



FACT SHEET

State Superfund Program

**Albion Former Manufactured Gas Plant
Site No. 837012
Albion, NY**

February 2010

Remedy Proposed for State Superfund Site; Public Comment Period and Public Meeting Announced

The public is invited to comment on a proposed remedy by the New York State Department of Environmental Conservation (NYSDEC) to address contamination related to the Albion Former Manufactured Gas Plant (MGP) site ("site"). The site is located at Ingersoll Street in the Village of Albion, Orleans County, NY. See the site figure for site location.

The Proposed Cleanup Remedy

The remedy proposed for the site includes limited surface/shallow soil removal and soil cover installation with natural attenuation (a naturally occurring chemical, biological and/or physical process, where contaminants are broken down over time) of groundwater contamination. See Summary on page two for details.

The proposed remedy is described in a draft cleanup plan called a "Proposed Remedial Action Plan" developed under New York's State Superfund Program. The document is available for public review at the locations identified under "Where to Find Information".

**Public Meeting
Monday March 1, 2010
7:00 PM – 9:00 PM**

**Albion Fire Department, Inc.
108 North Platt St.
Albion, New York**

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.

How to Comment

NYSDEC is accepting written comments about the proposed remedy for 30 days, from **February 12, 2010** through **March 14, 2010**

Submit written comments to:

Jamie Verrigni
NYS Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7010
jlverrig@gw.dec.state.ny.us

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

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

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

Summary of the Proposed Remedy

The proposed remedy represents the alternative preferred by NYSDEC and the New York State Department of Health (NYSDOH) to address site contamination. The draft cleanup plan has several goals:

- identify cleanup levels to be achieved
- summarize other alternatives considered
- explain why NYSDEC and New York State Department of Health believe the proposed remedy will protect public health and the environment
- provide a detailed description of the proposed remedy

The proposed remedy was chosen following a detailed investigation of the site and evaluation of alternatives to address contamination, called a “Remedial Investigation/Feasibility Study”.

The main elements of the proposed remedy include:

- Excavation and off-site disposal of the top two feet of existing surface soil and shallow historic fill across the eastern parcel of the site.
- Construction of a soil cover on the eastern parcel of the site over exposed surface soil to prevent exposure to contaminated soils. The two foot cover will consist of certified clean soil underlain by a demarcation layer (i.e., geotextile or flat lying snow fence) to delineate the clean soil from the historic fill. The top six inches would consist of soil to support vegetation. The non-vegetated area (access drive) would be covered with stone.
- Development of a site management plan to: address residually contaminated soils that may be excavated during future redevelopment; identify any site use restrictions; and provide provisions for the management and inspection of the identified engineering controls.
- Placement of an environmental easement on both parcels that would: require the current and future landowners to comply with the approved site management plan; limit the use and development of the property to commercial or industrial uses only; restrict the use of groundwater; prohibit agriculture activity or vegetable gardens on the site; and require periodic certification of the institutional and engineering controls.
- Development of a site monitoring plan to assess the performance and effectiveness of the remedy. The plan includes, but not limited to: monitoring of groundwater to assess the performance and effectiveness of the natural attenuation in achieving groundwater standards in accordance with the selected remedy; a schedule of monitoring and frequency of submittals; and a provision to evaluate the potential for soil vapor intrusion to occur in any buildings developed on the site, including provision for mitigation of any impacts identified.

The estimated present worth cost to implement the remedy is \$725,000. The cost to construct the remedy is estimated to be \$432,000 and the estimated average annual costs for the first five years is \$28,000 and for years 6 through 30 is \$20,000.

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. This document will be made available to the public (see

“Where to Find Information”).

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

The site consists of two adjoining parcels, formerly occupied by a single manufactured gas plant or MGP. The western parcel (0.3 acres) is owned by National Grid and site investigation found no environmental conditions requiring remediation. Consequently, the remedial investigation or RI focused on the eastern parcel (0.2 acres), which is currently owned by New York State Electric and Gas Corporation (NYSEG).

The eastern parcel of the site is a vacant parcel that is covered with grass over roughly half of the parcel. The remaining portion of the site is covered with a layer of crushed stone used as an access way from Ingersoll Street to the eastern entrance gate to the National Grid Substation, which is located on the 0.3 acre western parcel of the site. The eastern parcel of the site is currently inactive and the western parcel is currently the location of an active National Grid gas regulator. The surrounding parcels are a mixture of commercial and residential properties. The nearest residential property is roughly 50 yards to the south. A lift bridge for the NYS Barge Canal and control tower border the site to the northeast. North Platt Street is to the west of the site beyond several commercial properties, two commercial properties are adjacent to the site on the south and a walking trail along the NYS Barge Canal borders the site to the north. Ingersoll Street borders the site to the east.

A MGP is a facility where gas for lighting and heating homes and businesses was produced. From approximately 1860 until 1928, a MGP operated on the site, which led to site contamination from the gas holders and other operations. By 1941, most of the structures associated with the MGP were demolished.

In December 1992 Niagara Mohawk (now National Grid) entered into an Order on Consent with NYSDEC that required an environmental investigation and, where necessary, remediation of 21 former MGP sites owned and operated by Niagara Mohawk and its predecessor companies. Included among the 21 sites is the Albion (Ingersoll Street) site.

Investigation activities have been conducted since 1998 to evaluate the nature and extent of MGP-related contamination at the site. A remedial investigation was conducted at the site between April 2003 and June 2007.

The investigation found coal tar and other MGP wastes within the vicinity of the former gasholders. MGP-derived residual coal tar was identified in subsurface soil at a depth interval of 12 to 18 feet below ground surface at one location on-site (MW-8). The accumulated coal tar was removed from the well with a bailer in 2005 and subsequent well inspections (2007 & 2009) have found that additional tar has not accumulated in the well. A distinct layer of black cinder-like material and ash-like material related to historic MGP operations was also found in the shallow on-site soils. This distinct layer was not identified off-site. MGP-related constituents (benzene, toluene, ethylbenzene, and xylene (BTEX) and polycyclic aromatic hydrocarbons) were detected in on-site groundwater and/or subsurface soils. Contaminated groundwater was not found to be migrating off-site.

Details of the investigation can be found in the RI Report which can be found at the repositories listed at the end of this fact sheet.

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”.

Swan Library
North Main Street
Albion, NY 14411
(585) 589-4246
Hours: Mon - Thurs 11am - 8pm
Fri 11 am – 5 pm
Sat 10 am – 2 pm
Sun 11 am – 2 pm

NYSDEC
Region 8 Office
6274 E. Avon-Lima Road
(585) 226-2466
Hours: Mon-Fri 8:30 am-4:45 pm
(by appointment)

Who to Contact

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

Project Related Questions

Jamie Verrigni
NYSDEC Project Manager
New York State Department of
Environmental Conservation
625 Broadway
Albany, NY 12233-7010
(518) 402-9564
jlverrig@gw.dec.state.ny.us

Site Health Related Questions

Katherine Comerford
NYSDOH Project Manager
New York State Department of Health
335 E. Main Street
Rochester, NY 14604
(585) 423-8156
kjc05@health.state.ny.us

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



*View to South

<p>AERIAL VIEW Albion Former MGP Albion, New York</p>		
By: MAC	Date: 10/2007	Project No. 7800.004
<p>AMEC Geomatrix</p>		Figure 2A