



# FACT SHEET

## Manufactured Gas Plant Program

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

NYSEG - Penn Yan - Water St. Former Manufactured Gas Plant Site  
Site # 862009  
Water St  
Penn Yan, NY

August 2012

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

The public is invited to comment on the remedy proposed by the New York State Department of Environmental Conservation (NYSDEC) to address environmental impacts related to the Penn Yan - Water St. Former Manufactured Gas Plant (MGP) Site. The site is located on Water Street near the corner of Liberty Street, in the Village of Penn Yan, Yates County. See the attached map for the site location. NYSEG (New

York State Electric & Gas), the site owner, has agreed to investigate and remediate the site to a level that is protective of public health and the environment. The investigation and remediation are being performed with the oversight of the NYSDEC and the New York State Department of Health (NYSDOH).

Public Meeting  
September 10, 2012  
7 - 9 pm

Yates County Office Building  
417 Liberty Street  
Penn Yan, NY

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

### The Proposed Remedy

The remedy proposed for the site includes excavation and off-site disposal of contaminated soil and sediments, removal of hardened tar and former MGP structures, and land use restrictions on the site.

The proposed remedy is described in a draft cleanup plan called a “Proposed Remedial Action Plan”, developed under New York State’s Manufactured Gas Plant Program. The document is available for public review at the locations identified below under “Where to Find Information”.

### How to Comment

NYSDEC is accepting written comments about the proposed remedy for 30 days, from **August 28, 2012** through **September 27, 2012**.

**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](http://www.dec.ny.gov/chemical/8430.html)

Submit written comments to:

Elizabeth Lukowski, Project Manager  
NYSDEC

625 Broadway, 11th Floor

Albany, NY 12233-7014

1-866-520-2334

[eb lukows@gw.dec.state.ny.us](mailto:eb lukows@gw.dec.state.ny.us)

**Summary of the Proposed Remedy**

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

- Removal of approximately 3,340 cubic yards of debris and soil containing visual indications of coal tar and contaminant levels that exceed the cleanup levels established for the site;
- Removal of existing former MGP structures, debris, piping, and major obstructions to the extent practicable;
- A site cover to allow for commercial use of the site. The site will be restored to its existing

grade. The cover will consist either of the structures such as buildings, pavement, or a soil cover in areas where the upper one foot of exposed surface soil will exceed the applicable soil cleanup objectives (SCOs).

- Removal of approximately 4,500 cubic yards of sediment from the Keuka Lake outlet, the full extent to be based on further investigation of the sediment;
- An environmental easement to restrict the use of the site to commercial/industrial uses; and
- Development and implementation of a site management plan.

The proposed remedy was chosen following a detailed investigation of the site and evaluation of alternatives to address MGP impacts, called a "Remedial Investigation/Feasibility Study". Other alternatives presented in the Feasibility Study include no action, capping and removal of impacted soil to varying degrees. The proposed remedy would achieve the remediation goals for the site by permanently removing impacted soil from the site and impacted sediment from the Keuka Lake outlet. The proposed remedy would greatly reduce the source of MGP impacts to groundwater, and it would create the conditions needed to restore groundwater quality to the extent possible.

The estimated cost to implement the remedy is \$7,049,303, of which the cost of construction is estimated to be \$6,738,607. The remainder of the cost is associated with long term monitoring and maintenance. NYSEG will be financially responsible for implementation of the remedy.

### **Next Steps**

NYSDEC will consider public comments as it finalizes the remedy for the site. The selected remedy will be described in a document called a “Record of Decision” that will explain why the remedy was selected and respond to public comments. This document will be made available to the public (see “Where to Find Information” below). The project then moves to designing and performing the cleanup action to address the site contamination. A site clean up is currently scheduled for 2013.

NYSDEC will keep the public informed during the cleanup of the site.

### **Background**

The Penn Yan - Water Street Former MGP Site is one of approximately 235 former MGP sites that existed across New York State in the early 20th century. A Manufactured Gas Plant (MGP) was constructed on the site in 1899 and operated until 1931. During this period, gas was manufactured using a coal gasification process by the Penn Yan Light Company. A gas holder and some accessory buildings were demolished sometime following the cessation of the gas manufacturing activities in 1931. Freshly-manufactured gas had to be cooled and its impurities removed before it could be used. A coal tar resulted from these processes, some of which was released to the environment. The coal tar contains a number of chemical constituents, primarily benzene, toluene, ethylbenzene, xylene (BTEX) and polycyclic aromatic hydrocarbons (PAH). The extent of MGP impacts was delineated by a series of investigations conducted by NYSEG. MGP impacts were found primarily in soil and groundwater within the NYSEG property. MGP impacts have been found in Keuka Lake outlet sediments adjacent to, and downstream of the site.

Both parcels of the site are zoned for commercial use. The site contains the original gas house (unoccupied) and a small building which is used by NYSEG as a gas regulating station; but is otherwise empty.

Most of the site is covered with a concrete slab or vegetation and thus direct contact with MGP-related contaminants is not likely. The surrounding area is served by public water, so exposure to MGP-impacted groundwater is not likely.

## **FOR MORE INFORMATION**

### **Where to Find Information**

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

Penn Yan Public Library  
214 Main Street  
Penn Yan, NY 14527  
Phone: (315) 536-6114

NYSDEC, Region 8  
6274 East Avon Lima Rd.  
Avon, NY 14414  
Phone: (585) 226-5326

## Who to Contact

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

### Project Related Questions

Elizabeth Lukowski, Project Manager  
NYSDEC  
625 Broadway, 11th Floor  
Albany, NY 12233-7014  
(866) 520-2334  
eblukows@gw.dec.state.ny.us

### Site-Related Health Questions

Deborah McNaughton, Public Health  
Specialist  
Environmental Exposure Investigation  
NYS Dept. of Health/Rochester Field Office  
335 E. Main Street  
Rochester, New York 14604  
(585) 423-8156  
dam20@health.state.ny.us

To direct questions to NYSEG, please contact:

Bob Pass, Manager - Regional Outreach & Development  
NYSEG  
1387 Dryden Road  
Ithaca, NY 14850  
(607) 347- 2148  
[rlpass@nyseg.com](mailto:rlpass@nyseg.com)

**If you know someone who would like to be added to the site contact list, have them contact the NYSDEC project manager listed above. We encourage you to share this fact sheet with neighbors and tenants, and/or post this fact sheet in a prominent area of your building for others to see.**

### **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:  
[www.dec.ny.gov/chemical/61092.html](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.



Penn Yan MGP Site