

## Availability Session Invitation

Thursday

January 15, 2009\*

7:00 pm

Town of Fort Covington

Town Hall

Main Street

Fort Covington, NY 12937

The New York State Departments of Environmental Conservation and Health (NYSDEC and NYSDOH) will discuss the proposed remedy for the Former Gas Station, Main & Salmon Street Brownfield Site. At the meeting, representatives from the NYSDEC and NYSDOH can:

- Describe results of the interim remedial actions and site investigations;
- Explain the proposed remedy;
- Answer your questions about the site and potential exposures; and
- Receive your verbal or written comments about the proposal.

### PUBLIC COMMENT PERIOD

From: December 16, 2008

To: January 31, 2009

\* for inclement weather, meeting  
will be held January 22

# FACT SHEET

Former Gas Station. Main & Salmon

Site No. E517006

Fort Covington, NY 12937

December 16, 2008

## Remedy Proposed for the Former Gas Station, Main & Salmon Street Brownfield Site

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### Availability Session, Comment Period Announced

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The New York State Department of Environmental Conservation (NYSDEC), working cooperatively with the New York State Department of Health (NYSDOH) and the Town of Fort Covington, is proposing a remedy to address contamination at the Former Gas Station Site. The Former Gas Station, Main and Salmon Street Site is an Environmental Restoration Program Project in Fort Covington, New York (see location maps on page three and four).

A Proposed Remedial Action Plan (PRAP) was developed following a detailed investigation of the site. The PRAP contains different proposals to clean up the site and presents the alternative preferred by the NYSDEC and NYSDOH. The full proposed Remedial Action Plan, including all plans and controls described below, is available for your review at the document repositories listed on page two.

#### Summary of the Proposed Action

The preferred proposed remedy is Excavation and Off-Site Disposal.

This remedy involves the excavation and off-site disposal of soils exceeding restricted residential Standards, Criteria, and Guidance (SCGs). Soils would be excavated and properly disposed of according to NYSDEC regulations. The anticipated extent of excavation measures approximately 45 feet by 50 feet by 8 feet deep and is estimated at approximately 1000 tons of material (see figure on page four). This amount may increase or decrease based on field screening results, presence of subsurface obstructions, and the depth to groundwater. Because groundwater may be encountered during excavation, temporary dewatering measures may be necessary to allow excavation of soils 5 feet or more below grade.

Confirmatory post excavation soil samples would be collected from the excavation area to document compliance with SCGs. In the event that impacted soils can not be feasibly excavated due to contamination extending beyond the site margins (i.e., below Main or Salmon Streets) or because of excessive groundwater infiltration into the excavation, in-situ treatment would be evaluated. Environmental easements limiting future groundwater usage and controlling site development are included with this alternative. Additionally, since this alternative may leave contaminated soil above SCGs on site, institutional controls in the form of environmental easements may be required to notify future owners and/or developers of the restricted use of the property.

Clean soil would be used to backfill the excavation to within approximately 1 foot of the ground surface and clean top soil would be used to fill the remainder of the excavation so that the area could be seeded for grass or landscaping.

#### Opportunities to Comment on the Proposed Remedy

Release of the PRAP begins a process to finalize selection of the remedy for the site. Your comments and input about the proposed remedy are important and encouraged. Your oral and written comments about the Proposed Remedial Action Plan are welcome at the January 15, 2009 availability session and during the public comment period which runs until January 30, 2009. Written comments may also be mailed to: Mr. Michael P. McLean, P.E., NYSDEC Region 5 - Division of Environmental Remediation, P.O. Box 296, Ray Brook, NY 12977.

**What Happens Next**

All comments received during the public comment period will be considered as the remedy for the Former Gas Station Site is finalized. Public input will be factored into the Record of Decision (ROD) which will describe the final remedy selected and why it was chosen. NYSDEC will respond to comments in a responsiveness summary included in the Record of Decision.

**Site History**

The site is located on the southeast corner of the intersection of Main and Salmon Streets in the Village of Fort Covington, Franklin County and is currently a vacant lot comprising approximately an eighth of an acre. The topography in the vicinity of the site is generally flat but grades gently down to the east-southeast toward the Salmon River. The bank of the Salmon River is located less than 100 feet from the southeastern corner of the site.

The site is a former automotive service/filling station. The Town acquired the site with the sole purpose of cleaning it up and turning it into open/green-space for use by the Town residents. Limited information concerning site operational history is available. Two underground petroleum storage tanks were removed in 2006 by the Town of Fort Covington under the ERP Program.

A Remedial Investigation was completed in November of 2007 on behalf of the Town of Fort Covington.

**Remedial Investigation**

The purpose of the remedial investigation (RI) was to define the nature and extent of any contamination resulting from previous activities on the site. The Remedial Investigation was conducted between June 2004 and October 2007. The investigative tasks performed as part of the Remedial Investigation included the installation of soil borings and monitoring wells; surface soil, subsurface soil, and sediment sampling and analysis; groundwater and surface water sampling and analysis; and soil vapor sampling and analysis.

As further detailed in the Remedial Investigation reports, contaminants of concern detected on-site include compounds found in gasoline including volatile organic compounds and semivolatile organic compounds in surface soil, subsurface soil and groundwater. The Remedial Investigation reports are available at the document repositories listed on page three.

**Document Repositories**

To review the complete Proposed Remedial Action Plan and other site information, you may visit:

NYSDEC Region 5 Ray Brook Office  
1115 Route 86, P.O. Box 296  
Ray Brook, NY 12977  
Hours: Mon - Fri, 8:30am to 4:45pm  
(518) 897-1242

Fort Covington Town Hall  
Main Street  
Fort Covington, NY 12937  
Hours: Mon, Thurs, Sat, 9am to 1pm  
Tues, 5pm to 8pm  
(518) 358-4629

**For More Information**

Call or write the following staff for more information about:

**Meeting/Comment Period/**

**Technical Information:**

Mr. Michael P. McLean, P.E.  
NYSDEC Region 5  
1115 Route 86, P.O. Box 296  
Ray Brook, NY 12977  
Phone: (518) 897-1242

**Health Related Information:**

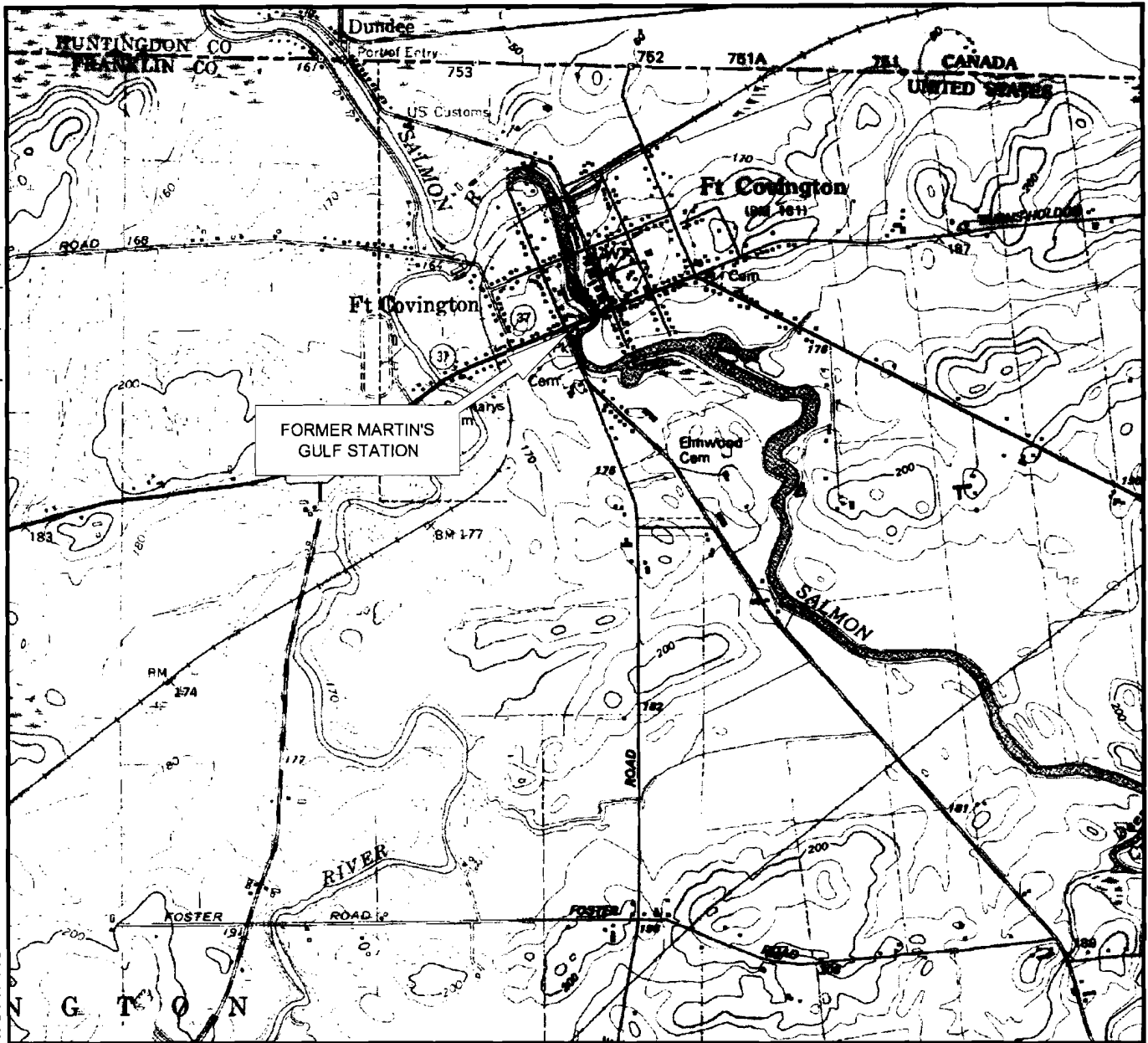
Mr. Ian Ushe  
NYSDOH  
Flanigan Square  
547 River Street  
Troy, NY 12180-2216  
Phone: (518) 402-7870

**Citizen Participation:**

Mr. David Winchell  
NYSDEC Region 5  
1115 Route 86, P.O. Box 296  
Ray Brook, NY 12977  
Phone: (518) 897-1211

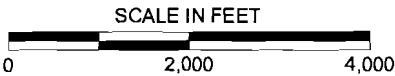
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CAD FILE: G:\CAD\FortCovington\ LAYOUT: FIG-1

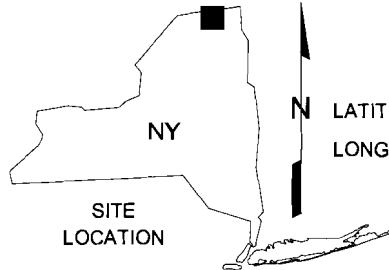


**LEGEND**

- APPROXIMATE LOCATION OF MUNICIPAL WATER SUPPLY WELLS



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LATITUDE: 44° 59' 17" N  
LONGITUDE: 74° 29' 48" W

**REFERENCES:**

1. USGS 7.5' TOPOGRAPHIC MAPS "BOMBAY, NY-QUE QUADRANGLE, PHOTOREVISED 1993" AND "FORT COVINGTON, NY-QUE QUADRANGLE, PHOTOREVISED 1987" PROVIDED BY MAPTECH INC.
2. KLEINFELDER FIELD RESEARCH.

NEWBURGH, NY



PROJECT NO.	69968
DRAWN:	08/14/2008
DRAWN BY:	JL
CHECKED BY:	JL
FILE NAME:	
SITE PLAN.dwg	

**SITE LOCATION MAP**

FORMER MARTIN'S GULF STATION  
CHATEAUGAY AND SALMON STREET  
FORT COVINGTON, NEW YORK

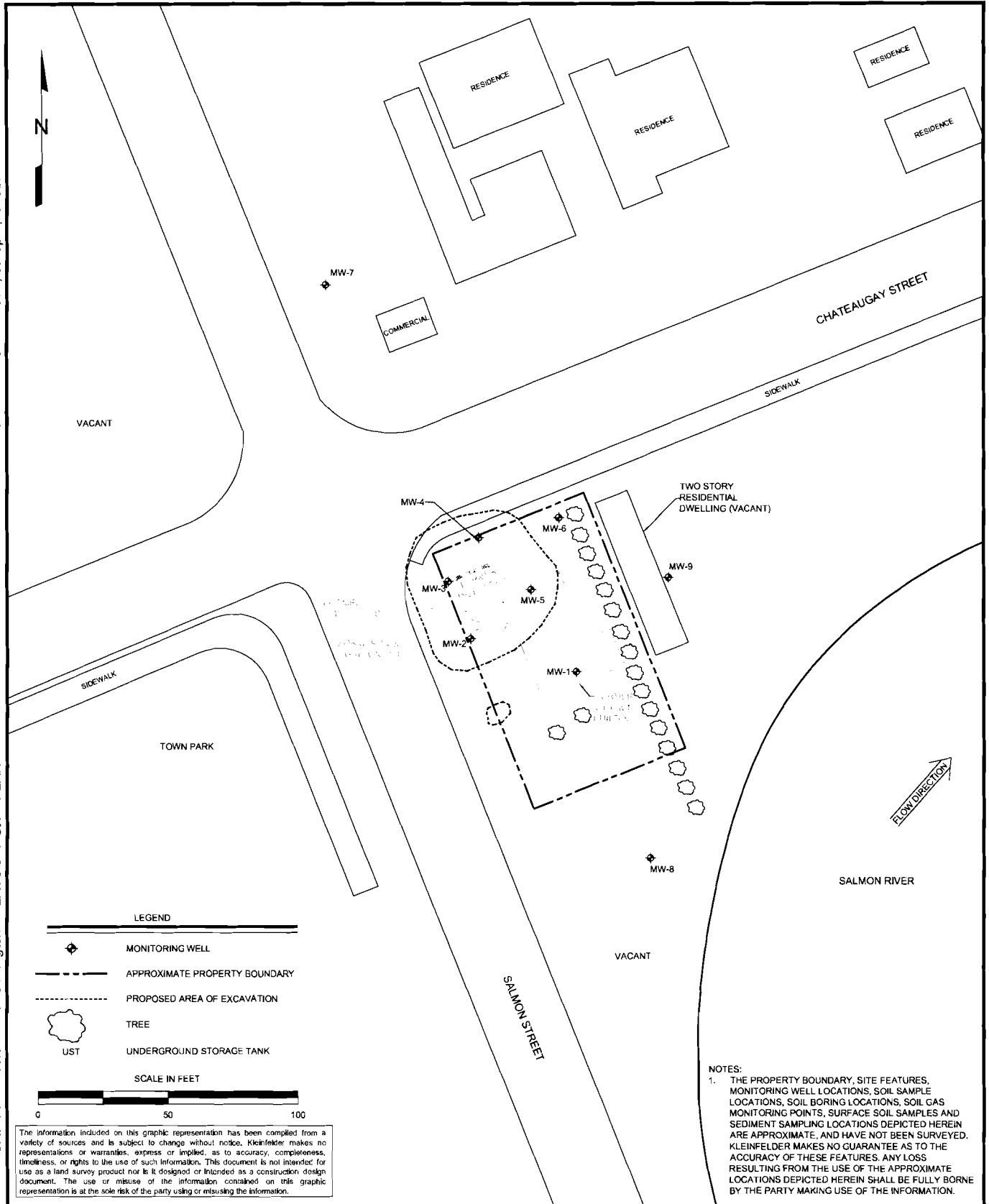
FIGURE

**1**

PLOTTED: 15 Dec 2008, 5:28pm, JLubbers

CAD FILE: G:\CAD\FortCovington\ LAYOUT: SITE PLAN

NEWBURGH, NY



PROJECT NO.	69968
DRAWN:	12/15/2008
DRAWN BY:	JL
CHECKED BY:	JL
FILE NAME:	SITE PLAN.dwg

**SITE PLAN**

FORMER MARTIN'S GULF STATION  
CHATEAUGAY AND SALMON STREET  
FORT COVINGTON, NEW YORK

FIGURE  
**2**