



FACT SHEET

Manufactured Gas Plant "MGP" Program

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Site Name: NYSEG - Ithaca Court St. MGP
DEC Site #: 755008 Operable Units OU1 and OU2 *
Site Address: Court Street
Ithaca, NY 14850

October 2012

Cleanup Action underway at Former Manufactured Gas Plant Site

Action has begun that will address the contamination related to NYSEG - Ithaca Court St. MGP ("site") located at Court Street, Ithaca, Tompkins County. Please see the map at the end of this fact sheet for the site location.

Documents related to the cleanup of this site can be found at the location(s) identified below under "Where to Find Information." The cleanup activities will be performed by New York State Electric and Gas (NYSEG) with oversight provided by New York State Department of Environmental Conservation (NYSDEC or Department).

Highlights of the Upcoming Cleanup Activities:

Remedial Design Documents for both OU2 and the Markles Flats portion of OU1 have been finalized. Mobilization and site preparation for both of these areas is currently underway.

The goal of the cleanup action for the site is to achieve cleanup levels that protect public health and the environment. The cleanup action components for both OU1 and OU2 are explained in their respective Remedial Design Reports and include:

About the Manufactured Gas Plant Program:

NYSDEC has one of the most aggressive Manufactured Gas Plant (MGP) Programs 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

Esty and North Plain Streets (OU2):

- Excavation of off-site soils in Areas designated as 1A and 1B. Excavation will be preceded by utility re-location and sheet pile installation. A pre-design investigation (PDI) in Areas 1A and 1B and their immediate vicinity to determine off-site treatment and disposal facility options has been completed. Soil which is not visibly impacted will be used as backfill in the right-of-way portion of OU-2.
- Backfill materials used in the right-of-way portion of Areas 1A and 1B which do not meet residential soil cleanup objectives must have a soil or pavement cover to prevent exposure to underlying soils.
- In-situ Chemical Oxidation (ISCO) for impacted soils in Area 1C. This remedy was preceded by a treatability study to identify the appropriate oxidant(s) and catalyzing agent(s). An isolated soil boring at the intersection of Esty Street and North Plain Street had NAPL impacts and based on comments from the NYSDEC, this area was also targeted for ISCO treatment.
- Monitoring wells with sumps will be installed to collect and remove flowable non-aqueous phase liquid (NAPL) (if present) in Area 1C.
- To the extent practicable, green remediation and sustainability in accordance with DER-31, have been considered in the design and implementation of the remedy.
- All other areas within OU-2 outside of Areas 1A, 1B, and 1C will be addressed through monitored natural attenuation (MNA). A MNA plan will be developed in the future as part of the Site Management Plan (SMP), following the remediation of Areas 1A, 1B, 1C.

Markles Flats (OU1):

- Excavation of on-site soils in the area designated as Markles Flats, which includes excavation under the Markles Flats Building (to be demolished) and the surrounding area not addressed during the initial remedial activities on OU-1. The excavation will extend vertically to the surface of the silty-clay layer and will continue into the silty-clay layer to a depth of 1 foot if visible MGP impacts are observed or confirmation samples dictate.
- All MGP structures will be excavated, including piping. A temporary structure with associated air handling/treatment facilities will be used during this remediation. The effectiveness of emission controls will be demonstrated with appropriate air monitoring.
- Backfill will meet the requirements of soil for unrestricted use.
- To the extent practicable, green remediation and sustainability have been considered in the design and implementation of the remedy.

Next Steps

After completion of the cleanup activities, NYSEG will prepare a Final Engineering Report. The Final Engineering Report will describe the cleanup activities completed and certify that cleanup requirements have been achieved or will be achieved.

The NYSDEC will keep the public informed throughout the cleanup of the site.

Background

Location: The Ithaca Court Street Manufactured Gas Plant (MGP) is located in a residential area of Ithaca, Tompkins County, NY. The site is bounded by North Plain Street, West Court Street and Esty Street. The site is currently owned by the Ithaca City School District. The surrounding area consists primarily of single family homes, but also includes private and public schools, a city pool, and an activity center.

Site Features: The original gas house is still in place at the southwest corner of the site. This building was christened the Markles Flats building by students when the building was briefly used as a school. While this is the only remaining evidence of the former MGP aboveground, subsurface tanks and foundations were the key site features during the investigation of this site. These included tar tanks, the foundations of gas holders, and a series of conduits within West Court Street that ran from the east side of the Markles Flats building to Cayuga Inlet.

Current Zoning: The site property is zoned P-1 (Community Services), which could include schools or public recreation. The surrounding area is zoned residential, and is occupied primarily by single family and multi-family housing.

Historic Uses: The MGP operated at this site between 1853 and 1927. The site-related contamination is coal tar, which was a condensate from the gas manufacturing process. A number of conduits located beneath West Court Street conveyed coal tar from the plant site to a barge loading facility located on Cayuga Inlet (site #7-55-007). Tar escaped from several subsurface structures on the plant site and also from the conduits, creating an extensive area of subsurface tar contamination.

The former gas plant site was initially investigated by NYSEG in 1986. A full remedial investigation was initiated in October 2001. During the investigation, coal tar and associated contamination were identified beyond the boundaries of the site and tar conduits in West Court Street. The site was then organized into two Operable Units, OU1 is the plant site and the conduits, and OU2 is the off-site areas where contamination had migrated through the subsurface, away from the OU1 area and into the surrounding residential community.

The Record of Decision (ROD) for OU1 was issued in March 2003. The remediation of the conduits in West Court Street started in the fall of 2002 and was completed in the fall of 2005. In November 2007 an Explanation of Significant Difference (ESD) revised the remedy with respect to the Markles Flats building. The revised remedy included a subsurface barrier wall around Markles Flats in lieu of excavation. Remediation of the gas plant site began in the fall of 2008 and was completed in January 2010, with the exception of the Markles Flats building. The construction completion report for that work was approved in December 2010.

Recently, due to a legal proceeding, the owner of the property has been granted approval to raze the Markles Flats building and thus, per the ESD, the remedy for that portion of the site reverts back to the original excavation remedy

The Record of Decision (ROD) for OU2 was issued in March 2011.

Site Geology and Hydrogeology: The soils in the area of the site are composed of a layer of fill material that is generally 1-2 feet thick, but was observed to be as thick as 11 feet in areas where underground utilities have been installed. Underlying the fill, the soil is generally a silty sand. A thin seam of gravel is present below the silty sand in some portions of OU2. This gravel is highly permeable to the flow of liquids and appears to be the primary conduit for off-site migration of MGP tar. Below the sand and below the gravel seam is a clay layer that appears to prevent any further downward migration of contamination.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's website at:

<http://www.dec.ny.gov/cfm/xtapps/derexternal/haz/details.cfm?pageid=3&progno=755008>

FOR MORE INFORMATION

Where to Find Information

Project documents are available at the following location(s) to help the public stay informed.

Tompkins County Public Library
101 East Green Street
Ithaca, NY 14850
(607) 272-4557

Liz Lukowski
Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7014
(518) 402-9564

City of Ithaca
Attn: Office of the Mayor
108 Green Street
Ithaca, NY 14850
(607) 274-6501

Coal Tar Advisory Committee
Attn: Jutta Dotterweich
106 Washington Street
Ithaca, NY 14850

Who to Contact

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

Project Related Questions

Liz Lukowski
Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7014
(518) 402-9564
eblukows@gw.dec.state.ny.us

Site-Related Health Questions

Justin Deming
NYS Department of Health
547 River Street
Troy, N.Y. 12180
(518) 402-7860
bee@health.state.ny.us

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.

Receive Site Fact Sheets by Email

Have site information such as this fact sheet sent right to your email inbox. NYSDEC invites you to sign up with one or more contaminated sites county email listservs available at the following web page: <http://www.dec.ny.gov/chemical/61092.html>. It's quick, it's free, and it will help keep you *better informed*.



As a listserv member, you will periodically receive site-related information/announcements for all contaminated sites in the county(ies) you select.

You may continue also to receive paper copies of site information for a time after you sign up with a county listserv, until the transition to electronic distribution is complete.

Note: Please disregard if you already have signed up and received this fact sheet electronically.



- LEGEND**
- FORMER WOODEN DUCT REMEDIAL EXCAVATION AREA (2003-2005)
 - PORTION OF REVISIONS Y DOWNGATED OU-1 REMEDIAL EXCAVATION AREA (2008-2010)
 - CURRENT PROPOSED OU-1 REMEDIAL EXCAVATION AREA (MARKUS FLATS)
 - CURRENT PROPOSED OU-2 REMEDIAL EXCAVATION AREA
 - CURRENT PROPOSED OU-2 TSO REMEDIATION AREAS

WORKING DRAWING
 NOT FOR CONSTRUCTION

PROJECT DATE (M/Y) : MARCH 2012
 PROJECT NO. : 60215637
 TITLE : MARKUS FLATS
 SHEET NO. : 1 OF 1
 DRAWING NO. : 1

NYSEG - REMEDIAL DESIGN FOR FORMER COURT STREET MGP SITE - OU1 ITHACA, NEW YORK

PROJECT REMEDIATION AREAS



REV	DESCRIPTION	DRN	CHK	DATE (M/D/Y)

APP BY: _____
 DES BY: _____
 CHK BY: _____
 DRN BY: _____

1" = 10' - VERIFY SCALE IF PLAN SHEET IS REDUCED