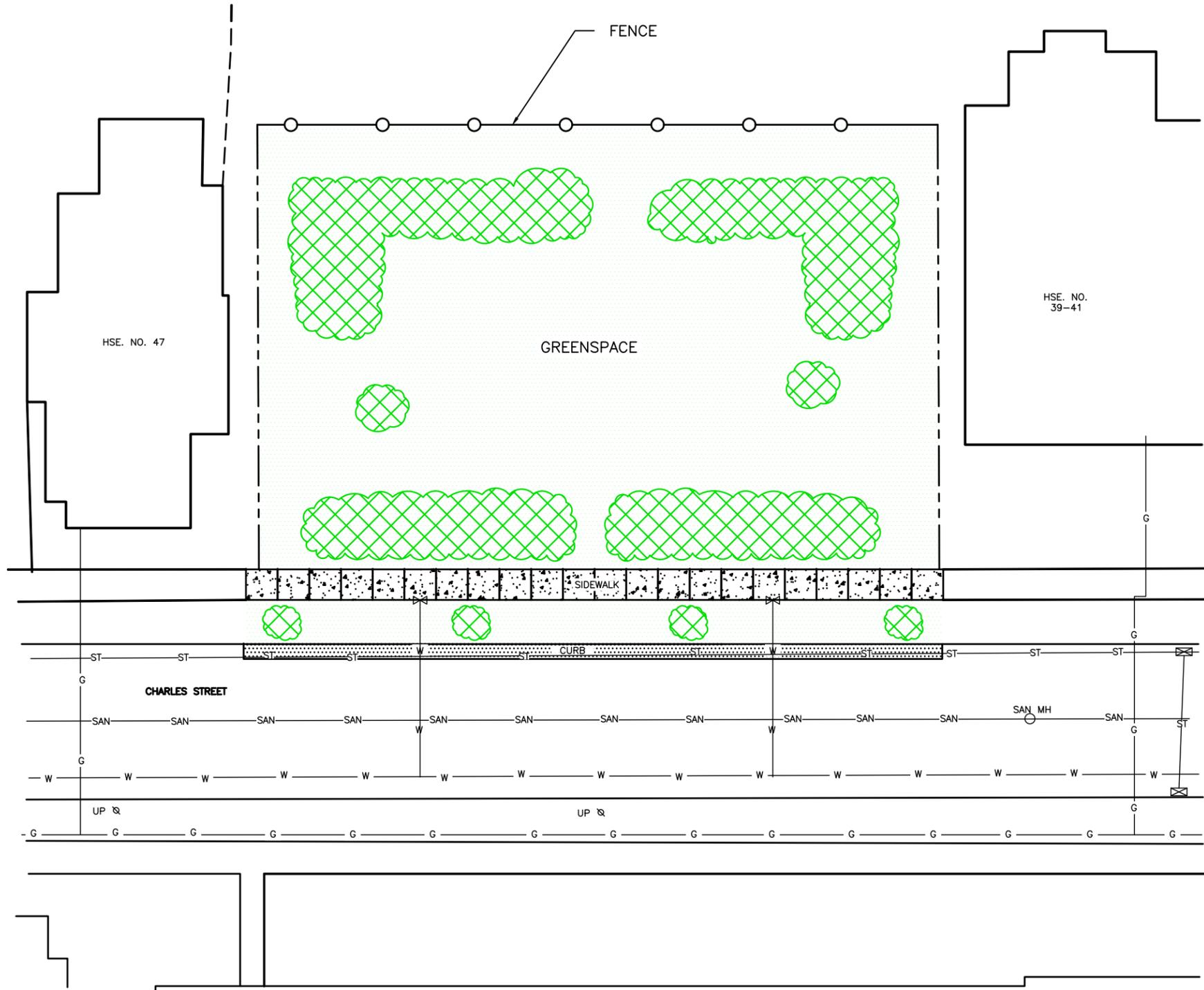
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## 7.0 CONCLUSIONS AND RECOMMENDATIONS

The ICs and ECs established for the Site appear to be performing as intended, and the RAO continues to be achieved. No corrective measures are necessary. It is recommended that Site inspections continue on an annual basis, and PRRs be submitted every 5-years, as stipulated in the Site SMP.

# FIGURES

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LEGEND:

-  EXCAVATED AREA COVERED WITH CONCRETE SIDEWALK
-  EXCAVATED AREA COVERED WITH GRASS
-  EXCAVATED AREA COVERED WITH PAVEMENT IN CHARLES STREET
-  APPROXIMATE LOCATION OF LANDSCAPING FEATURES

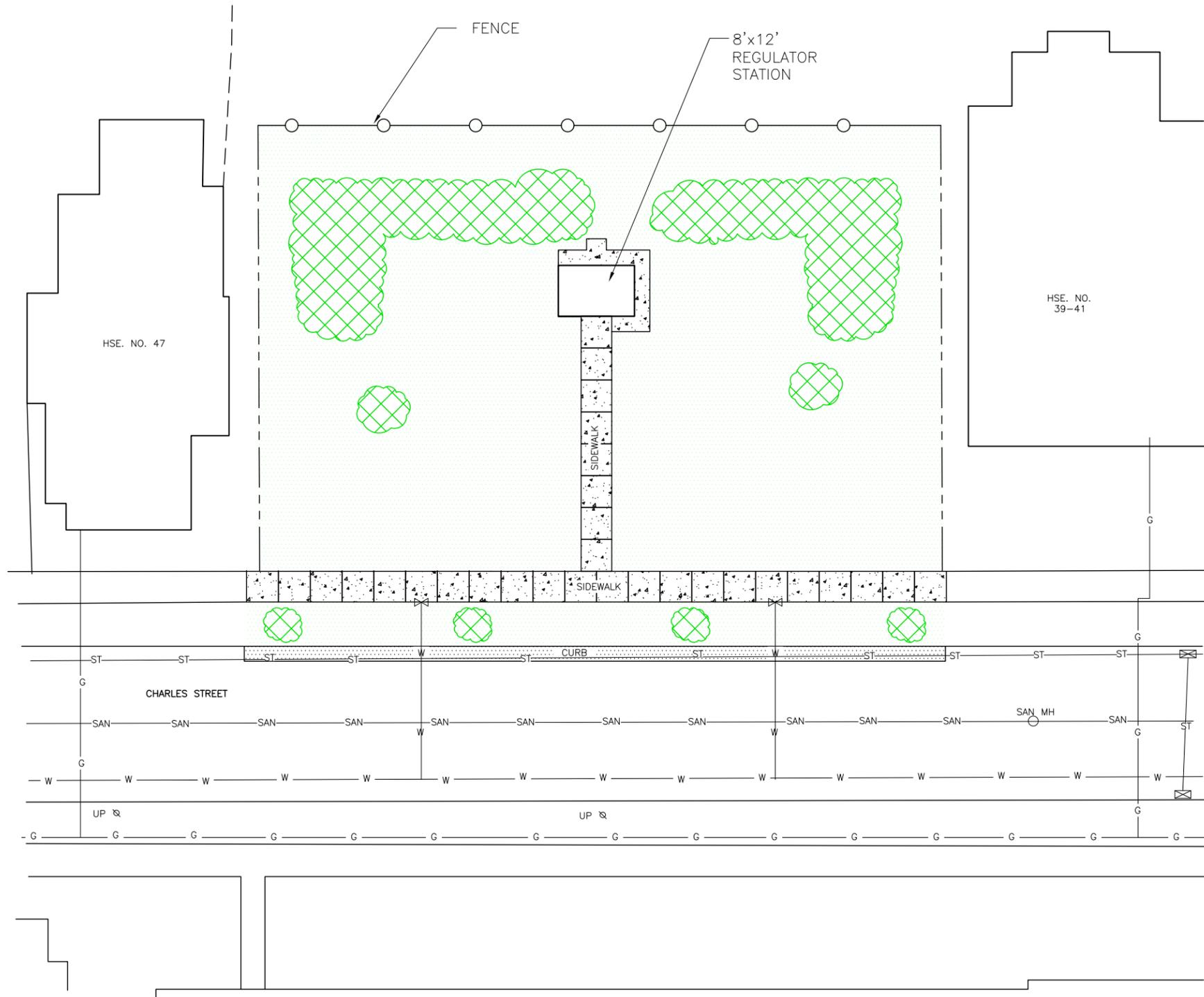
NOTE:

BASE MAP: URS CORPORATION, FIGURE 4 SITE MANAGEMENT PLAN (JULY 2012)



SCALE: 1"=20'

<b>FIGURE 1</b>
<b>CORTLAND REMOTE HOLDER CITY OF CORTLAND CORTLAND COUNTY, NEW YORK</b>
<b>SITE RESTORATION PLAN</b>
<b>PARSONS</b> <small>301 PLAINFIELD ROAD, SUITE 350, SYRACUSE, NY 13212 * 315-451-9560</small>



- LEGEND:
- AREA COVERED WITH CONCRETE SIDEWALK
  - AREA COVERED WITH GRASS
  - AREA COVERED WITH PAVEMENT IN CHARLES STREET
  - APPROXIMATE LOCATION OF LANDSCAPING FEATURES
  - BUILDING

- NOTE:
1. BASE MAP: URS CORPORATION, FIGURE 4 SITE MANAGEMENT PLAN (JULY 2012)
  2. LOCATION OF GAS REGULATOR STATION FEATURES ARE APPROXIMATED BASED ON DOCUMENTATION PROVIDED BY NYSEG.



FIGURE 2
CORTLAND REMOTE HOLDER CITY OF CORTLAND CORTLAND COUNTY, NEW YORK
CURRENT SITE LAYOUT
<b>PARSONS</b> <small>301 PLAINFIELD ROAD, SUITE 350, SYRACUSE, NY 13212 * 315-451-9560</small>

# **APPENDIX A AS BUILT INFORMATION FOR ABOVEGROUND REGULATOR STATION**

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**60-Day Advance Notification of Site Change of Use, Transfer of Certificate of Completion, and/or Ownership**

Required by 6NYCRR Part 375-1.11(d) and 375-1.9(f)

To be submitted at least 60 days prior to change of use to:

Chief, Site Control Section  
 New York State Department of Environmental Conservation  
 Division of Environmental Remediation, 625 Broadway  
 Albany NY 12233-7020

**I. Site Name:** Charles Street Remote Holder Location **DEC Site ID No.** 712012

**II. Contact Information of Person Submitting Notification:**

Name: Tracy L. Blazicek, CHMM, PMP  
 Address1: NYSEG  
 Address2: PO Box 5224, Binghamton, NY 13902-5224  
 Phone: 607-762-8839 E-mail: tlblazicek@nyseg.com

**III. Type of Change and Date:** Indicate the Type of Change(s) (check all that apply):

- Change in Ownership or Change in Remedial Party(ies)
- Transfer of Certificate of Completion (CoC)
- Other (e.g., any physical alteration or other change of use)

Proposed Date of Change (mm/dd/yyyy):

**IV. Description:** Describe proposed change(s) indicated above and attach maps, drawings, and/or parcel information.

Constructed a natural gas regulating station on the site.

If "Other," the description must explain and advise the Department how such change may or may not affect the site's proposed, ongoing, or completed remedial program (attach additional sheets if needed).

The work did not, and will not, affect the remedial program. The regulating station building and all associated piping were constructed in the clean imported fill above the demarcation barrier. No excavation or disturbance of soils below the demarcation barrier occurred

**V. Certification Statement:** Where the change of use results in a change in ownership or in responsibility for the proposed, ongoing, or completed remedial program for the site, the following certification must be completed (by owner or designated representative; see §375-1.11(d)(3)(i)):

I hereby certify that the prospective purchaser and/or remedial party has been provided a copy of any order, agreement, Site Management Plan, or State Assistance Contract regarding the Site's remedial program as well as a copy of all approved remedial work plans and reports.

Name: \_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Date)

\_\_\_\_\_  
(Print Name)

Address1: \_\_\_\_\_

Address2: \_\_\_\_\_

Phone: \_\_\_\_\_ E-mail: \_\_\_\_\_

**VI. Contact Information for New Owner, Remedial Party, or CoC Holder:** If the site will be sold or there will be a new remedial party, identify the prospective owner(s) or party(ies) along with contact information. If the site is subject to an Environmental Easement, Deed Restriction, or Site Management Plan requiring periodic certification of institutional controls/engineering controls (IC/ECs), indicate who will be the certifying party (attach additional sheets if needed).

Prospective Owner  Prospective Remedial Party  Prospective Owner Representative

Name: \_\_\_\_\_

Address1: \_\_\_\_\_

Address2: \_\_\_\_\_

Phone: \_\_\_\_\_ E-mail: \_\_\_\_\_

Certifying Party Name: \_\_\_\_\_

Address1: \_\_\_\_\_

Address2: \_\_\_\_\_

Phone: \_\_\_\_\_ E-mail: \_\_\_\_\_

**VII. Agreement to Notify DEC after Transfer:** If Section VI applies, and all or part of the site will be sold, a letter to notify the DEC of the completion of the transfer must be provided. If the current owner is also the holder of the CoC for the site, the CoC should be transferred to the new owner using DEC's form found at <http://www.dec.ny.gov/chemical/54736.html>. This form has its own filing requirements (see 6NYCRR Part 375-1.9(f)).

Signing below indicates that these notices will be provided to the DEC within the specified time frames. If the sale of the site also includes the transfer of a CoC, the DEC agrees to accept the notice given in VII.3 below in satisfaction of the notice required by VII.1 below (which normally must be submitted within 15 days of the sale of the site).

Within 30 days of the sale of the site, I agree to submit to the DEC:

1. the name and contact information for the new owner(s) (see §375-1.11(d)(3)(ii));
2. the name and contact information for any owner representative; and
3. a notice of transfer using the DEC's form found at <http://www.dec.ny.gov/chemical/54736.html> (see §375-1.9(f)).

Name: \_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Date)

\_\_\_\_\_  
(Print Name)

Address1: \_\_\_\_\_

Address2: \_\_\_\_\_

Phone: \_\_\_\_\_ E-mail: \_\_\_\_\_

**Continuation Sheet**

Prospective Owner/Holder  Prospective Remedial Party  Prospective Owner Representative  
Name: \_\_\_\_\_  
Address1: \_\_\_\_\_  
Address2: \_\_\_\_\_  
Phone: \_\_\_\_\_ E-mail: \_\_\_\_\_

Prospective Owner/Holder  Prospective Remedial Party  Prospective Owner Representative  
Name: \_\_\_\_\_  
Address1: \_\_\_\_\_  
Address2: \_\_\_\_\_  
Phone: \_\_\_\_\_ E-mail: \_\_\_\_\_

Prospective Owner/Holder  Prospective Remedial Party  Prospective Owner Representative  
Name: \_\_\_\_\_  
Address1: \_\_\_\_\_  
Address2: \_\_\_\_\_  
Phone: \_\_\_\_\_ E-mail: \_\_\_\_\_

Prospective Owner/Holder  Prospective Remedial Party  Prospective Owner Representative  
Name: \_\_\_\_\_  
Address1: \_\_\_\_\_  
Address2: \_\_\_\_\_  
Phone: \_\_\_\_\_ E-mail: \_\_\_\_\_

Prospective Owner/Holder  Prospective Remedial Party  Prospective Owner Representative  
Name: \_\_\_\_\_  
Address1: \_\_\_\_\_  
Address2: \_\_\_\_\_  
Phone: \_\_\_\_\_ E-mail: \_\_\_\_\_

Prospective Owner/Holder  Prospective Remedial Party  Prospective Owner Representative  
Name: \_\_\_\_\_  
Address1: \_\_\_\_\_  
Address2: \_\_\_\_\_  
Phone: \_\_\_\_\_ E-mail: \_\_\_\_\_



## Instructions for Completing the 60-Day Advance Notification of Site Change of Use, Transfer of Certificate of Completion (CoC), and/or Ownership Form

Submit to: Chief, Site Control Section, New York State Department of Environmental Conservation, Division of Environmental Remediation, 625 Broadway, Albany NY 12233-7020

### Section I

#### Description

Site Name

Official DEC site name.  
(see <http://www.dec.ny.gov/cfmx/extapps/derexternal/index.cfm?pageid=3>)

DEC Site ID No.

DEC site identification number.

### Section II

#### Contact Information of Person Submitting Notification

Name

Name of person submitting notification of site change of use, transfer of certificate of completion and/or ownership form.

Address1

Street address or P.O. box number of the person submitting notification.

Address2

City, state and zip code of the person submitting notification.

Phone

Phone number of the person submitting notification.

E-mail

E-mail address of the person submitting notification.

### Section III

#### Type of Change and Date

Check Boxes

Check the appropriate box(s) for the type(s) of change about which you are notifying the Department. Check all that apply.

Proposed Date of Change

Date on which the change in ownership or remedial party, transfer of CoC, or other change is expected to occur.

### Section IV

#### Description

Description

For each change checked in Section III, describe the proposed change.  
Provide all applicable maps, drawings, and/or parcel information.  
If "Other" is checked in Section III, explain how the change may affect the site's proposed, ongoing, or completed remedial program at the site.  
Please attach additional sheets, if needed.

## Section V Certification Statement

*This section must be filled out if the change of use results in a change of ownership or responsibility for the proposed, ongoing, or completed remedial program for the site. When completed, it provides DEC with a certification that the prospective purchaser has been provided a copy of any order, agreement, or State assistance contract as well as a copy of all approved remedial work plans and reports.*

Name The owner of the site property or their designated representative must sign and date the certification statement. Print owner or designated representative's name on the line provided below the signature.

Address1 Owner or designated representative's street address or P.O. Box number.

Address2 Owner or designated representative's city, state and zip code.

Phone Owner or designated representative's phone number.

E-Mail Owner or designated representative's E-mail.

## Section VI Contact Information for New Owner, Remedial Party, and CoC Holder (if a CoC was issued)

*Fill out this section only if the site is to be sold or there will be a new remedial party. Check the appropriate box to indicate whether the information being provided is for a Prospective Owner, CoC Holder (if site was ever issued a COC), Prospective Remedial Party, or Prospective Owner Representative. Identify the prospective owner or party and include contact information. A Continuation Sheet is provided at the end of this form for additional owner/party information.*

Name Name of Prospective Owner, Prospective Remedial Party or Prospective Owner Representative.

Address1 Street address or P.O. Box number for the Prospective Owner, Prospective Remedial Party, or Prospective Owner Representative.

Address2 City, state and zip code for the Prospective Owner, Prospective Remedial Party, or Prospective Owner Representative.

Phone Phone number for the Prospective Owner, Prospective Remedial Party or Prospective Owner Representative.

E-Mail E-mail address of the Prospective Owner, Prospective Remedial Party or Prospective Owner Representative.

***If the site is subject to an Environmental Easement, Deed Restriction, or Site Management Plan requiring periodic certification of institutional controls/engineering controls (IC/EC), indicate who will be the certifying party(ies). Attach additional sheets, if needed.***

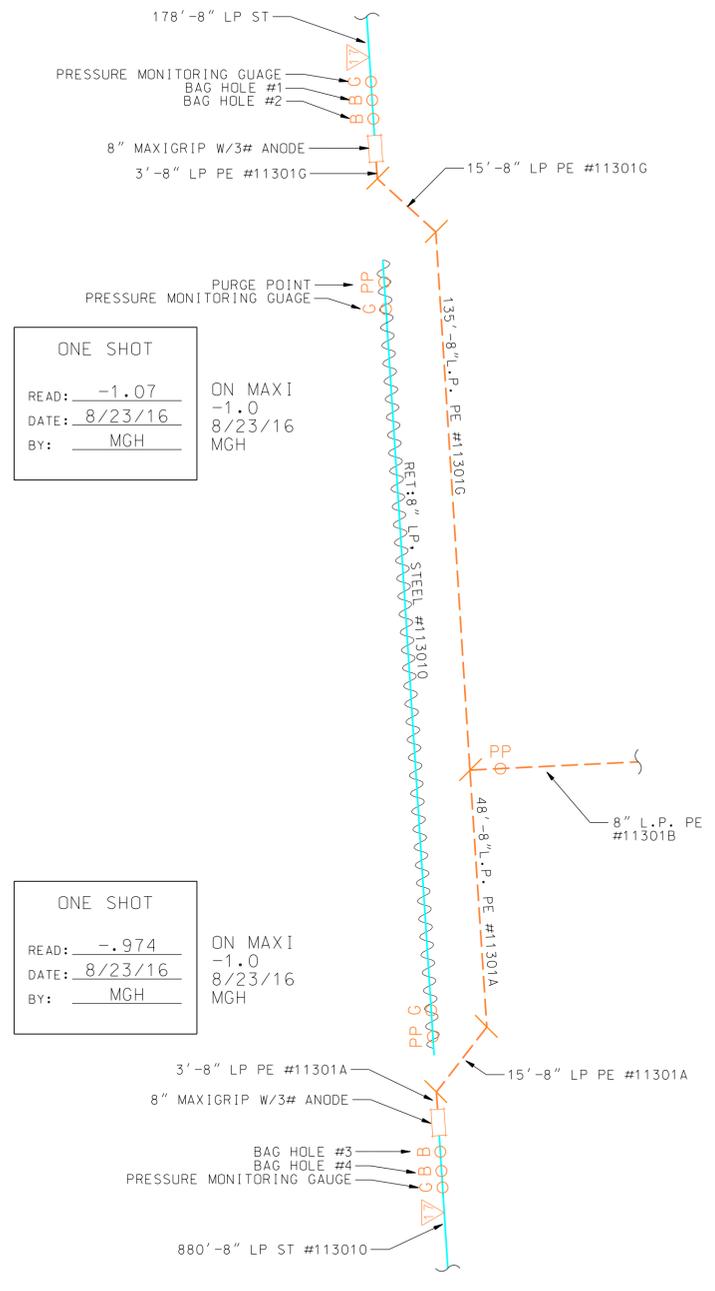
Certifying Party Name	Name of Certifying Party.
Address1	Certifying Party's street address or P.O. Box number.
Address2	Certifying Party's city, state and zip code.
Phone	Certifying Party's Phone number.
E-Mail	Certifying Party's E-mail address.

## **Section VII Agreement to Notify DEC After Property Transfer/Sale**

***This section must be filled out for all property transfers of all or part of the site. If the site also has a CoC, then the CoC shall be transferred using DEC's form found at <http://www.dec.ny.gov/chemical/54736.html>***

***Filling out and signing this section of the form indicates you will comply with the post transfer notifications within the required timeframes specified on the form. If a CoC has been issued for the site, the DEC will allow 30 days for the post transfer notification so that the "Notice of CoC Transfer Form" and proof of it's filing can be included. Normally the required post transfer notification must be submitted within 15 day (per 375-1.11(d)(3)(ii)) when no CoC is involved.***

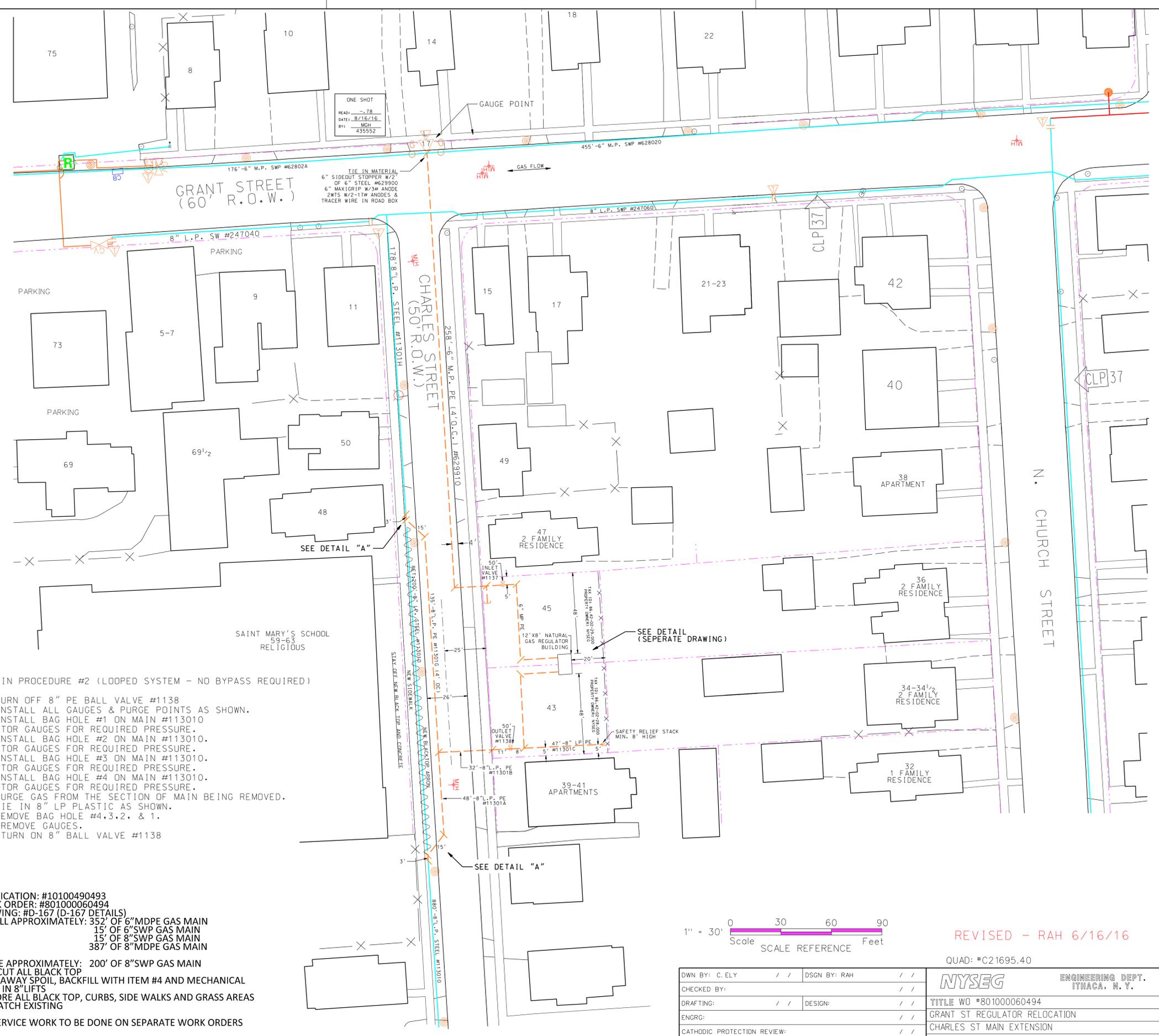
Name	Current property owner must sign and date the form on the designated lines. Print owner's name on the line provided.
Address1	Current owner's street address.
Address2	Current owner's city, state and zip code.



ONE SHOT  
 READ: -1.07 ON MAXI  
 DATE: 8/23/16 -1.0  
 BY: MGH 8/23/16  
 MGH

ONE SHOT  
 READ: -.974 ON MAXI  
 DATE: 8/23/16 -1.0  
 BY: MGH 8/23/16  
 MGH

DETAIL "A"



TIE IN PROCEDURE #2 (LOOPED SYSTEM - NO BYPASS REQUIRED)

1. TURN OFF 8" PE BALL VALVE #1138
2. INSTALL ALL GAUGES & PURGE POINTS AS SHOWN.
3. INSTALL BAG HOLE #1 ON MAIN #113010 MONITOR GAUGES FOR REQUIRED PRESSURE.
4. INSTALL BAG HOLE #2 ON MAIN #113010 MONITOR GAUGES FOR REQUIRED PRESSURE.
5. INSTALL BAG HOLE #3 ON MAIN #113010 MONITOR GAUGES FOR REQUIRED PRESSURE.
6. INSTALL BAG HOLE #4 ON MAIN #113010 MONITOR GAUGES FOR REQUIRED PRESSURE.
7. PURGE GAS FROM THE SECTION OF MAIN BEING REMOVED.
8. TIE IN 8" LP PLASTIC AS SHOWN.
9. REMOVE BAG HOLE #4, 3, 2, & 1.
10. REMOVE GAUGES.
11. TURN ON 8" BALL VALVE #1138

NOTIFICATION: #10100490493  
 WORK ORDER: #801000060494  
 DRAWING: #D-167 (D-167 DETAILS)  
 INSTALL APPROXIMATELY: 352' OF 6" MDPE GAS MAIN  
 15' OF 6" SWP GAS MAIN  
 15' OF 8" SWP GAS MAIN  
 387' OF 8" MDPE GAS MAIN

RETIRE APPROXIMATELY: 200' OF 8" SWP GAS MAIN  
 SAW CUT ALL BLACK TOP  
 HAUL AWAY SPOIL, BACKFILL WITH ITEM #4 AND MECHANICAL TAMP IN 8" LIFTS  
 RESTORE ALL BLACK TOP, CURBS, SIDE WALKS AND GRASS AREAS TO MATCH EXISTING

ALL SERVICE WORK TO BE DONE ON SEPARATE WORK ORDERS



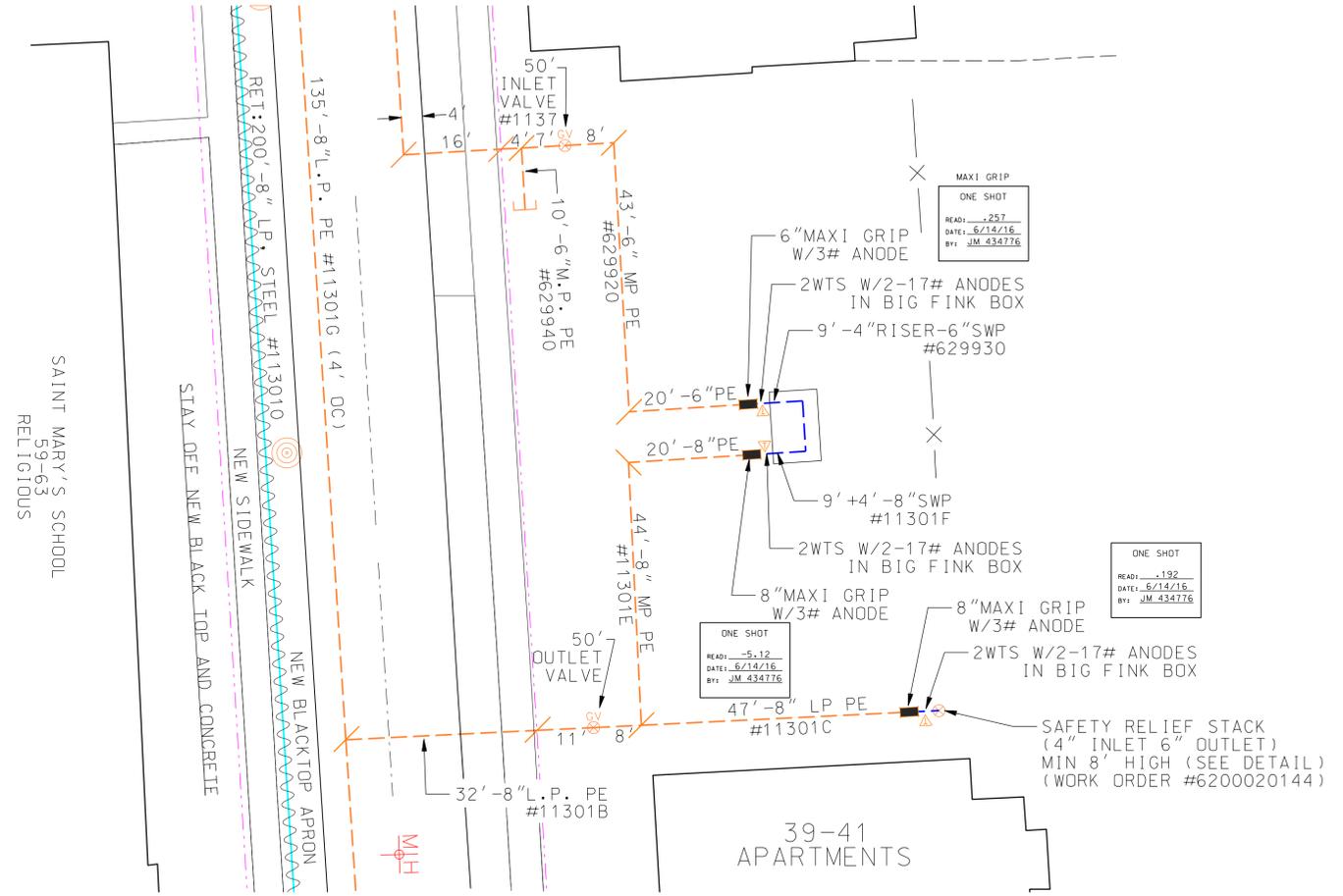
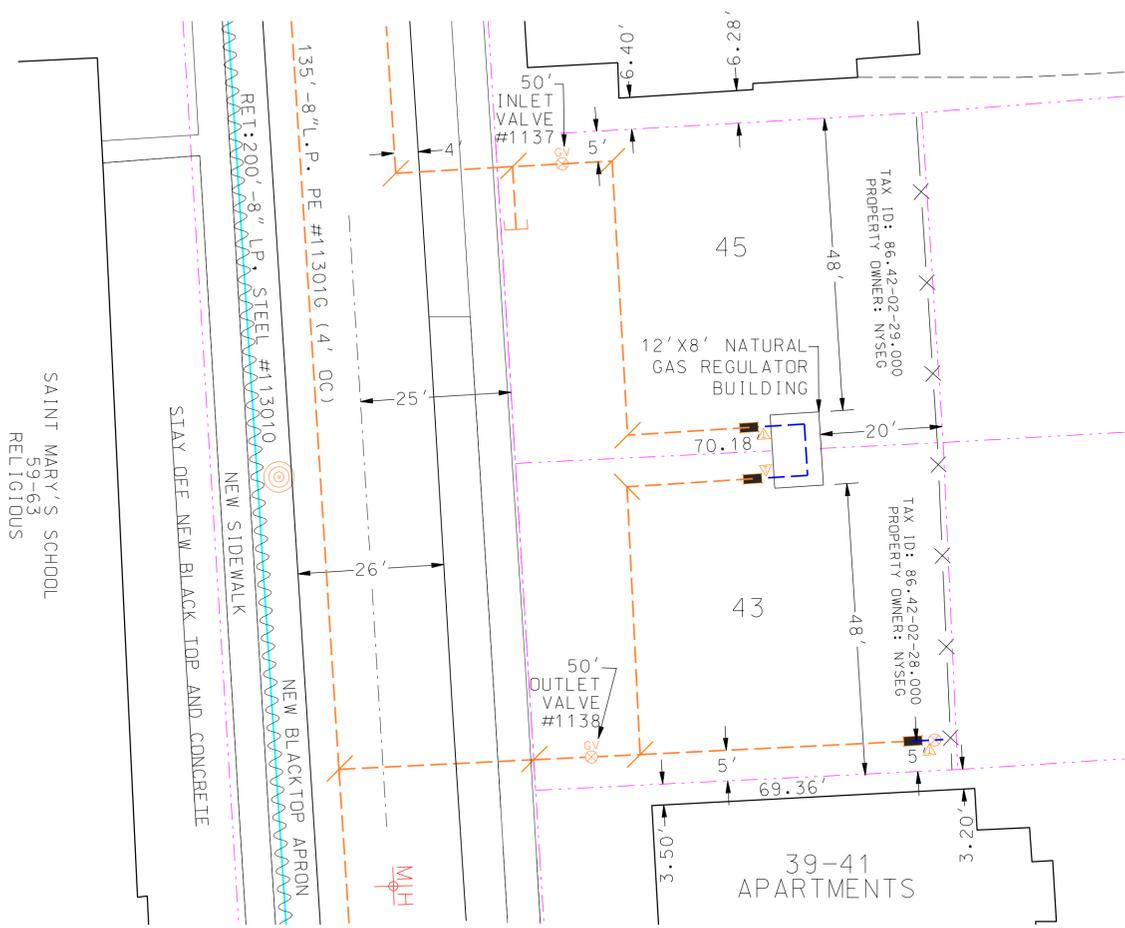
REVISED - RAH 6/16/16

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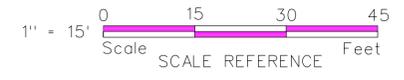
DWN BY: C. ELY	DSGN BY: RAH
CHECKED BY:	
DRAFTING:	DESIGN:
ENGRG:	
CATHODIC PROTECTION REVIEW:	
AUTHORIZED BY:	
MATERIAL OR SPEC:	

<b>NYSEG</b>		ENGINEERING DEPT. ITHACA, N. Y.
TITLE WO #801000060494		
GRANT ST REGULATOR RELOCATION		
CHARLES ST MAIN EXTENSION		
CITY OF CORTLAND		
SCALE	DWG NO	REV
AS SHOWN	D-167	

CADD DRAWING DO NOT REVISE MANUALLY	SYM	ZONE	AS-BUILT	10/16	CJL	RAH
			REVISION	DATE	BY	CHK



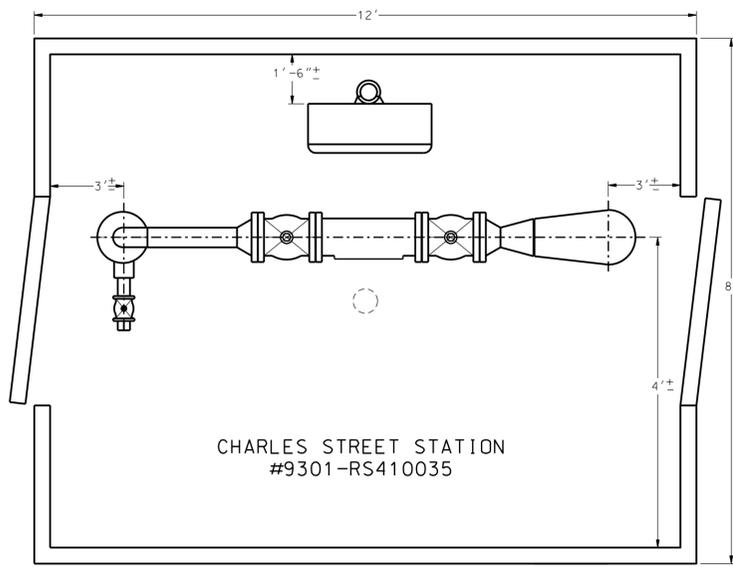
- PROPOSED PLASTIC GAS PIPE
- EXISTING STEEL GAS PIPE
- PROPERTY LINE
- FENCE



CADD DRAWING DO NOT REVISE MANUALLY	SYM	ZONE	AS-BUILT	10/16	CJL	RAH	
			REVISION	DATE	BY	CHK	APP

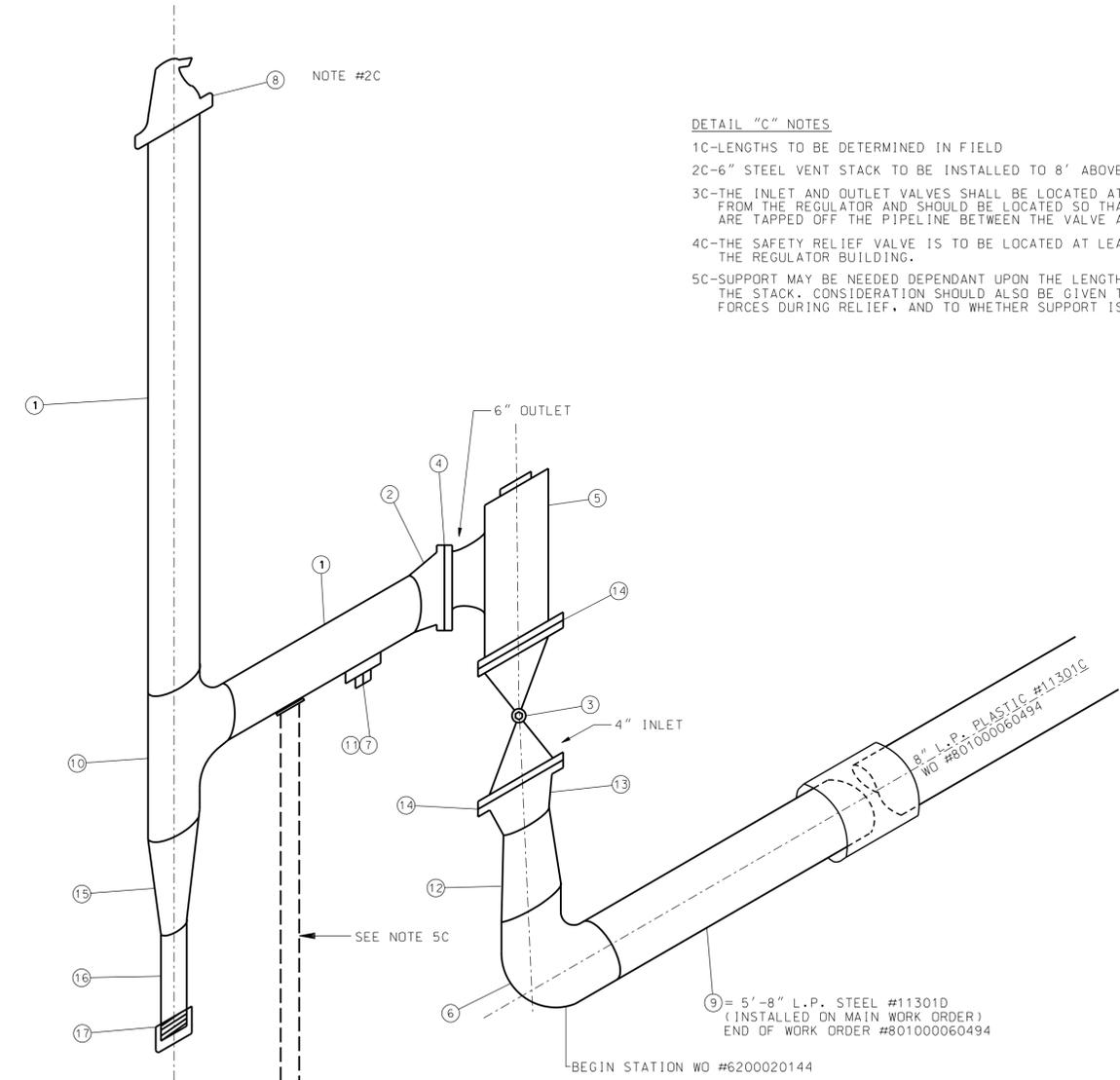
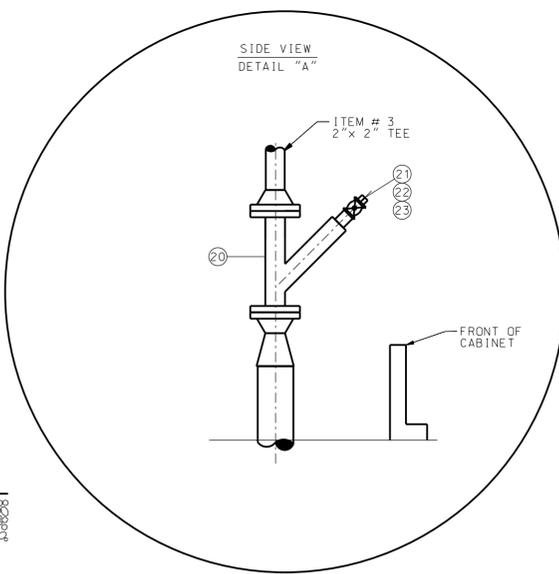
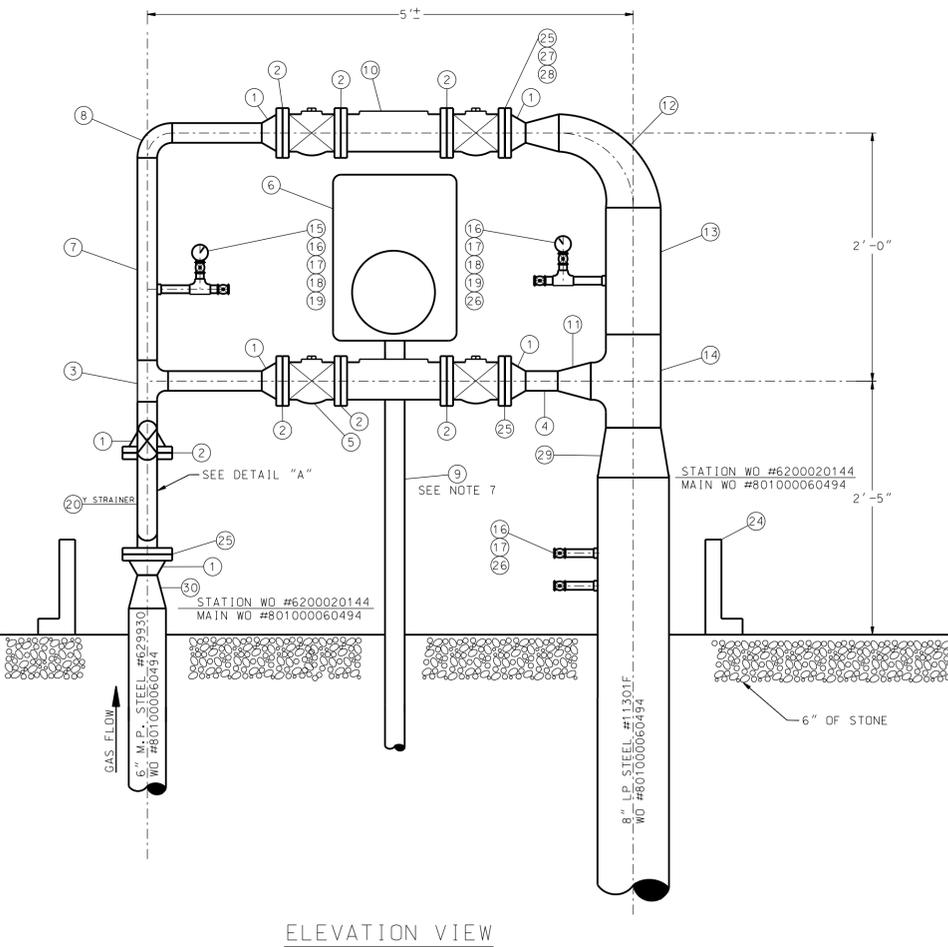
DWN BY: C. ELY	10/05/15	DSGN BY: R. HOY	10/02/15
CHECKED BY:	/ /	DESIGN:	/ /
DRAFTING:	/ /	ENGRG:	/ /
CATHODIC PROTECTION REVIEW:	/ /	AUTHORIZED BY:	/ /
MATERIAL OR SPEC:	/ /		

		ENGINEERING DEPT. ITHACA, N. Y.	
		TITLE WO #801000060494	
CHARLES ST MAIN EXTENSION		REGULATOR STATION INLET/OUTLET PIPING	
CITY OF CORTLAND		CORTLAND COUNTY	
SCALE	DWG NO	REV	
AS SHOWN	D-167	DETAIL	



ITEM	QTY	SIZE	CLASS	DESCRIPTION	STOCK #
1	6	2"	150#	FLANGE, STEEL, CLASS 150#, 2" WELDNECK, STANDARD	30929185
2	7	2"	150#	GASKET, FULL FACE, CLASS 150#, 2"	30918535
3	1	2"		TEE, WELD ENDS, STANDARD 2"	30929135
4	20	2"		PIPE, STEEL, BARE, STANDARD CUT TO LENGTH	30928552
5	4			VALVE, BALL, CLASS 150#, 2"	30929821
6	1			PRESSURE RECORDING CHART, DUAL DRIVE, INLET AND OUTLET PRESSURES	SEE NOTE 1
8	1	2"		ELL, STEEL, WELD ENDS, 90°, LR STANDARD 2"	30929079
10	2	2"	150#	2" REDO (FORMERLY GROVE) MODEL 900TE REG.	
11	2	4"x 2"		COUPLING, WELD ENDS REDUCING, STEEL 4"x 2"	30929020
12	1	6"x 4"		ELL, WELD, REDUCING, 90°, LR, STANDARD 6"x 4"	30929108
13	2	20"		PIPE, STEEL, BARE, STANDARD CUT TO LENGTH	30928559
14	1	6"x 4"		TEE, WELD, STEEL, REDUCING STANDARD 6" X 4"	30929120
15	1	1/2"		THREAD-O-LET, 3000#, STANDARD 2 1/2" - 2x 1/2"	30928937
16	6	1/2"x 2"		NIPPLE, THREADED, STANDARD, 1/2" x 2"	30928447
17	6	1/2"		VALVE, STEEL, NEEDLE	30929887
18	2	1/2"		TEE, SCREW, STANDARD, BLACK, 1/2"	30928875
19	2	1/2"		DIAL GAUGE, 1/2"	
20	1	2"	150#	"Y" STRAINER, STEEL FLANGE ENDS CLASS 150#, 2"	30930280
21	1	1 1/2"		VALVE, STEEL, LOCKWING	30930243
22	1	1 1/2"		NIPPLE, THREADED, STANDARD 1 1/2"x 2"	30928447
23	1	1 1/2"		PLUG, STEEL, SQUARE HEAD	30928901
24	1	8' x 12'		8' x 12' PARKLINE BUILDING	
25	3	2"	150#	GASKET SET, INSUL., FULL FACE	30918570
26	3	1/2"		THREAD-O-LET, 3000#, STANDARD, 8-3 1/2"	30928949
27	44	5/8"		BOLT, STUD, NO HEAD, GRADE B 3 1/2" LG	30918935
28	88	5/8"		NUT, HEAVY HEX, WASHER FACE	30919269
29	1	8"x 6"		COUPLING, WELD, RDCNG, CNTRC TW 8"x 6"	30929034
30	1	6"x 2"		COUPLING, WELD, RDCNG, CNTRC STD 6"x 2"	30929024

ITEM	QUANTITY	DESCRIPTION	STOCK #
1	SEE NOTE 10	PIPE, STEEL, BARE TW 6" CUT TO LENGTH	30928559
2	1	FLANGE WELDNECK TW 6" CLASS 150#	30929195
3	1	VALVE, FULL OPEN BALL 4"	30929831
4	1	GASKET, FULL FACE 6" CLASS 150#	30918538
5	1	VALVE, REL FLOWSAFE 4" INLET 6" OUTLET	NON-STOCK
6	1	WELD ELBOW 90° LR, TW 8"	30929085
7	1	PLUG, THREADED FRGD STEEL, 1/2"	30928897
8	1	CAP, VENT, WEATHER AL TYPE 150 06"	30931148
9	1	PIPE, STEEL, WRAPPED, TW 8" - 5'	SEE W.D. # 801000060494
10	1	TEE BW 06" .219 WALL	30929139
11	1	COLLAR WELD THREADDLET 02.5"-2X0.5" 3000	30928937
12	1	COUPLING, RDCNG WLD CNTR STD 8"x 4"	30929031
13	1	FLANGE, WELDNECK, TW 4" CLASS 150#	30929191
14	1	GASKET, FULL FACE, 4" CLASS 150#	30918537
15	1	COUPLING, RDCNG, WELD CNTRC, 6X2	30929024
16	24	PIPE, STEEL, BARE, 2" GRADE A25	30928552
17	1	CAP, SCREW, BLACK 2"	30928682



DETAIL "C" NOTES

1C-LENGTHS TO BE DETERMINED IN FIELD

2C-6" STEEL VENT STACK TO BE INSTALLED TO 8' ABOVE FINAL GRADE

3C-THE INLET AND OUTLET VALVES SHALL BE LOCATED AT LEAST 50 FEET FROM THE REGULATOR AND SHOULD BE LOCATED SO THAT NO CUSTOMERS ARE TAPPED OFF THE PIPELINE BETWEEN THE VALVE AND STATION.

4C-THE SAFETY RELIEF VALVE IS TO BE LOCATED AT LEAST 50 FEET FROM THE REGULATOR BUILDING.

5C-SUPPORT MAY BE NEEDED DEPENDANT UPON THE LENGTH AND MATERIAL OF THE STACK. CONSIDERATION SHOULD ALSO BE GIVEN TO POSSIBLE DOWN FORCES DURING RELIEF, AND TO WHETHER SUPPORT IS NEEDED.

RELATED WORK ORDER: #801000060494

SAFETY SEAL (WORK ORDER #620002144)

DETAIL  
NOT TO SCALE

QUAD #C21695.40

SYMBOL	ZONE	REVISION	DATE	BY	CHK	APP

DWN BY: C. ELY	04/02/14	DSGN BY: RAH	04/02/14
CHECKED BY:	/ /		/ /
DRAFTING: JWH	03/21/12	DESIGN:	/ /
ENGRG:	/ /		/ /
CATHODIC PROTECTION REVIEW:	/ /		/ /
AUTHORIZED BY:	/ /		/ /
MATERIAL OR SPEC:			

**NYSEG** ENGINEERING DEPT.  
ITHACA, N.Y.

TITLE NOTIF. #10100273365 WO #6200020144  
RELOCATE REG. STA GRANT STREET PIT  
TO 43-45 CHARLES STREET (9301-RS410035)  
CITY OF CORTLAND CORTLAND COUNTY

SCALE: NTS DWG NO: **D-159**

Date/Time Plotted: 1/20/2016

Excavation/Condition Report

**Location Data:** SAP No. 801600060494 Cross Ref # NA  
 Street Address Charles St Regulator STA. (City) Town/Village CORTLAND  
 Closest Intersection N S E W of GRANT ST Excavator Name NYSEG.  
 Main No. 629930 Map No. C21695.40 Inspector JME Employee ID 434776  
 Date: 6/14/16

**Reason:**  Main Tie-in  Service Tie-in  Coating Repair  Damaged (Non-Leaking) Main/Service  Anode Installation  
 3rd Party Excavation  Exposed  Leak  Other: Built new inlet for new STA @ Charles St.

**Main Size (inch):** 6" Year Installed: 2016  N/A  
**Material:**  Wrapped Steel  Bare Steel  Cast Iron  Plastic  Wrought Iron  Other

**Service Size (inch):** Year Installed:  N/A  
**Material:**  Wrapped Steel  Bare Steel  Copper  Plastic  Other

**Coating Type:**  N/A  CoalTar  FBE  Plastic Extruded  Shrink Sleeve  Tape  Other

**Coating Condition:**  N/A  Good  Fair  Poor  Disbonded  Damaged

**External Corrosion:**  N/A  None  Slight  Moderate  Heavy  Graphitization Pit Depth: NONE

**Internal Corrosion:**  N/A(Plastic)  None  Slight  Moderate  Heavy  Unknown Pit Depth: NA

**Pitting:**  N/A  None  Local  General **Anodes Added:**  None Number Added: 1 Weight (lb): 17 Zwire TS

**Plastic Condition:**  N/A(ST/CI)  Good  Light Scratches  Heavy Scratches  Other

**Pipe to Soil Readings:**  N/A  pipe: 421 maxi, 257 **Casing to Soil Readings:**  N/A

**MAOP (psig):** 45 or (in. w.c.)  LP: ≤12in. W.C.  MP: >12in. W.C. <125psig  HP: 125psig and greater

**Cover:** Depth 3' or  Exposed Main

**Soil Type:**  Rock  Clay  Sand  Loam  Gravel  Cinder/Ash  Bog/Silt  Other

**Paving:**  None  Paved Road  Parking Lot  Driveway  Sidewalk  Other LAWN

**Continuous Paving:**  Yes  No **Area:**  Rural  Residential  Commercial  Industrial

**Excavation Near:**  Public Building  Residence  Apartments  Business  Industry  None **Distance:** 65' (ft)

**Comments:** Building new Regulator station @ Charles St. put in inlet 6" plastic to STEEL TAP COATED TESTED ALL inlet to Charles St from new station and INSIDE piping 60-70' +/- tested at 100psi for 3 hrs. one shot on main pipe 421 MAXI 257 put Zwire TS on steel inlet leg JME 6/14/16

\*\*\*Sketch Area on Back Page\*\*\*

## **APPENDIX B      SITE INSPECTION PHOTO LOG**

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## Photographic Log

Site: Cortland Remote Holder



Title: Photo 1

Location: Parcels 43 and 45 Charles St, Cortland, NY

Date: 10/21/2021

Description: View of Cortland Remote Holder site from across the Street. (facing East)



Title: Photo 2

Location: Parcels 43 and 45 Charles St, Cortland, NY

Date: 10/21/2021

Description: Remote Holder site (facing NNE)

## Photographic Log

Site: Cortland Remote Holder



Title: Photo 3

Location: Parcels 43 and 45 Charles St, Cortland, NY

Date: 10/21/2021

Description: Remote Holder site (facing SSE)



Title: Photo 4

Location: Parcels 43 and 45 Charles St, Cortland, NY

Date: 10/21/2021

Description: Edge of property towards fence line (facing East)

## Photographic Log

Site: Cortland Remote Holder



Title: Photo 5

Location: Parcels 43 and 45 Charles St, Cortland, NY

Date: 10/21/2021

Description: back border of Remote Holder site (facing South)



Title: Photo 6

Location: Parcels 43 and 45 Charles St, Cortland, NY

Date: 10/21/2021

Description: Crack observed in sidewalk, one of three on site, all located inline with curb side trees

## Photographic Log

Site: Cortland Remote Holder



Title: Photo 7

Location: Parcels 43 and 45 Charles St, Cortland, NY

Date: 10/21/2021

Description: West side of regulator station



Title: Photo 8

Location: Parcels 43 and 45 Charles St, Cortland, NY

Date: 10/21/2021

Description: Regulator station (facing North)

**Photographic Log**

**Site: Cortland Remote Holder**



Title: Photo 9

Location: Parcels 43 and 45 Charles St, Cortland, NY

Date: 10/21/2021

Description: Crack in concrete adjacent to regulator building (central portion of parcel)



Title: Photo 10

Location: Parcels 43 and 45 Charles St, Cortland, NY

Date: 10/21/2021

Description: Minor evidence of frost heaving in surface soils, rear of regulating building (east side of parcel)

## Photographic Log

Site: Cortland Remote Holder



Title: Photo 1

Location: Parcels 43 and 45 Charles St, Cortland, NY

Date: 11/04/2022

Description: View of Cortland Remote Holder site from across the Street. (facing East)



Title: Photo 2

Location: Parcels 43 and 45 Charles St, Cortland, NY

Date: 11/04/2022

Description: Remote Holder site (facing NNE)

## Photographic Log

Site: Cortland Remote Holder



Title: Photo 3

Location: Parcels 43 and 45 Charles St, Cortland, NY

Date: 11/04/2022

Description: Remote Holder site (facing SSE)



Title: Photo 4

Location: Parcels 43 and 45 Charles St, Cortland, NY

Date: 11/04/2022

Description: Back border of Remote Holder site (facing South)

## Photographic Log

Site: Cortland Remote Holder



Title: Photo 5

Location: Parcels 43 and 45 Charles St, Cortland, NY

Date: 11/04/2022

Description: Crack observed in sidewalk, one of three on site, in line with curb side trees



Title: Photo 6

Location: Parcels 43 and 45 Charles St, Cortland, NY

Date: 11/04/2022

Description: Regulator station (facing North)

## Photographic Log

Site: Cortland Remote Holder



Title: Photo 1

Location: Parcels 43 and 45 Charles St, Cortland, NY

Date: 11/20/2023

Description: View of Cortland Remote Holder site from across the Street. (facing East)



Title: Photo 2

Location: Parcels 43 and 45 Charles St, Cortland, NY

Date: 11/20/2023

Description: Remote Holder Site (facing NNE)

## Photographic Log

Site: Cortland Remote Holder



Title: Photo 3

Location: Parcels 43 and 45 Charles St, Cortland, NY

Date: 11/20/2023

Description: Remote Holder Site (SSE)



Title: Photo 4

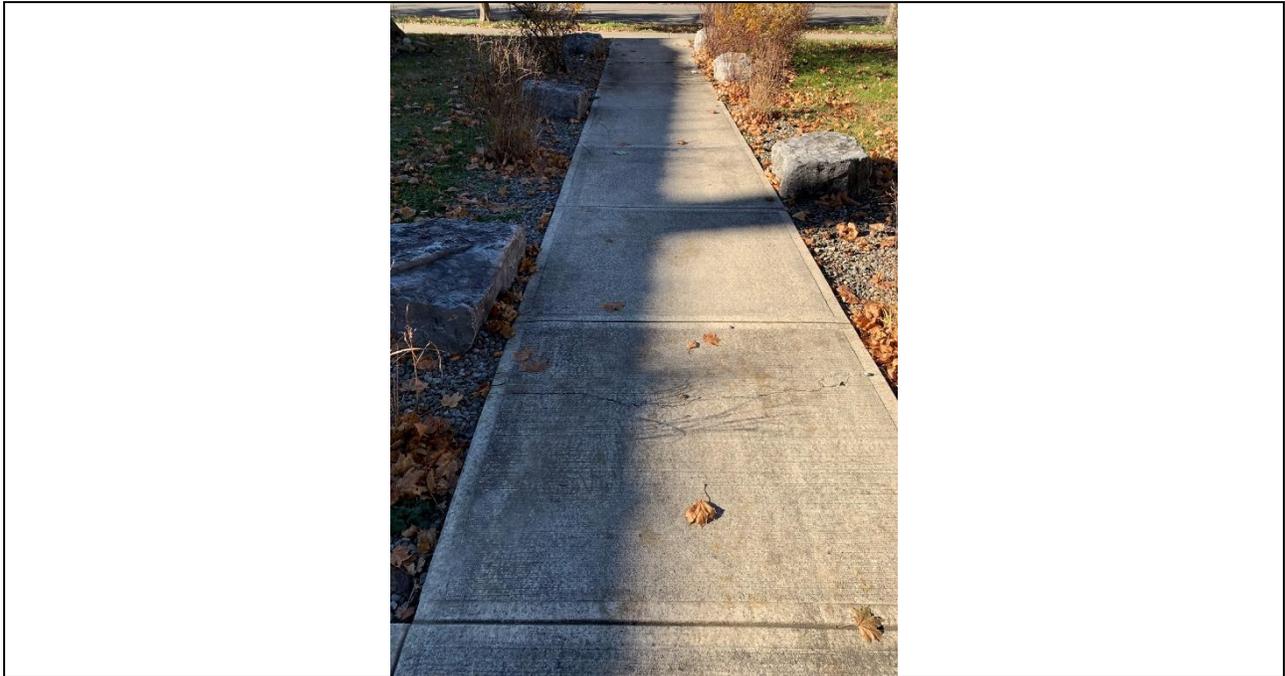
Location: Parcels 43 and 45 Charles St, Cortland, NY

Date: 11/20/2023

Description: Back border of Remote Holder Site (facing South)

**Photographic Log**

**Site: Cortland Remote Holder**



Title: Photo 5  
Location: Parcels 43 and 45 Charles St, Cortland, NY  
Date: 11/20/2023  
Description: Crack observed in sidewalk, one of three on site, in line with curb side trees



Title: Photo 6  
Location: Parcels 43 and 45 Charles St, Cortland, NY  
Date: 11/20/2023  
Description: Regulator station (facing North)

**Photographic Log**

**Site: Cortland Remote Holder**



**Title:** Photo 1  
**Location:** Parcels 43 and 45 Charles St, Cortland, NY  
**Date:** 11/12/2024  
**Description:** View of Cortland Remote Holder site. (facing East)



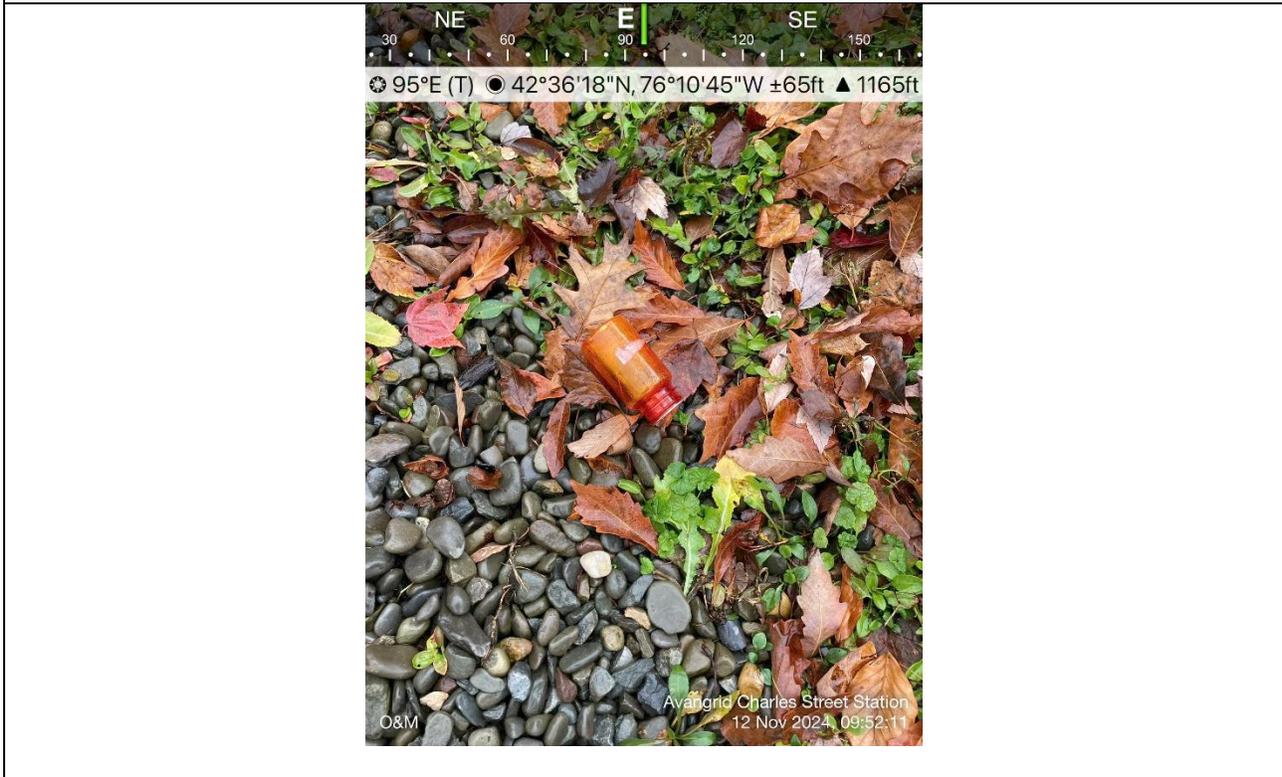
**Title:** Photo 2  
**Location:** Parcels 43 and 45 Charles St, Cortland, NY  
**Date:** 11/12/2024  
**Description:** Crack observed in sidewalk, one of three on site, all located in line with curb side trees

Photographic Log

Site: Cortland Remote Holder



Title: Photo 3  
 Location: Parcels 43 and 45 Charles St, Cortland, NY  
 Date: 11/12/2024  
 Description: view of northside of Cortland Remote Holder site (view looking East)



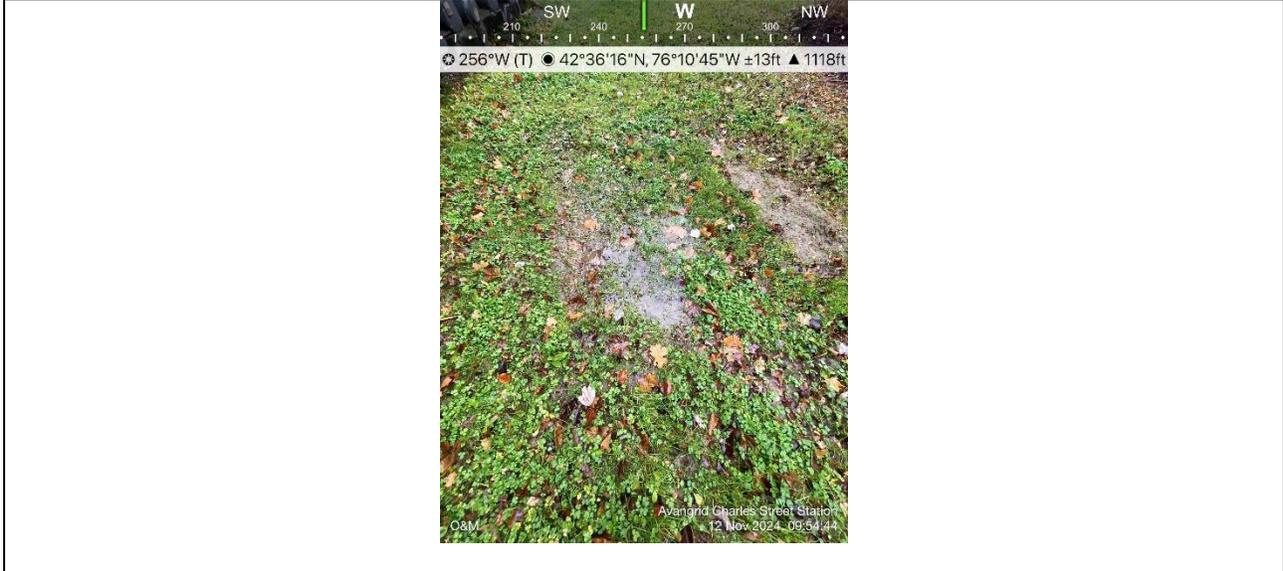
Title: Photo 4  
 Location: Parcels 43 and 45 Charles St, Cortland, NY  
 Date: 11/12/2024  
 Description: trash found on site

# Photographic Log

Site: Cortland Remote Holder



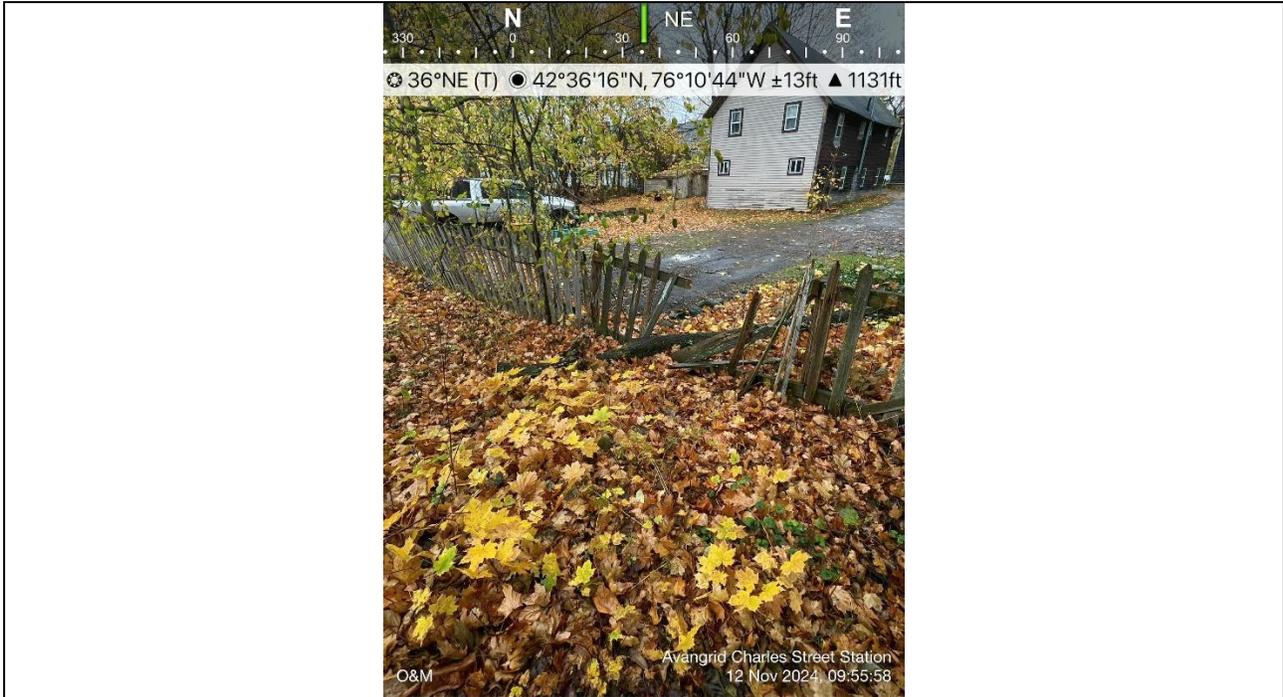
Title: Photo 5  
Location: Parcels 43 and 45 Charles St, Cortland, NY  
Date: 11/12/2024  
Description: Crack observed in corner of sidewalk



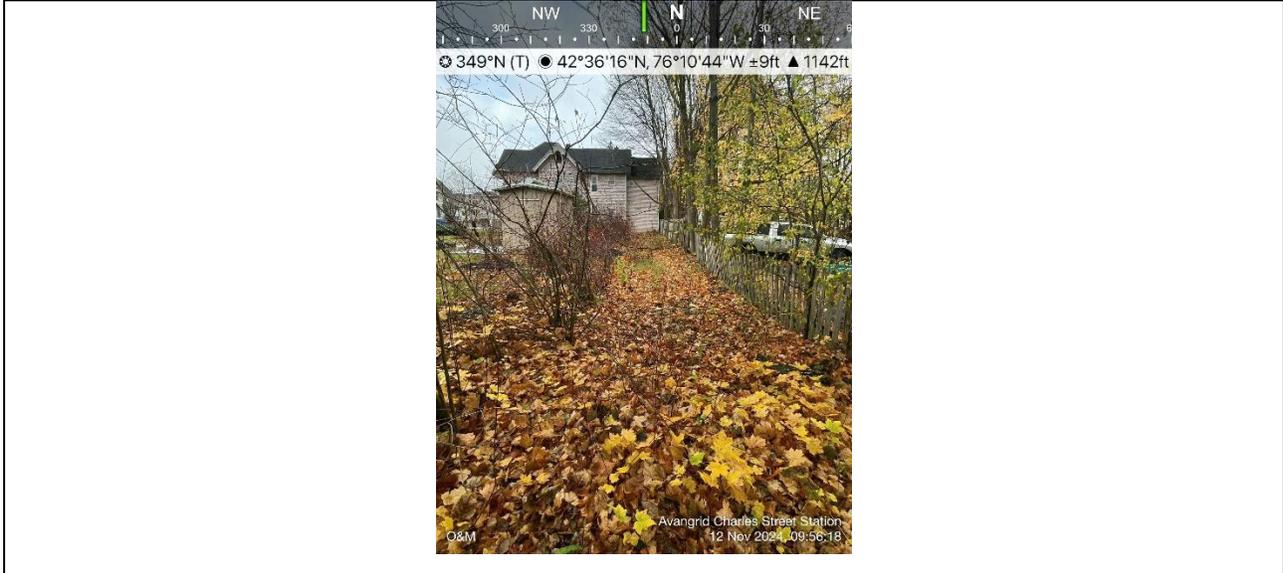
Title: Photo 6  
Location: Parcels 43 and 45 Charles St, Cortland, NY  
Date: 11/12/2024  
Description: Standing water observed on site

Photographic Log

Site: Cortland Remote Holder



Title: Photo 7  
Location: Parcels 43 and 45 Charles St, Cortland, NY  
Date: 11/12/2024  
Description: Damaged fence along backside of property (facing Northeast)



Title: Photo 8  
Location: Parcels 43 and 45 Charles St, Cortland, NY  
Date: 11/12/2024  
Description: border of Site (facing North)

## Photographic Log

Site: Cortland Remote Holder



## Photographic Log

Site: Cortland Remote Holder



Title: Photo 1

Location: Parcels 43 and 45 Charles St, Cortland, NY

Date: 10/07/2025

Description: Building on Cortland Remote Holder site with wet spot visible under vent (facing East)



Title: Photo 2

Location: Parcels 43 and 45 Charles St, Cortland, NY

Date: 10/07/2025

Description: wet spot beneath vent of building on Site

Photographic Log

Site: Cortland Remote Holder



Title: Photo 3  
Location: Parcels 43 and 45 Charles St, Cortland, NY  
Date: 10/07/2025  
Description: Vegetation on site



Title: Photo 4  
Location: Parcels 43 and 45 Charles St, Cortland, NY  
Date: 10/07/2025  
Description: Trash on site

Photographic Log

Site: Cortland Remote Holder



Title: Photo 5  
Location: Parcels 43 and 45 Charles St, Cortland, NY  
Date: 10/07/2025  
Description: tagged tree on site

# **APPENDIX C      SITE INSPECTION FORM**

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**SITE MANAGEMENT PLAN - APPENDIX E**

**CORTLAND REMOTE HOLDER SITE – POST CLOSURE**

**NYSDEC SITE NO. 712012**

**SITE-WIDE INSPECTION FORM Page 1 of 2**

**Date:** 10/21/2021

**Inspector:** Stephen Liberatore

**Weather:** Mild, Dry, P. Cloudy

**Signature:** 

**Temperature:** 60s

**Company:** Parsons

Season: Winter Spring Summer **Fall**  
(Circle One)

<b>Item Inspected</b>	<b>Maintenance Needed (Y/N)</b>	<b>Comments</b>	<b>Inspector's Initials</b>
Soil Cover Area	No	Generally in good condition. Some evidence of frost heaving adjacent to gas regulator building in rear.	SL
Concrete Cover Area	No	Generally good condition. 3 cracks in sidewalks observed, 1 adjacent to building. No trip hazards.	SL
Asphalt Cover Area	No	N/A	SL
Fencing	No	Fence along Eastern side of property in good repair.	SL
Other Items: (Specify)			
Other Items: (Specify)			

**SITE MANAGEMENT PLAN - APPENDIX E**

**CORTLAND REMOTE HOLDER SITE**

**NYSDEC SITE NO. 712012**

**EC COVER SYSTEM INSPECTION FORM Page 2 of 2**

**MINIMUM CHECKLIST FOR ROUTINE INSPECTIONS**

<b>Component</b>	<b>Item</b>	<b>Area Checked</b>	<b>Condition</b>
Soil Cover System and Vegetation	Obvious subsidence, depressions, or cracks Evidence of ponded water/adequate drainage Signs of erosion Evidence of breaching soil Animal burrows Other:	Yes	Observed in compliance with the SMP. See Comment.
Trees and Vegetation	Grass mowed Trees pruned (staked if necessary) Stressed/diseased trees or vegetation Other:	Yes	Observed in compliance with the SMP.
Concrete/Asphalt Cover System	Evidence of subsidence, depressions, or cracks Other:	Yes	Observed in compliance with the SMP. Cracks in sidewalk noted, will be monitored.
Fencing	Sections in need of repair Signs of vandalism Other:	Yes	Observed in compliance with the SMP.

Soil Cover System and Vegetation: one (1) small animal burrow observed in northwest portion of parcel. Additionally, some evidence of minor frost heaving observed adjacent to gas regulator building in the form of cracks.

## Photographic Log

Site: Cortland Remote Holder



Title: Photo 1

Location: Parcels 43 and 45 Charles St, Cortland, NY

Date: 10/21/2021

Description: View of Cortland Remote Holder site from across the Street. (facing East)



Title: Photo 2

Location: Parcels 43 and 45 Charles St, Cortland, NY

Date: 10/21/2021

Description: Remote Holder site (facing NNE)

## Photographic Log

Site: Cortland Remote Holder



Title: Photo 3

Location: Parcels 43 and 45 Charles St, Cortland, NY

Date: 10/21/2021

Description: Remote Holder site (facing SSE)



Title: Photo 4

Location: Parcels 43 and 45 Charles St, Cortland, NY

Date: 10/21/2021

Description: Edge of property towards fence line (facing East)

## Photographic Log

Site: Cortland Remote Holder



Title: Photo 5

Location: Parcels 43 and 45 Charles St, Cortland, NY

Date: 10/21/2021

Description: back border of Remote Holder site (facing South)



Title: Photo 6

Location: Parcels 43 and 45 Charles St, Cortland, NY

Date: 10/21/2021

Description: Crack observed in sidewalk, one of three on site, all located inline with curb side trees

## Photographic Log

Site: Cortland Remote Holder



Title: Photo 7

Location: Parcels 43 and 45 Charles St, Cortland, NY

Date: 10/21/2021

Description: West side of regulator station



Title: Photo 8

Location: Parcels 43 and 45 Charles St, Cortland, NY

Date: 10/21/2021

Description: Regulator station (facing North)

**Photographic Log**

**Site: Cortland Remote Holder**



Title: Photo 9

Location: Parcels 43 and 45 Charles St, Cortland, NY

Date: 10/21/2021

Description: Crack in concrete adjacent to regulator building (central portion of parcel)



Title: Photo 10

Location: Parcels 43 and 45 Charles St, Cortland, NY

Date: 10/21/2021

Description: Minor evidence of frost heaving in surface soils, rear of regulating building (east side of parcel)

**SITE MANAGEMENT PLAN - APPENDIX E**

**CORTLAND REMOTE HOLDER SITE – POST CLOSURE**

**NYSDEC SITE NO. 712012**

**SITE-WIDE INSPECTION FORM Page 1 of 2**

**Date:** 11/4/2022

**Inspector:** Stephen Liberatore

**Weather:** Mild, Dry, P. Cloudy

**Signature:** 

**Temperature:** 70s

**Company:** Parsons

Season: Winter Spring Summer Fall  
(Circle One)

<b>Item Inspected</b>	<b>Maintenance Needed (Y/N)</b>	<b>Comments</b>	<b>Inspector's Initials</b>
Soil Cover Area	No	Generally in good condition. Some evidence of frost heaving adjacent to gas regulator building in rear.	SL
Concrete Cover Area	No	Generally good condition. 3 cracks in sidewalks observed, 1 adjacent to building. No trip hazards.	SL
Asphalt Cover Area	No	N/A	SL
Fencing	No	Fence along Eastern side of property in good repair.	SL
Other Items: (Specify)			
Other Items: (Specify)			

**SITE MANAGEMENT PLAN - APPENDIX E**

**CORTLAND REMOTE HOLDER SITE**

**NYSDEC SITE NO. 712012**

**EC COVER SYSTEM INSPECTION FORM Page 2 of 2**

**MINIMUM CHECKLIST FOR ROUTINE INSPECTIONS**

<b>Component</b>	<b>Item</b>	<b>Area Checked</b>	<b>Condition</b>
Soil Cover System and Vegetation	Obvious subsidence, depressions, or cracks Evidence of ponded water/adequate drainage Signs of erosion Evidence of breaching soil Animal burrows Other:	Yes	Observed in compliance with the SMP. See Comment.
Trees and Vegetation	Grass mowed Trees pruned (staked if necessary) Stressed/diseased trees or vegetation Other:	Yes	Observed in compliance with the SMP.
Concrete/Asphalt Cover System	Evidence of subsidence, depressions, or cracks Other:	Yes	Observed in compliance with the SMP. Cracks in sidewalk noted, will be monitored.
Fencing	Sections in need of repair Signs of vandalism Other:	Yes	Observed in compliance with the SMP.

Soil Cover System and Vegetation: one (1) small animal burrow observed in northwest portion of parcel. Additionally, some evidence of minor frost heaving observed adjacent to gas regulator building in the form of cracks.

## Photographic Log

Site: Cortland Remote Holder



Title: Photo 1

Location: Parcels 43 and 45 Charles St, Cortland, NY

Date: 11/04/2022

Description: View of Cortland Remote Holder site from across the Street. (facing East)



Title: Photo 2

Location: Parcels 43 and 45 Charles St, Cortland, NY

Date: 11/04/2022

Description: Remote Holder site (facing NNE)

## Photographic Log

Site: Cortland Remote Holder



Title: Photo 3

Location: Parcels 43 and 45 Charles St, Cortland, NY

Date: 11/04/2022

Description: Remote Holder site (facing SSE)



Title: Photo 4

Location: Parcels 43 and 45 Charles St, Cortland, NY

Date: 11/04/2022

Description: Back border of Remote Holder site (facing South)

## Photographic Log

Site: Cortland Remote Holder



Title: Photo 5

Location: Parcels 43 and 45 Charles St, Cortland, NY

Date: 11/04/2022

Description: Crack observed in sidewalk, one of three on site, in line with curb side trees



Title: Photo 6

Location: Parcels 43 and 45 Charles St, Cortland, NY

Date: 11/04/2022

Description: Regulator station (facing North)

**SITE MANAGEMENT PLAN - APPENDIX E**

**CORTLAND REMOTE HOLDER SITE – POST CLOSURE**

**NYSDEC SITE NO. 712012**

**SITE-WIDE INSPECTION FORM Page 1 of 2**

**Date:** 11/20/2023

**Inspector:** Stephen Liberatore

**Weather:** Dry, P. Cloudy

**Signature:** 

**Temperature:** 30s

**Company:** Parsons

Season: Winter Spring Summer **Fall**  
(Circle One)

<b>Item Inspected</b>	<b>Maintenance Needed (Y/N)</b>	<b>Comments</b>	<b>Inspector's Initials</b>
Soil Cover Area	No	Generally in good condition. Some evidence of frost heaving adjacent to gas regulator building in rear.	SL
Concrete Cover Area	No	Generally good condition. 3 cracks in sidewalks observed, 1 adjacent to building. No trip hazards.	SL
Asphalt Cover Area	No	N/A	SL
Fencing	No	Fence along Eastern side of property in good repair.	SL
Other Items: (Specify)			
Other Items: (Specify)			

**SITE MANAGEMENT PLAN - APPENDIX E**

**CORTLAND REMOTE HOLDER SITE**

**NYSDEC SITE NO. 712012**

**EC COVER SYSTEM INSPECTION FORM Page 2 of 2**

**MINIMUM CHECKLIST FOR ROUTINE INSPECTIONS**

<b>Component</b>	<b>Item</b>	<b>Area Checked</b>	<b>Condition</b>
Soil Cover System and Vegetation	Obvious subsidence, depressions, or cracks Evidence of ponded water/adequate drainage Signs of erosion Evidence of breaching soil Animal burrows Other:	Yes	Observed in compliance with the SMP. See Comment.
Trees and Vegetation	Grass mowed Trees pruned (staked if necessary) Stressed/diseased trees or vegetation Other:	Yes	Observed in compliance with the SMP.
Concrete/Asphalt Cover System	Evidence of subsidence, depressions, or cracks Other:	Yes	Observed in compliance with the SMP. Cracks in sidewalk noted, will be monitored.
Fencing	Sections in need of repair Signs of vandalism Other:	Yes	Observed in compliance with the SMP.

Soil Cover System and Vegetation: Some evidence of minor frost heaving observed adjacent to gas regulator building in the form of cracks.

## Photographic Log

Site: Cortland Remote Holder



Title: Photo 1

Location: Parcels 43 and 45 Charles St, Cortland, NY

Date: 11/20/2023

Description: View of Cortland Remote Holder site from across the Street. (facing East)



Title: Photo 2

Location: Parcels 43 and 45 Charles St, Cortland, NY

Date: 11/20/2023

Description: Remote Holder Site (facing NNE)

## Photographic Log

Site: Cortland Remote Holder



Title: Photo 3

Location: Parcels 43 and 45 Charles St, Cortland, NY

Date: 11/20/2023

Description: Remote Holder Site (SSE)



Title: Photo 4

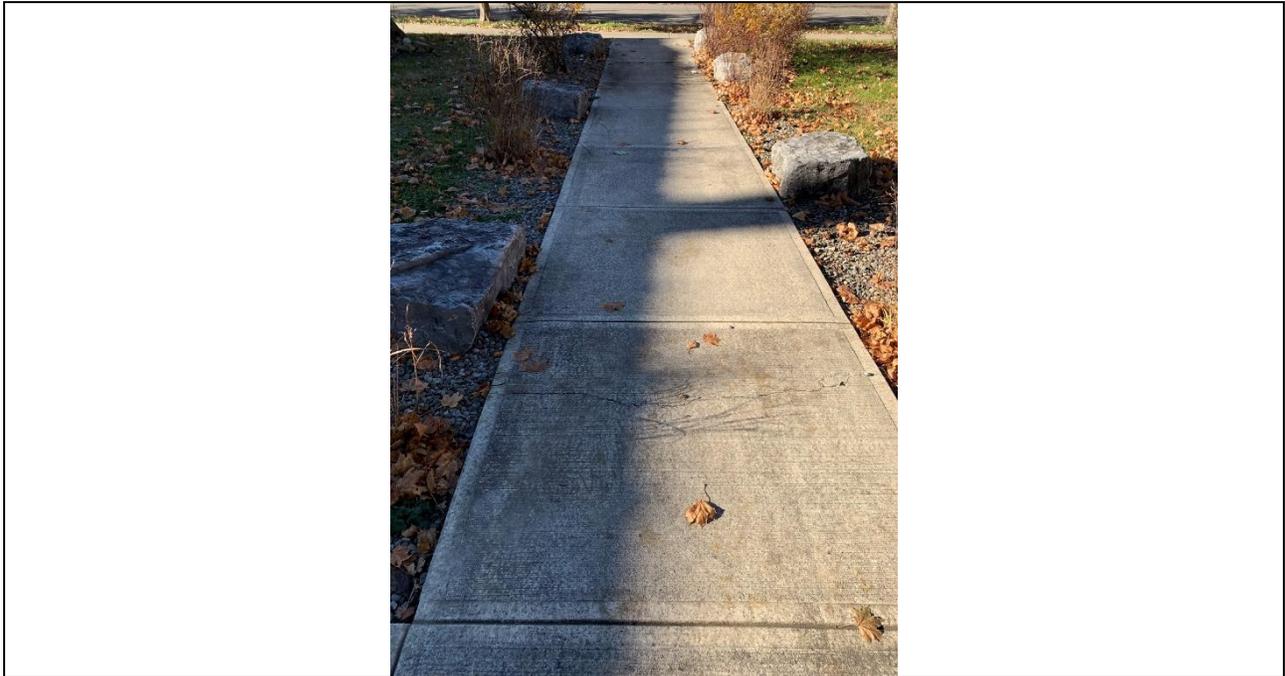
Location: Parcels 43 and 45 Charles St, Cortland, NY

Date: 11/20/2023

Description: Back border of Remote Holder Site (facing South)

**Photographic Log**

**Site: Cortland Remote Holder**



Title: Photo 5  
Location: Parcels 43 and 45 Charles St, Cortland, NY  
Date: 11/20/2023  
Description: Crack observed in sidewalk, one of three on site, in line with curb side trees



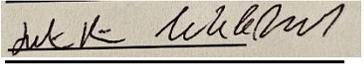
Title: Photo 6  
Location: Parcels 43 and 45 Charles St, Cortland, NY  
Date: 11/20/2023  
Description: Regulator station (facing North)

**SITE MANAGEMENT PLAN - APPENDIX E**  
**CORTLAND REMOTE HOLDER SITE – POST CLOSURE**  
**NYSDEC SITE NO. 712012**  
**SITE-WIDE INSPECTION FORM Page 1 of 2**

Date: 11/12/2024

Inspector: Julianna Klimow and Mike Russell

Weather: Cloudy and sleeting, slightly damp.

Signature: 

Temperature: 39 degrees Fahrenheit

Company: Parsons

Season: Winter Spring Summer  Fall  
 (Circle One)

Item Inspected	Maintenance Needed (Y/N)	Comments	Inspector's Initials
Soil Cover Area	Y	Two areas not draining, shown in pictures with coordinates.	JK, MR
Concrete Cover Area	Y	Sidewalk in front of site has no control joints and multiple cracks, shown in pictures.	JK, MR
Asphalt Cover Area	N	N/A	JK, MR
Fencing	Y	Damaged fencing along backside of property by fallen tree, shown in pictures.	JK, MR
Other Items: (Specify)	Y	Found trash on site.	JK, MR
Other Items: (Specify)		N/A	JK, MR

**SITE MANAGEMENT PLAN - APPENDIX E**

**CORTLAND REMOTE HOLDER SITE**

**NYSDEC SITE NO. 712012**

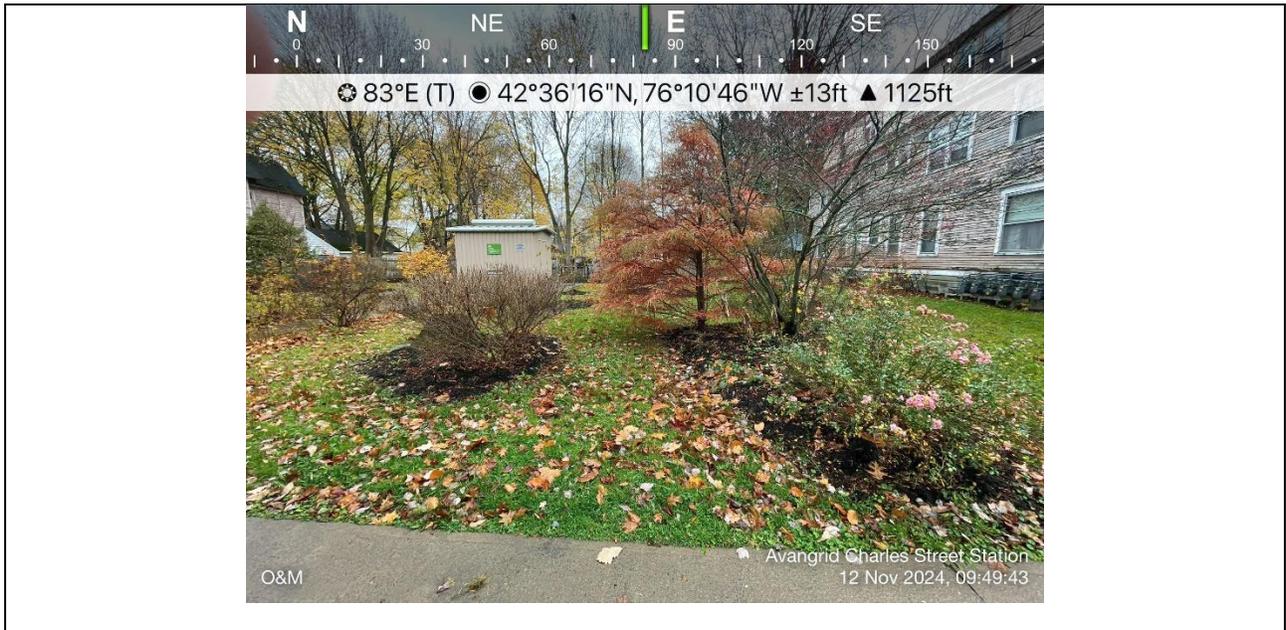
**EC COVER SYSTEM INSPECTION FORM Page 2 of 2**

**MINIMUM CHECKLIST FOR ROUTINE INSPECTIONS**

<b>Component</b>	<b>Item</b>	<b>Area Checked</b>	<b>Condition</b>
Soil Cover System and Vegetation	Obvious subsidence, depressions, or cracks Evidence of ponded water/adequate drainage Signs of erosion Evidence of breaching soil Animal burrows Other:	Yes	See soil area comments. Observed in compliance with the SMP.
Trees and Vegetation	Grass mowed Trees pruned (staked if necessary) Stressed/diseased trees or vegetation Other:	Yes	Observed in compliance with the SMP.
Concrete/Asphalt Cover System	Evidence of subsidence, depressions, or cracks Other:	Yes	See concrete cover area comments above. Observed in compliance with the SMP.
Fencing	Sections in need of repair Signs of vandalism Other:	Yes	See fencing comments above. Observed in compliance with the SMP.

# Photographic Log

Site: Cortland Remote Holder



Title: Photo 1  
Location: Parcels 43 and 45 Charles St, Cortland, NY  
Date: 11/12/2024  
Description: View of Cortland Remote Holder site. (facing East)



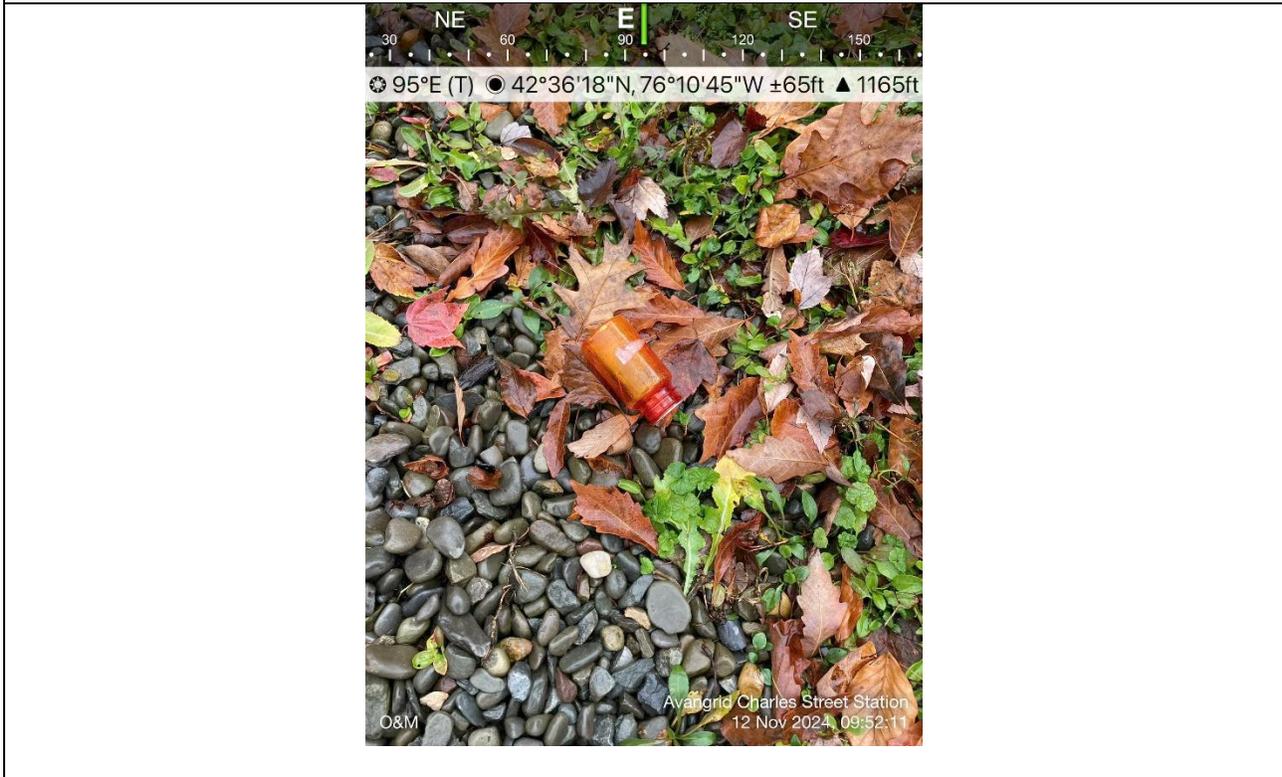
Title: Photo 2  
Location: Parcels 43 and 45 Charles St, Cortland, NY  
Date: 11/12/2024  
Description: Crack observed in sidewalk, one of three on site, all located in line with curb side trees

# Photographic Log

Site: Cortland Remote Holder



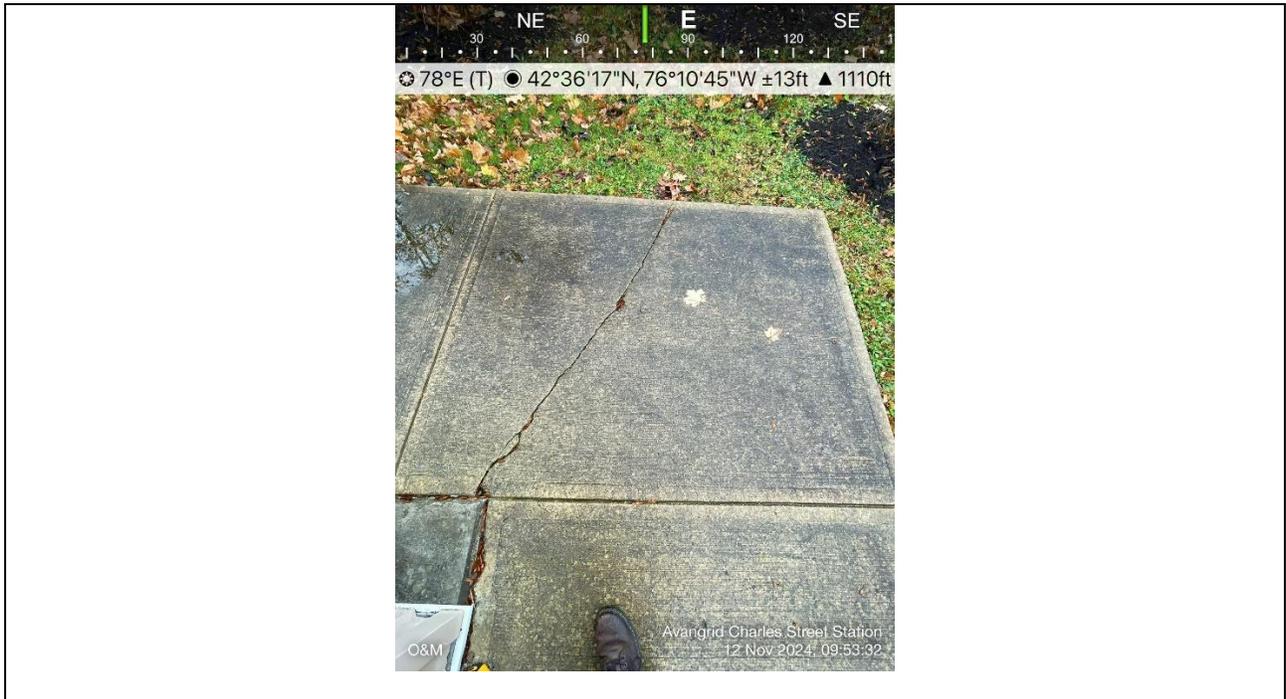
Title: Photo 3  
Location: Parcels 43 and 45 Charles St, Cortland, NY  
Date: 11/12/2024  
Description: view of northside of Cortland Remote Holder site (view looking East)



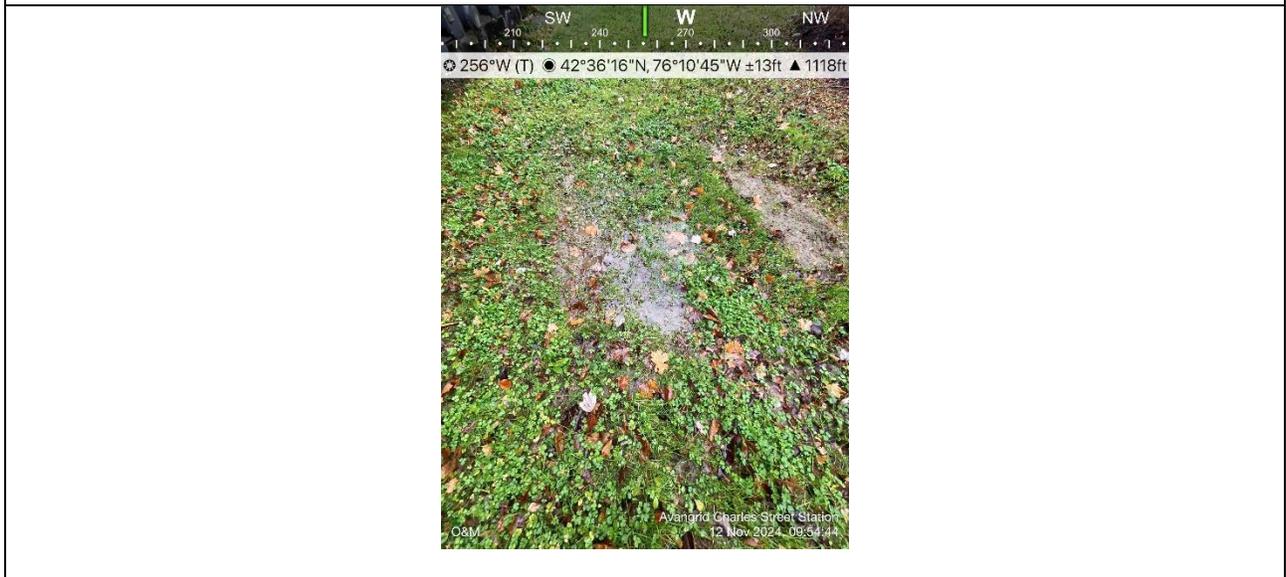
Title: Photo 4  
Location: Parcels 43 and 45 Charles St, Cortland, NY  
Date: 11/12/2024  
Description: trash found on site

# Photographic Log

Site: Cortland Remote Holder



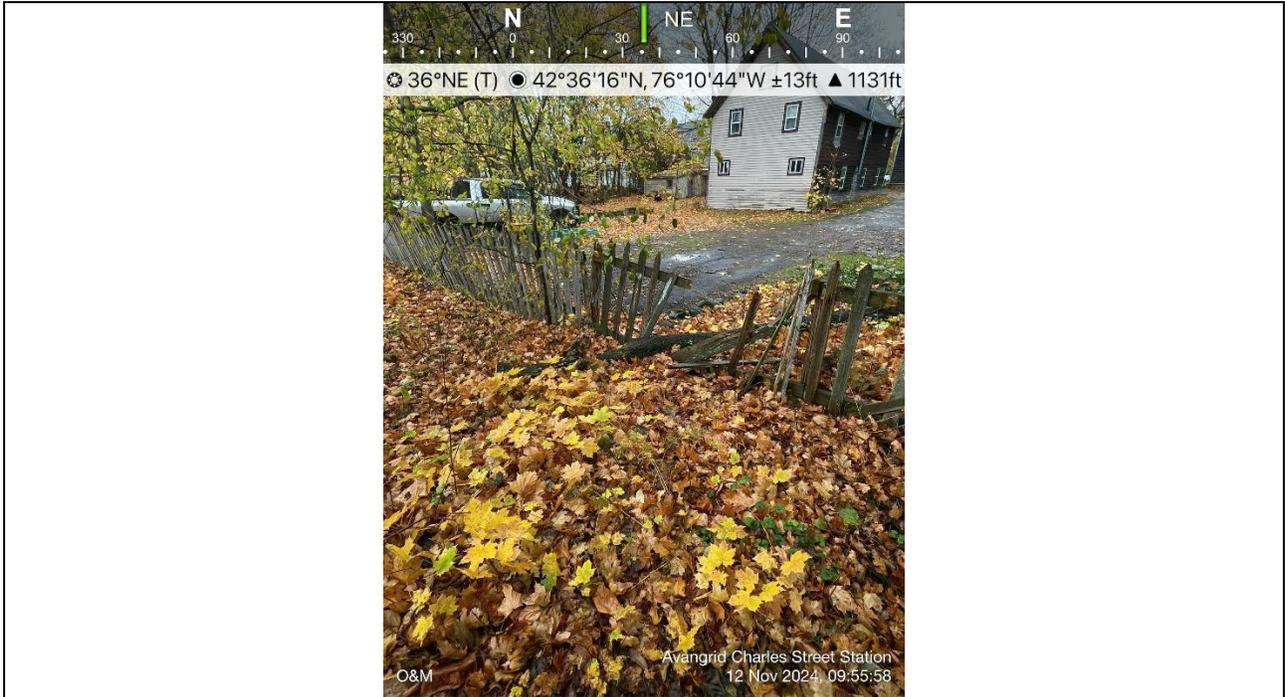
Title: Photo 5  
Location: Parcels 43 and 45 Charles St, Cortland, NY  
Date: 11/12/2024  
Description: Crack observed in corner of sidewalk



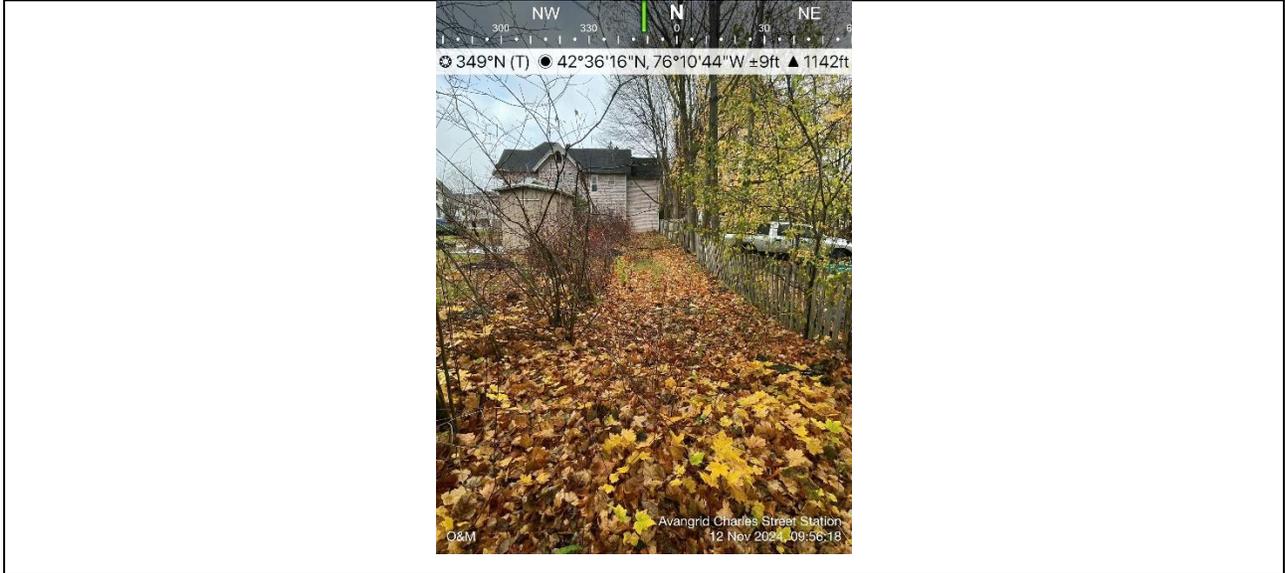
Title: Photo 6  
Location: Parcels 43 and 45 Charles St, Cortland, NY  
Date: 11/12/2024  
Description: Standing water observed on site

**Photographic Log**

**Site: Cortland Remote Holder**



**Title:** Photo 7  
**Location:** Parcels 43 and 45 Charles St, Cortland, NY  
**Date:** 11/12/2024  
**Description:** Damaged fence along backside of property (facing Northeast)



**Title:** Photo 8  
**Location:** Parcels 43 and 45 Charles St, Cortland, NY  
**Date:** 11/12/2024  
**Description:** border of Site (facing North)

## Photographic Log

Site: Cortland Remote Holder



**SITE MANAGEMENT PLAN - APPENDIX E**

**CORTLAND REMOTE HOLDER SITE – POST CLOSURE**

**NYSDEC SITE NO. 712012**

**SITE-WIDE INSPECTION FORM Page 1 of 2**

**Date:** 10/7/2025

**Inspector:** Juliana Klimow, Veronica Borracci

**Weather:** Overcast

**Signature:** Veronica Borracci

**Temperature:** 70 F

**Company:** Parsons

Season: Winter Spring Summer Fall  
(Circle One)

<b>Item Inspected</b>	<b>Maintenance Needed (Y/N)</b>	<b>Comments</b>	<b>Inspector's Initials</b>
Soil Cover Area	N	Plants and grass seem in good health	JK, VB
Concrete Cover Area	N	Few cracks in concrete pad and sidewalk	JK, VB
Asphalt Cover Area	NA	NA	JK, VB
Fencing	N	No damage to fencing	JK, VB
Other Items: (Specify)	Y	Found trash on site	JK, VB
Other Items: (Specify)	Y	Found trash throughout area	JK, VB

**SITE MANAGEMENT PLAN - APPENDIX E**

**CORTLAND REMOTE HOLDER SITE**

**NYSDEC SITE NO. 712012**

**EC COVER SYSTEM INSPECTION FORM Page 2 of 2**

**MINIMUM CHECKLIST FOR ROUTINE INSPECTIONS**

<b>Component</b>	<b>Item</b>	<b>Area Checked</b>	<b>Condition</b>
Soil Cover System and Vegetation	Obvious subsidence, depressions, or cracks Evidence of ponded water/adequate drainage Signs of erosion Evidence of breaching soil Animal burrows Other:	Yes	No obvious disturbances
Trees and Vegetation	Grass mowed Trees pruned (staked if necessary) Stressed/diseased trees or vegetation Other:	Yes	Plants and grass seem in good health
Concrete/Asphalt Cover System	Evidence of subsidence, depressions, or cracks Other:	Yes	Few cracks in concrete pad and sidewalk
Fencing	Sections in need of repair Signs of vandalism Other:	Yes	No damage to fencing

## Photographic Log

Site: Cortland Remote Holder



Title: Photo 1

Location: Parcels 43 and 45 Charles St, Cortland, NY

Date: 10/07/2025

Description: Building on Cortland Remote Holder site with wet spot visible under vent (facing East)



Title: Photo 2

Location: Parcels 43 and 45 Charles St, Cortland, NY

Date: 10/07/2025

Description: wet spot beneath vent of building on Site

Photographic Log

Site: Cortland Remote Holder



Title: Photo 3  
Location: Parcels 43 and 45 Charles St, Cortland, NY  
Date: 10/07/2025  
Description: Vegetation on site



Title: Photo 4  
Location: Parcels 43 and 45 Charles St, Cortland, NY  
Date: 10/07/2025  
Description: Found trash on site

Photographic Log

Site: Cortland Remote Holder



Title: Photo 5  
Location: Parcels 43 and 45 Charles St, Cortland, NY  
Date: 10/07/2025  
Description: tagged tree on site

# **APPENDIX D VERIFICATION AND CERTIFICATION FORMS**

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**Description of Institutional Controls**

<u>Parcel</u>	<u>Owner</u>	<u>Institutional Control</u>
<b>86.42-2-28</b>	NYSEG	Ground Water Use Restriction Soil Management Plan Landuse Restriction Site Management Plan
<p>(1) Use must be maintained as restricted residential;</p> <p>(2) Maintain, monitor, inspect, and periodically report results of the cover system;</p> <p>(3) Prohibition against well installation or use of groundwater without treatment;</p> <p>(4) Compliance with a soils management plan; and</p> <p>(5) Maintain access to the site to assure compliance with the Environmental Easement.</p>		

<b>86.42-2-29</b>	NYSEG	Ground Water Use Restriction Soil Management Plan Landuse Restriction Site Management Plan IC/EC Plan
<p>(1) Use must be maintained as restricted residential;</p> <p>(2) Maintain, monitor, inspect, and periodically report results of the cover system;</p> <p>(3) Prohibition against well installation or use of groundwater without treatment;</p> <p>(4) Compliance with a soils management plan; and</p> <p>(5) Maintain access to the site to assure compliance with the Environmental Easement.</p>		

**Description of Engineering Controls**

<u>Parcel</u>	<u>Engineering Control</u>
<b>86.42-2-28</b>	Cover System
Cover system	
<b>86.42-2-29</b>	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. 712012**

**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 18 Link Drive, Binghamton, New York 13904,  
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 10/20/2025  
Signature of Owner, Remedial Party, or Designated Representative Date  
Rendering Certification

**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 Parsons 40 LaRiviere Dr, Ste 22, Buffalo, NY ,  
print name print business address

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



10/25/2025

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

Stamp  
(Required for PE)

Date