



FACT SHEET

Manufactured Gas Plant Program

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National Grid Former Manufactured Gas Plant Site
Site #: V00472
22 Canal Street
Fort Edward, NY

January 2013

Remedy Proposed for Former Manufactured Gas Plant Site; Public Comment Period and Availability Session 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 Fort Edward – Canal Street Former Manufactured Gas Plant (MGP) Site. The site is located at 22 Canal Street in the Village of Fort Edward, Washington County. See the attached map for the site location. National Grid (NG), the site owner, has agreed to investigate and remediate the site in the Department's Voluntary Cleanup Program 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).

**Availability Session
January 30, 2013
6:30 pm**

**Washington County Municipal Center
Building B, Room #2
383 Broadway
Fort Edward, NY**

NYSDEC invites you to a Public Meeting at which representatives of the NYSDEC, NYSDOH, National Grid and its contractor will present and discuss the Remedial Investigation and the proposed remedy for the 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 excavating MGP contaminated soil and piping to depths up to 6 feet below the ground surface, and institutional and engineering controls to address remaining site contamination.

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

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 National Grid, 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

How to Comment

NYSDEC is accepting written comments about the proposed remedy for 30 days, from **January 25, 2013 through February 25, 2013**.

Submit written comments to:

Scott Deyette, Project Manager
NYSDEC

625 Broadway, 11th Floor

Albany, NY 12233-7014

518-402-9662

Email: sxdeyett@gw.dec.state.ny.us

Summary of the Proposed Remedy

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

1. The clay tile pipe containing coal tar that extends to the east of the site, and the peat-lined tar trench that extends to the south, will be excavated and disposed of off-site at a permitted facility. The excavation will extend to approximately 5 feet below ground surface along the pipe, and 6 feet in the trench area. Clean fill will then be brought in to replace the excavated soil and establish the designed grades on the respective properties.

2. Imposition of an institutional control in the form of a Deed Restriction for the former MGP site that allows the use of the property for restricted-residential uses.

3. A Site Management Plan is required, which includes the following: an Institutional and Engineering Control Plan that identifies all use restrictions and engineering controls for the site, and an Excavation Plan which details the provisions for management of future excavations in areas of remaining contamination.

The proposed remedy was developed following a detailed investigation of the site and evaluation of alternatives to address MGP impacts. The draft cleanup plan that identifies the proposed remedy has several goals:

- 1) Identify cleanup levels to be attained or the process to be used to determine these levels;
- 2) Explain why the proposed remedy will protect public health and the environment; and
- 3) Provide a detailed description of the proposed 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 "Decision Document" 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 performing the cleanup action to address the site contamination.

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

Background

Location: The Ft. Edward-Canal Street former manufactured gas plant (MGP) site is located at 22 Canal Street, in the Village of Ft. Edward, Washington County. The site is approximately 1.6 acres in area and is bounded by Canal Street to the west, residential properties to the north and south and undeveloped land to the east.

Site Features: The site is currently vacant and not fenced.

Current Site and Surrounding Area Zoning/Use: The current site zoning is residential. The surrounding area includes residential and commercial properties. The area is served by public water and sewer systems.

The property is currently zoned as "Residential (R-1)" which is established for single-family residential development. However, as the current property owner, National Grid has indicated to NYSDEC that they plan to apply for a variance or have the property rezoned to restricted residential use.

Historic Uses and Sources of Contamination: Historic MGP operations at the site were primarily located on the western portion of the property and were in operation from about 1900 to 1924. The primary buildings and structures associated with the former MGP operation consisted of a single gas works building at the west end of the site along Canal Street (subsequently converted for residential use) and a 33,000 cubic foot gas holder located along the northern property line east of the gas works. The former gas house building and holder concrete pad are no longer present on the site.

Site Geology and Hydrogeology: Fill material consisting of silty sand with some brick, ash and slag exists where the former MGP building was, but not across the entire site. The fill is underlain by brown silty sand which is approximately 4 to 5 feet in thickness. The silty sand is underlain by fine sand, then medium to coarse sand. The sand layer extends to approximately 25 to 28 feet below ground surface where silty clay is encountered. Groundwater is encountered at 5 to 7 feet below ground surface at the site, and generally flows to the south.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's website at:

<http://www.dec.ny.gov/cfm/external/derexternal/haz/details.cfm?pageid=3&progno=V00472>

FOR MORE 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 Work Plan”, and the Interim Remedial Measure (IRM) Pre-Design and IRM Construction Completion Reports.

Fort Edward Free Library
23 East Street
Fort Edward, NY 12828
Phone # 518-747-6743
M-Th 1-5 PM, F 10-5 PM
M-W 6-8 PM

NYSDEC
Scott Deyette
625 Broadway
Albany, NY 12233-7014
By appointment only
Tel.: (518) 402-9662

Who to Contact

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

Project Related Questions

Scott Deyette
Project Manager
NYSDEC
625 Broadway, 11th Floor
Albany, NY 12233
(518) 402-9662
sxdeyett@gw.dec.state.ny.us

Site-Related Health Questions

Deanna Ripstein, Project Manager
NYSDOH
Empire State Plaza, Corning Tower
Room 1787
Albany, NY 12237
(518) 402-7860
BEEI@health.state.ny.us

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.

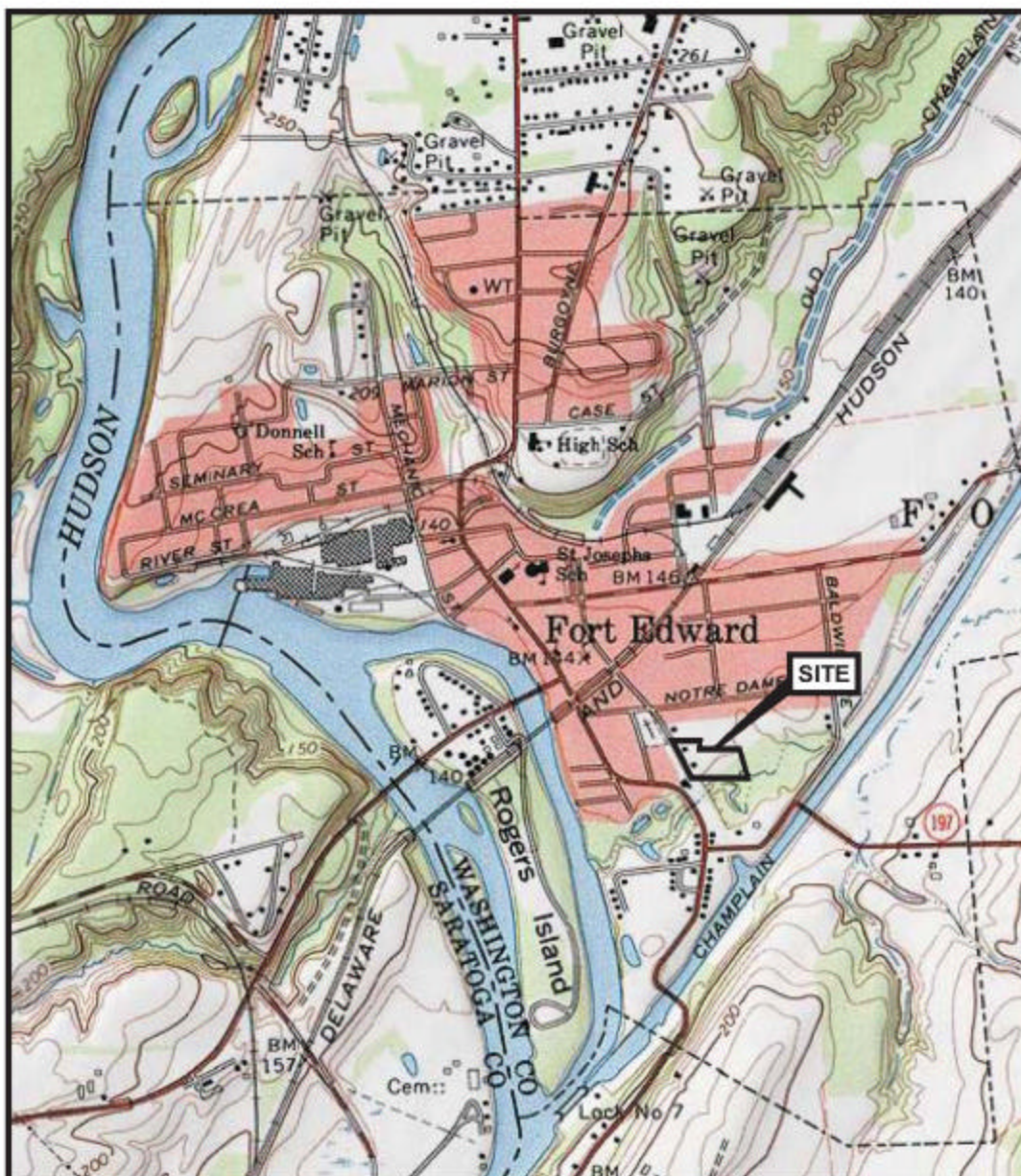
Receive Site Fact Sheets by Email

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: <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.



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(www.nationalgeographic.com/topo)



FORT EDWARD REMEDIAL ACTION WORK PLAN
FORMER MGP SITE
FORT EDWARD, NEW YORK

nationalgrid

GEI
Consultants

Project 116820-1-1102

SITE LOCATION MAP

May 2012

Figure 1

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