



# FACT SHEET

## State Superfund Program

**Receive Site Fact Sheets by *Email*.** See "For More Information" to Learn How.

**Site Name:** NYSEG - Elmira Water St. MGP  
**DEC Site #:** 808025  
**Address:** 510 East Water St  
Elmira, NY 14901

Have questions?  
See  
"Who to Contact"  
Below

### **Remedy Proposed for Manufactured Gas Plant Site; Public Comment Period and Public Meeting Announced**

#### **Public Meeting, Thursday, 3/23/2017 at 6:00 PM**

**Holiday Inn Elmira Riverview, 760 East Water Street, Elmira, NY 14901**

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.

The public is invited to comment on a remedy proposed by the New York State Department of Environmental Conservation (NYSDEC) related to the NYSEG - Elmira Water St. MGP site ("site") located at 500 East Water St, Elmira, Chemung County. Please see the map 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 estimated cost to implement the remedy is \$3,050,000.00.

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

<http://www.dec.ny.gov/cfm/externalapps/derexternal/haz/details.cfm?pageid=3&progno=808025>

#### **How to Comment**

NYSDEC is accepting written comments about the proposed plan for 30 days, from **February 27, 2017** through **March 30, 2017**. The proposed plan is available for review at the location(s) identified below under "Where to Find Information." Please submit comments to the NYSDEC project manager listed under Project Related Questions in the "Who to Contact" area below.

## **Proposed Remedial Action Plan**

The remedy proposed for the site includes:

- Removal of the subsurface gas holder, its foundation and contents to address soil exceeding 500 parts per million (ppm) of total polycyclic aromatic hydrocarbons (PAHs), and removal of soils below the gas holder foundation that are visibly contaminated with coal tar to prevent future groundwater impacts.
- Placement of an environmental easement on the site, restricting the land use to commercial use, prohibit use of ground water without appropriate treatment; and
- Implementation of a Site Management Plan which will include an excavation plan to manage the soils underneath the cover system and groundwater monitoring plan.

The remedial work will be conducted by New York State Electric and Gas (NYSEG) under oversight of the NYSDEC.

### *Summary of the Investigation*

A Remedial investigation (RI) was performed at the site in 2013. During the RI soil, groundwater and sediment samples were taken. The RI revealed that the surface soil samples taken from southern portion of the site contained polycyclic aromatic hydrocarbons (PAHs) exceeding the soil cleanup objectives (SCOs) for commercial use. The subsurface investigation found MGP-related impacts, in the form of coal tar, at the base of the gas holder foundation and in the soil immediately below the foundation floor. The investigation did not reveal presence of coal tar outside of this area. Site groundwater did not exceed the applicable standards for contaminants attributable to past MGP operations. Sediment probing performed adjacent to the site in the Chemung River and downstream did not reveal MGP-related impacts from the site. The levels of contaminants of concern (COCs) in the sediment samples taken in the river area adjacent to the site were similar or slightly above the concentrations of COCs detected in samples taken in the upstream areas.

NYSDEC developed the proposed remedy after reviewing the detailed investigation of the site and evaluating the remedial options in the “feasibility study” submitted under New York’s State Superfund Program by NYSEG.

### **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.

### **Background**

**Location:** The site is located at 510 East Water Street, City of Elmira, New York. The site is situated on south side of East Water Street near the intersection of Dewitt Street. The Chemung River is located south of the site. The area to the east and west of the site are additional parcels owned by NYSEG which are vacant and partially paved.

**Site Features:** The site is approximately one acre and is currently vacant. In the northern portion of the site, the ground surface is covered by an asphalt parking lot. The site is surrounded to the south, east, and west by grass-covered areas. The southern portion of the site is bisected by a flood control levee constructed along the bank of the Chemung River. The levee is comprised of a concrete retaining wall, an 82” interceptor sewer line, soil embankment, and an access road. The embankment is flat in the area of the concrete wall, and then slopes steeply to the south down to

the access road, which is approximately 20 feet north of the shoreline of the river. The levee wall appears to be constructed over historic Manufactured Gas Plant (MGP) structures.

**Current Zoning/Use:** The site is zoned for commercial land use. The Chemung County Nursing facility and Elmira Housing Authority housing complex are located across East Water Street.

**Past Uses of the Site:** The Elmira Water Street Manufactured Gas Plant (MGP) was constructed in 1852 by the Elmira Gas Light Company on the site. The Elmira Gas Light Company became part of New York State Electric and Gas (NYSEG) through several mergers/acquisitions. The MGP was constructed and operated as a coal carbonization plant using coal as a feedstock until 1867 when operation ceased. The facility continued to be used as gas storage facility until 1869. Some time prior to 1898 the above grade portion of the gas holder was demolished. More recently, the site was the location of the former Hartman Lincoln Mercury auto dealership and repair shop which operated until 1997. Around 1998 the car dealership structures were demolished and in 1998 several underground storage tanks and hydraulic lifts were removed during Phase II of the Environmental Site Assessment. During the Phase II investigation, the presence of coal tar in the area of the former gas holder was identified. NYSEG signed a consent order in 1994 agreeing to investigate and remediate MGP related contamination at this site.

**Site Geology and Hydrology:** A layer of fill material was observed at the majority of the soil borings installed in and around the former MGP operation areas. Fill material mostly consisted of sand and gravel, mixed with varying amounts of brick fragments, ash, and coal. Underlying the fill is a thick deposit of alluvium comprised of a heterogeneous mix of silt, sand, and gravel. Interbedded within the alluvium are lenses of lacustrine clay. Shale (bedrock) was encountered beneath the alluvium at a depth of 82 feet below grade. The depth of the water table varies between approximately 6 feet (southern portion of the site) and 16 feet below grade (northern portion of the site). The ground water generally flows from north to south towards the Chemung River.

**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/or the environment go through a process of investigation, evaluation, cleanup and monitoring.

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

For more information about the SSF, visit: <http://www.dec.ny.gov/chemical/8439.html>

## **FOR MORE INFORMATION**

### **Where to Find Information**

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

Chemung County Steele Memorial Library  
Attn: Connie Ogilvie  
101 E. Church St.  
Elmira, NY 14901  
Phone: 607-733-9175

NYSDEC, Region 8  
Attn: Linda Vera  
6274 E. Avon-Lima Rd.  
Avon, NY 14414  
Phone: 585-226-5324

### Who to Contact

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

#### Project Related Questions

Parag Amin  
Project Manager  
Department of Environmental Conservation  
Division of Environmental Remediation  
625 Broadway  
Albany, NY 12233-7014  
518-402-9648  
parag.amin@dec.ny.gov

#### Site-Related Health Questions

Scarlett McLaughlin  
Public Health Specialist  
New York State Department of Health  
Bureau of Environmental Exposure Investigation  
Empire State Plaza - Corning Tower Room 1787  
Albany, NY 12237  
518-402-7860  
BEEI@health.ny.gov

**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**

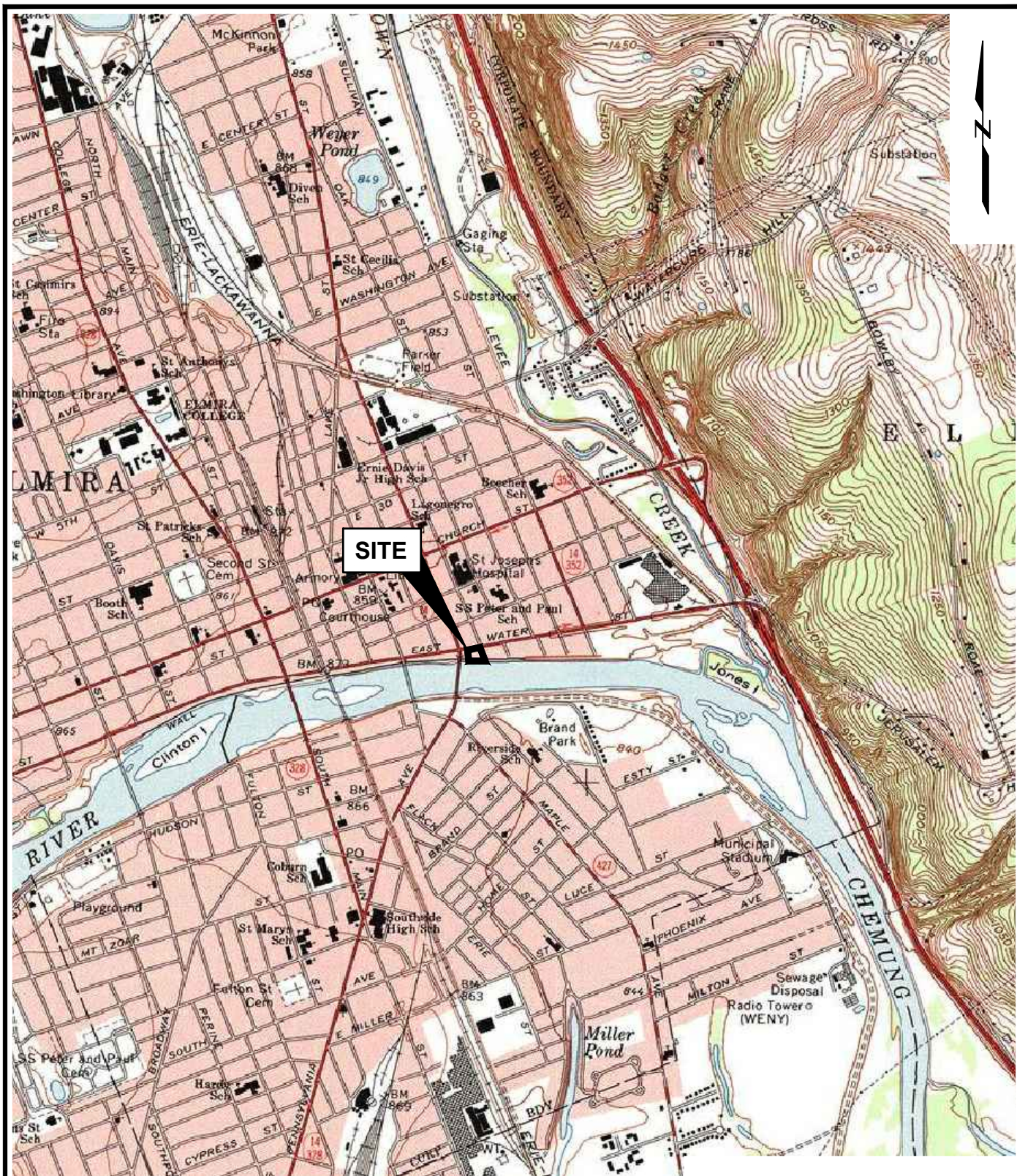
Have site information such as this fact sheet sent right to your email inbox. NYSDEC invites you to sign up with one or more contaminated sites county email listservs available at the following web page:  
<http://www.dec.ny.gov/chemical/61092.html>. It's quick, it's free, and it will help keep you *better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



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

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





**SOURCE:**

U.S.G.S. TOPOGRAPHIC MAP ELMIRA, NY 1969, CREATED WITH TOPO!  
 © 2001 NATIONAL GEOGRAPHIC (www.nationalgeographic.com/topo)

0 2000' 4000'  
 SCALE: 1" = 2000'

Elmira Water Street MGP Site  
 Elmira, New York

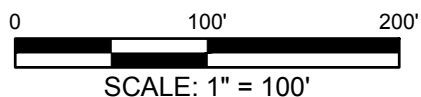
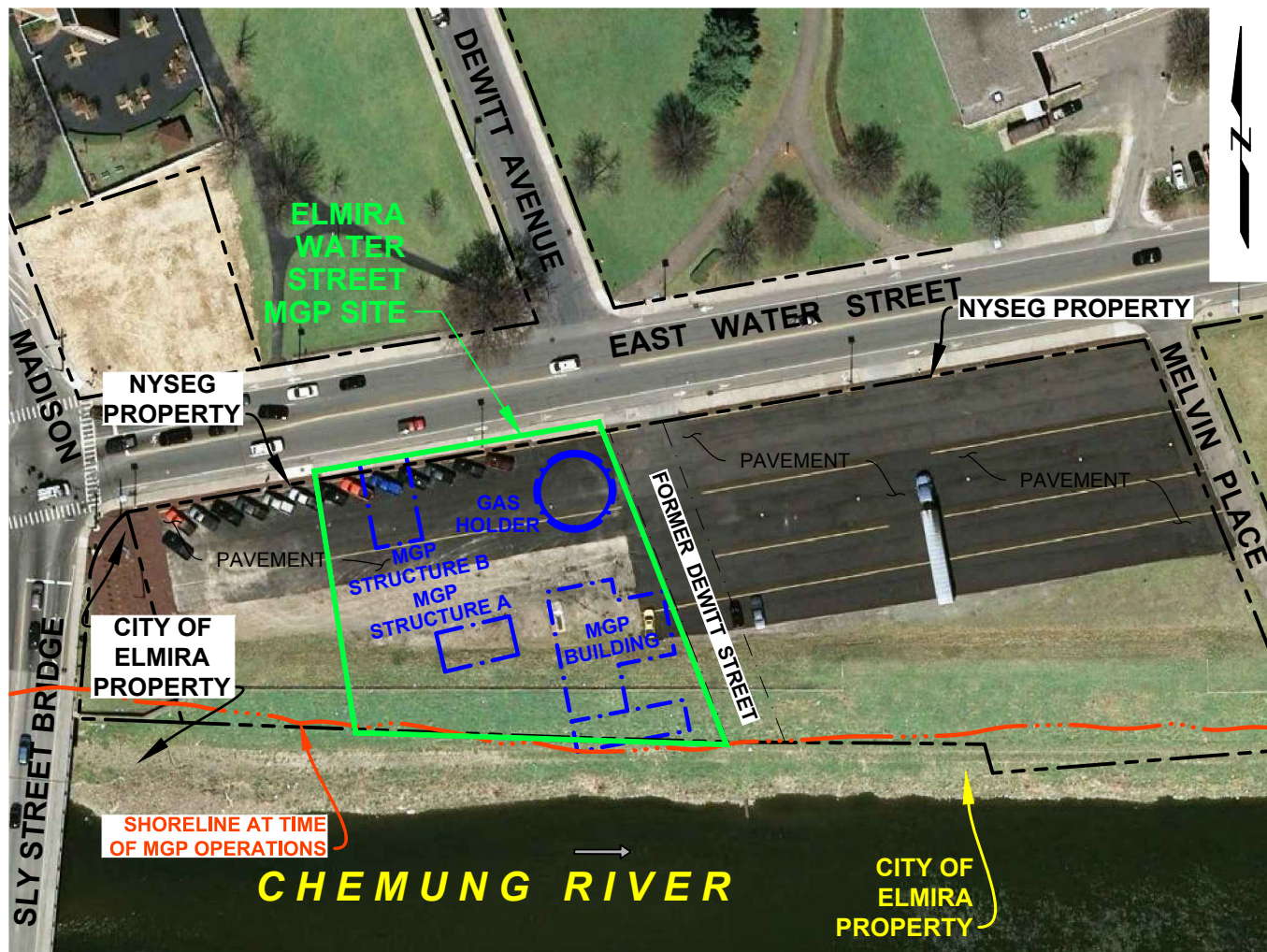
NYSEG  
 Binghamton, New York



SITE LOCATION

Fig. 1





#### SOURCES

1. AERIAL PHOTOGRAPH FROM GOOGLE-IMAGERY  
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2. 5/30/13 KEYSTONE ASSOCIATES PLS, SURVEY.

#### LEGEND:

- CURRENT PROPERTY LINE
- MGP SITE BOUNDARY
- HISTORICAL MGP FEATURE
- FORMER ROADWAY

Elmira Water Street MGP Site  
Elmira, New York

NYSEG  
Binghamton, New York



SITE LOCATION

Fig. 2