



FACT SHEET

Brownfield Cleanup Program

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Washington Street Former MGP Site
25 Washington Street
NYSDEC Site #C704046
Binghamton, NY

December 2011

Cleanup Action Completed at Brownfield Site; Final Engineering Report Under Review

Clean up action has been completed to address contamination related to the Washington Street Former Manufactured Gas Plant (MGP) (“site”) located at 25 Washington Street in Binghamton, NY under New York’s Brownfield Cleanup Program. See map for site location.

New York State Electric & Gas Corporation (NYSEG) and Washington Development Associates (WDA) (“applicants”) have completed the work and have submitted to the New York State Department of Environmental Conservation (NYSDEC) a Final Engineering Report which is under review. The Final Engineering Report summarizes the remedial work that was performed to achieve conditions that fully protect public health and the environment for the proposed site use.

Highlights of the Final Engineering Report

The Final Engineering Report has several goals:

- 1) describe the cleanup activities completed.
- 2) certify that cleanup requirements have been achieved or will be achieved for the site.
- 3) describe any institutional/engineering controls to be used. An *institutional control* is a non-physical restriction on use of the site, such as a deed restriction, when contamination left over after the cleanup action makes the site suitable for some, but not all uses. An *engineering control* is a physical barrier or method to manage contamination such as a cap or vapor barrier.
- 4) certify that a site management plan for any engineering controls used at the site has been approved by NYSDEC.

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, business or other uses.

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.ny.gov/chemical/8450.html

The main components of the clean up action were performed in Spring and Summer 2010. Components of the action related to the institutional and environmental controls were completed by December 2011.

Activities were implemented to mitigate potential threats to human health and the environment arising from the presence of coal tar/chemical constituents in subsurface soil. This was achieved by the:

- 1) excavation, transportation and offsite treatment/disposal of approximately 12,500 cubic yards (cy) of impacted soil from the site.
- 2) construction of engineering controls consisting of the following:
 - a soil cover system comprised of clean soil at least 2-feet thick, clean soil plus asphalt pavement or concrete totaling at least 2-feet thick, or asphalt/concrete at least 6-inches thick (depending on location) that covers the entire site.
 - vapor intrusion mitigation measures at the new Twin River Commons building comprised of a vapor impermeable membrane under the building floor slab (vapor barrier) and a passive venting system (sub-slab vent piping). Indoor air monitoring will be performed to determine if the passive venting system will be made active.
- 3) implementation of institutional controls that limit site use to restricted-residential purposes and prevent use of groundwater unless it is treated and rendered safe for intended use.
- 4) establishment of site-wide monitoring programs such as periodic groundwater monitoring and inspection of cover materials.

Next Steps

NYSDEC will complete its review, revise the Final Engineering Report as necessary, and approve the report. The approved Final Engineering Report will be made available to the public (see “Where to Find Information” below). NYSDEC then will issue a Certificate of Completion to the applicants.

WDA will be eligible to accept tenants into the new building after it receives the Certificate of Completion and completes construction. In addition, the applicants:

- will have no liability to the State for contamination at or coming from the site, subject to certain conditions.
- will be eligible for tax credits to offset the costs of performing clean-up activities and for site redevelopment.

A Certificate of Completion may be modified or revoked if, for example, the applicants do not comply with the terms of their respective Brownfield Cleanup Agreements with NYSDEC, or if an applicant commits fraud regarding its application or the certification that it has met cleanup levels.

A fact sheet will be sent to the site contact list when NYSDEC issues a Certificate of Completion to the applicants.

Background

NYSDEC previously accepted applications from the applicants to participate in the Brownfield Cleanup Program. The application proposes that the site will be used for restricted residential purposes.

The site occupies approximately 1.4 acres of land within a city block in Binghamton, Broome County, NY. The site and the surrounding land use is commercial. From around 1853 until 1888

the site was used to manufacture gas from coal. Subsequent to that, the site was used for various commercial purposes, including automobile and truck sales and service, a gasoline filling station, and plumbing and electric supply facilities.

In February 2005, NYSEG submitted an application to enroll this site in the State's Brownfield Cleanup Program. The Brownfield Cleanup Agreement was issued in October 2005. A Remedial Investigation Work Plan was approved by the NYSDEC in November 2005, and the Remedial Investigation field work was initiated in May 2006. An Alternative Analysis Report/Remedial Work Plan (AAR/RWP) was submitted to the NYSDEC in August 2009 and revised in October 2009. In January 2010, NYSDEC issued a Decision Document for the site. NYSEG also submitted a Remedial Action Work Plan (RAWP) to the NYSDEC in January 2010; it was approved in March 2010.

FOR MORE INFORMATION

Location of Reports and Information

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

Broome County Library
185 Court Street
Binghamton, NY
(607) 778-6407 (Reference Desk)
Monday – Thursday 9:00 AM – 8:00 PM
Friday & Saturday 9:00 AM – 5:00 PM

Who to Contact

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

Project-Related Questions

Kiera Becker
New York State Department of
Environmental Conservation
Division of Environmental Remediation
625 Broadway, 11th Floor
Albany, NY 12233-7014
kabecker@gw.dec.state.ny.us
(518) 402-9662

Site-Related Health Questions

Julia Kenney
New York State Department of Health
547 River Street
Troy, NY 12180-2216
beej@health.state.ny.us
(800) 458-1158, ext. 27860

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. 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.

