



AUG 29 2008

Region 5
Plattsburgh Spill Response

FACT SHEET

Brownfield Cleanup Program

**Former Canadian Pacific Rail Yard
BCP Site No. 510022
City of Plattsburgh, NY**

August 2008

Remedial Action to Address Brownfield Site Contamination to Begin

Construction is about to begin at the Former Canadian Pacific Rail Yard site located Dock Street in the City of Plattsburgh, Clinton County, under New York's Brownfield Cleanup Program (BCP). See map for the location of the site. The City of Plattsburgh will soon begin remedial activities to address contamination at the site with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). The remedial activities will be conducted to coincide with the construction of the public waterfront occupies the eastern portion of the site.

NYSDEC previously accepted an application submitted by the City of Plattsburgh to participate in the BCP. The application proposes that the site will be used for commercial and passive recreational purposes.

Highlights of the Upcoming Site Remedial Activities

Remedial activities have several goals:

- 1) remediate contamination at the site to a level that is fully protective of public health and the environment, and
- 2) account for the intended or reasonably anticipated future use of the site.

"*Remedial activities*" and "*remediation*" refer to all necessary actions to address any known or suspected contamination associated with the site.

The remedial action generally consists of:

- removal and off-site disposal of petroleum contaminated soil, if encountered;
- placement of a surface cover system to prevent contact with existing site soils;
- and implementing long-term institutional and engineering controls to prevent contact with site soils.

The remedial action will be conducted in tandem with the construction of the waterfront park and is not expected to have any adverse effects on the surrounding public. The remedial action is scheduled to commence in September 2008 and should be completed in November 2008. Additional details of the remedial action are further described in the "Remedial Action Work Plan" (RAWP) that was prepared by the City of Plattsburgh and is available in the document repositories.

Brownfield Cleanup Program: New York's Brownfield Cleanup Program (BCP) encourages the voluntary cleanup of contaminated properties known as "brownfields" so that they can be reused and redeveloped. These uses include recreation, housing and business.

A **brownfield** is any real property that is difficult to reuse or redevelop because of the presence or potential presence of contamination.

For more information about the BCP, visit:
www.dec.state.ny.us/website/der/bcp

Next Steps

The City of Plattsburgh is expected to begin remedial activities at the Former Canadian Pacific Rail Yard on or about September 2008. These activities are anticipated to take about two months to complete. NYSDEC and the New York State Department of Health (NYSDOH) will

oversee the remedial activities. Within 90 days of completing remedial activities, the City of Plattsburgh will submit to NYSDEC a Remedial Action Report (RAR). The RAR will describe the remedial activities completed and certify that remediation requirements have been achieved or will be achieved.

When NYSDEC is satisfied that remediation requirements have been achieved or will be achieved for the site, it will approve the Remedial Action Report. NYSDEC then will issue a Certificate of Completion to the City of Plattsburgh. Upon issuance of a Certificate of Completion, the City of Plattsburgh:

• has no liability to the State for contamination at or coming from the site, subject to certain conditions.

The City of Plattsburgh would be eligible to redevelop the site after it receives the Certificate of Completion from NYSDEC.

A fact sheet will be sent to the site contact list that describes the content of the Remedial Action Report. The fact sheet will identify any institutional controls (for example, deed restrictions) or engineering controls (for example, a site cap) necessary at the site in relation to the issuance of the Certificate of Completion.

Background

The overall site consists of approximately 12 acres of railroad yard located generally north of Dock Street in the City of Plattsburgh, Clinton County, New York. Land use in the site vicinity is predominantly commercial. The subject site (now vacant) was most recently used for limited rail functions by the bridge and building departments of the Canadian Pacific Railway (a.k.a. Delaware and Hudson Railway Company). The Plattsburgh and Montreal Rail Road originally developed the site as a rail yard in 1852. A portion of the site was at one time reportedly leased to Barrett Trucking Company, Inc. for salt storage. This area had reportedly been used for salt storage for approximately 10 years.

The site was investigated by C.T. Male in 2004 and the results were presented in the NYSDEC approved Site Investigation Report, dated February 28, 2005. The site investigation identified areas of the site where petroleum impacts existed or were suspected to exist based on analytical testing and visual observations.

The site was divided into three remedial areas corresponding to future development plans which consisted of the western portion of the site for a proposed parking lot, central portions of the site for a future hotel and conference center, and eastern portions of the site for a proposed waterfront park. Remedial actions have been conducted on the western and central portions of the site. Remedial actions performed in conjunction with the parking lot construction project were vapor and dust monitoring; excavation, transportation and disposal of petroleum impacted soils generated from the installation of a stormwater treatment system; and placement of the surface cover system. Remedial actions for the central portions of the site included the excavation and disposal of impacted soils and fill material and treatment of groundwater; the removal of impacted debris and soils, and cleaning of concrete trenches; the excavation, cleaning and disposal of an underground storage tank (UST); the removal and disposal of a former below ground oil cistern; and the investigation of an elevated concrete platform. The results of the remedial actions were presented in Remedial Action Reports dated September 29, 2006.

FOR MORE INFORMATION

Document Repository

Local document repositories have been established at the following locations to help the public to review important project documents. These documents include the Remedial Work Plan and the application to participate in the BCP accepted by NYSDEC:

1. Plattsburgh Public Library, 19 Oak Street, Plattsburgh, NY 12901, (518) 563-0921.
2. City of Plattsburgh Community Development Office, 41 City Hall Place, Plattsburgh, NY 12901, (518) 563-7642 (by appointment only).
3. New York State Department Of Environmental Conservation - Region 5, 1115 NYS Route 86, P.O. Box 296, Ray Brook, NY 12977-0296 (518) 897-1200 (by appointment only).

The Plattsburgh Public Library is open during the following hours:

Tuesday through Thursday	9:00 am to 8:00 pm
Monday, Friday and Saturday	9:00 am to 5:00 pm
Sunday	Closed

It is requested that the City of Plattsburgh Community Development Office and New York State Department of Environmental Conservation Office be contacted prior to arrival to determine the availability of documents.

Who to Contact

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

Project Related Questions

Ms. Alicia Thorne
Project Manager
New York State Department of Environmental
Conservation
232 Golf Course Road
P.O. Box 220
Warrensburg, New York 12885
(518) 623-1238
ajthorne@gw.dec.state.ny.us

Health Related Questions

Ms. Wendy Keuhner
Project Manager
New York State Department of Health
Flanigan Square
547 River Street
Room 300
Troy, New York
(518) 402-7860
wsk01@health.state.ny.us

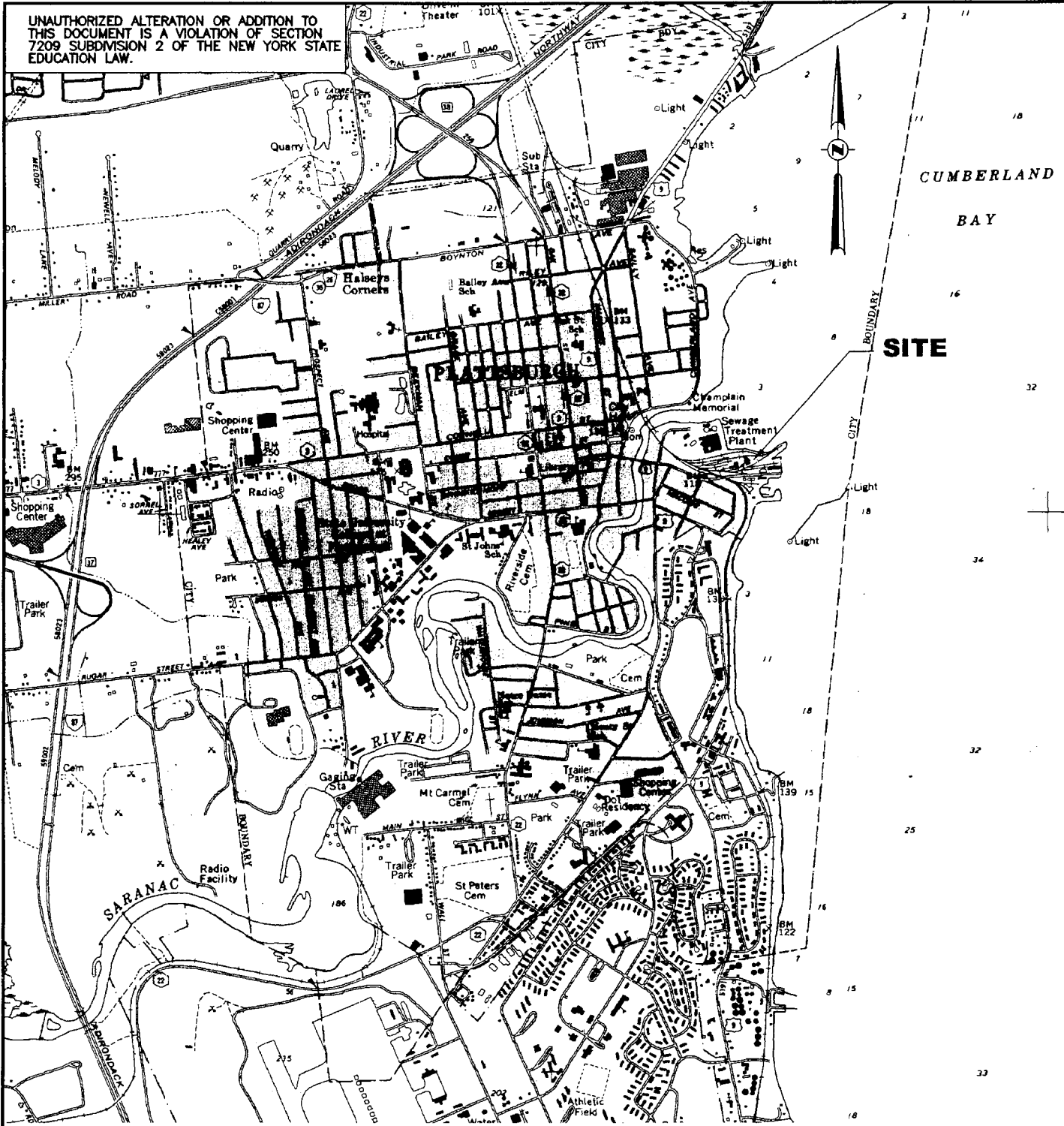
If you know someone who would like to be added to the project mailing list, have them contact the NYSDEC project manager above. We encourage you to share this fact sheet with neighbors and tenants, and/or post this fact sheet in a prominent area of your building for others to see.

NO XREFS

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CAD DWG. FILE NAME: AERIAL SITE MAP.DWG

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MAP REFERENCE:
 NYSDOT C52 7.5 MINUTE SERIES QUADRANGLE

Date	RECORD OF WORK	Appr.	FIGURE 1 – SITE LOCATION MAP VCP INVESTIGATION WORK PLAN FORMER CANADIAN PACIFIC RAIL DOCK STREET	
			CITY OF PLATTSBURGH	CLINTON COUNTY, NEW YORK
			C.T. MALE ASSOCIATES, P.C. 50 CENTURY HILL DRIVE, P.O. BOX 727, LATHAM, NY 12110 518.786.7400 * FAX 518.786.7299	
			Architecture & Building Systems Engineering * Civil Engineering Environmental Services * Survey & Land Information Services	
Drafter: JAM	Checker: KM		SCALE: NOT TO SCALE	
Appr. by:	Proj. No. 02.8112		DATE: APRIL 23, 2004	