



FACT SHEET

Brownfield Cleanup Program

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

August 2008 (Revised 09/10/08)

Remedial Action to Address Brownfield Site Contamination to Begin

Construction is about to begin at the Former Canadian Pacific Rail Yard site located on 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 park which 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

The remedial action generally consists of:

- Construction of the Waterfront Park;
- removal and off-site disposal of petroleum contaminated soil, if and when 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. During construction, a full-time environmental technician will be on site to observe all excavations for contamination, and monitor the air for both organic vapors and dust in accordance with a New York State Department of Health (NYSDOH) approved Community Air Monitoring Plan. The remedial action is scheduled to commence in September

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

2008 and should be substantially completed in November 2008 (Final completion by May 2009). 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.

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. Work relative to the development of the hotel and conference center are not scheduled at this time.

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:

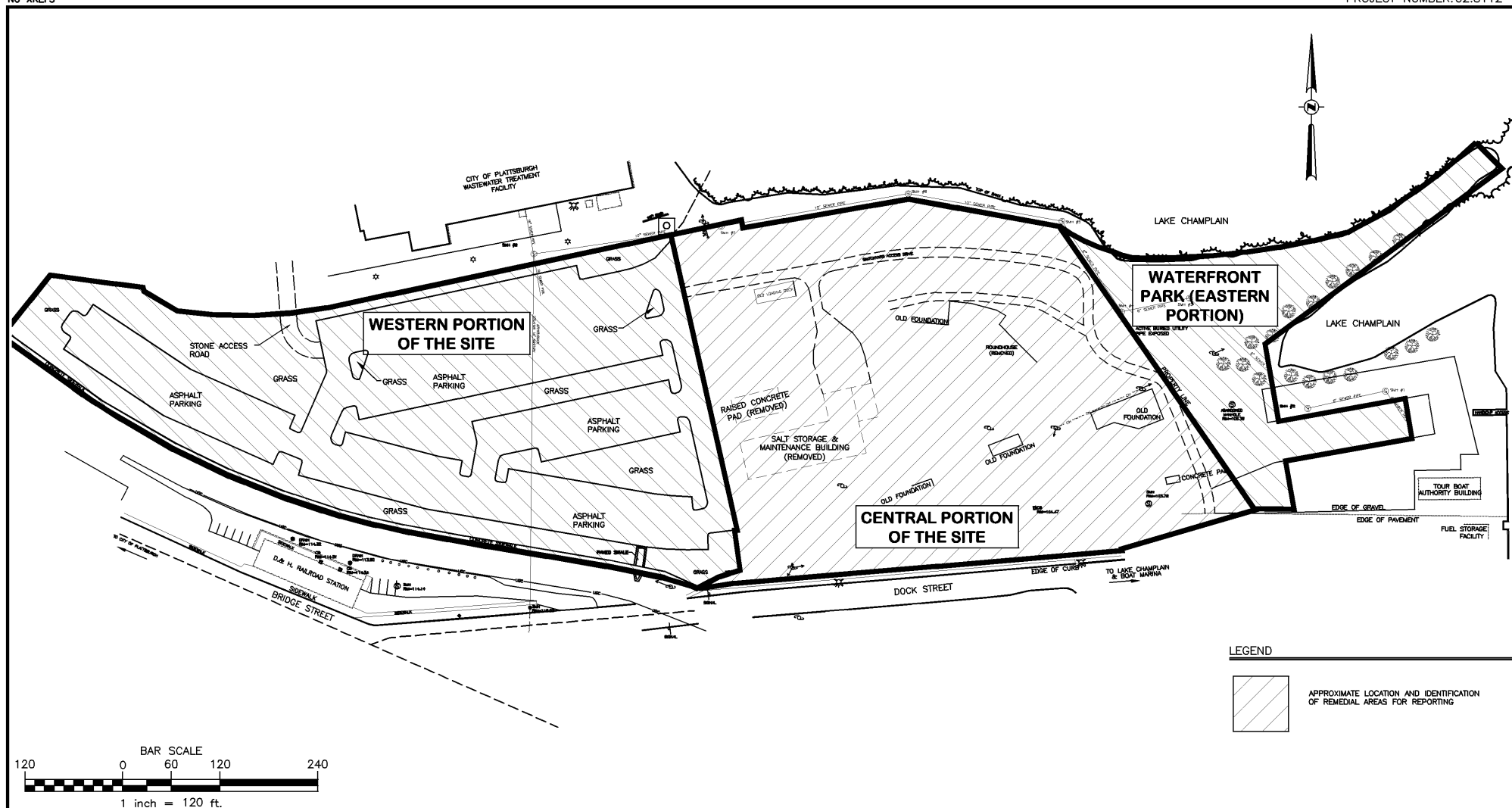
Project Related Questions

Ms. Alicia Thorne
Project Manager
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Warrensburg, New York 12885
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Health Related Questions

Ms. Wendy Keuhner
Project Manager
New York State Department of Health
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Room 300
Troy, New York
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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.



GENERAL NOTES:
1.) THE LOCATIONS AND FEATURES DEPICTED ON THIS MAP ARE APPROXIMATE AND DO NOT REPRESENT AN ACTUAL FIELD SURVEY.

MAP REFERENCE:
1.) BASE MAP PREPARED BY R.M. SUTHERLAND, P.C. OF PLATTSBURGH, NEW YORK, DRAWING NAMES 02047.DWG AND 02047SITE_A.DWG, DATED 3-19-02.

2.) RECORD DRAWING PREPARED BY C.T. MALE ASSOCIATES, P.C. OF LATHAM, NEW YORK, GRADING AND STORM WATER MANAGEMENT PLAN, SHEET 1 OF 3, DWG. NO. 06-0510.

| DATE | REVISIONS RECORD/DESCRIPTION | DRAFTED | CHECK | APPR. | UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF SECTION 7209 SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW. © 2006 C.T. MALE ASSOCIATES P.C. |
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| | △ | | | | DESIGNED : |
| | △ | | | | DRAFTED : J.MARX |
| | △ | | | | CHECKED : K.MOLINE |
| | △ | | | | PROJ. NO: 02.8112 |
| | △ | | | | SCALE : 1"=120'± |
| | △ | | | | DATE : SEPT. 8, 2006 |

FIGURE 1 APPROXIMATE LIMIT OF REMEDIATION AREAS

CANADIAN PACIFIC RAIL YARD SITE NYS BROWNFIELD CLEANUP PROGRAM

CITY OF PLATTSBURGH

CLINTON COUNTY, NY

C.T. MALE ASSOCIATES, P.C.

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SHEET 1 OF 1

DWG. NO: