VOLUNTARY CLEANUP PROGRAM
DECISION DOCUMENT

Saratoga Springs - Lake Avenue Former MGP Site
Saratoga, Saratoga County New York
Site No. V00475
August 2009

Statement of Purpose and Basis

This Voluntary Cleanup Program (VCP) Decision Document presents the remedy identified by the Department of Environmental Conservation (Department) for the Saratoga Springs, New York-Lake Avenue Former MGP site.

Description of the Site

The Saratoga - Lake Avenue former manufactured gas plant (MGP) site is located at 60 Lake Avenue, (see Figure 1), the current location of the Saratoga Central Fire House. The rectangular site comprises approximately one acre in a mixed commercial and residential area. Approximately one fifth of the site is covered by asphalt, with the rest equally covered by grass and the fire house. The site is bounded by Lake Avenue to the north, Hodgeman Street to the east, Short Alley to the south and commercial businesses to the west.

Historic MGP operations at the site were primarily located within a small (approximately 0.60 acre) area on the western portion of the property, operating from about 1853 to 1875. Buildings and structures associated with the former MGP operation consisted of a single gas works building at the north end of the site along Lake Avenue, and a 32,000-cubic-foot gas holder located adjacent to Short Alley south of the gas works.

Nature and Extent of Contamination

Contamination was identified during the Remedial Investigation of this site, which represents a threat to public health and the environment, requiring a remedial program for the site to address the contaminates identified below.

Nature of contamination: The MGP-related contaminants which are present in subsurface soils are benzene, toluene, ethylbenzene and xylenes (BTEX) and polycyclic aromatic hydrocarbons (PAHs). These contaminants appear to be localized to the vicinity of the former gas holder and the former gas works building.

Extent of contamination: In addition to the specific media described below, visible MGP impacts (i.e. staining, tar-saturated soils, sheens and NAPL) were encountered in subsurface soil inside the former gas holder. The area near the former gas works building also has limited visual

impacts (i.e. staining and odor), as well as areas where PAH impacts in the soil that exceed Part 375 Soil Cleanup Objectives for commercial use.

MGP Tars - A measurable thickness of MGP tar, a dense non-aqueous phase liquid (DNAPL) was encountered within the former gas holder foundation. MGP tars were not identified in samples collected anywhere else on the site.

Surface soil - Approximately one fifth of the site is covered by an asphalt parking lot. The remainder is covered by the Fire House and grass. There were only limited PAHs detected in the surface soil, at one location, that exceeded the Part 375 Soil Cleanup Objectives for commercial use and no detections of BTEX contaminants. Therefore no action is required to address the surface soil.

Subsurface soil - The highest concentrations of BTEX and PAHs (from the MGP coal tar) were detected in soil samples collected within the former gas holder. Elevated BTEX and PAH concentrations exceeding Part 375 Soil Cleanup Objectives for commercial use have also been identified in soil borings completed immediately south of the former gas holder at depths over fifteen feet below ground surface. Action will be necessary to address the MGP tar in the holder; however the slight impacts at depth in the gashouse or outside the gas holder do not require action.

Groundwater – During the groundwater monitoring program at the site, only benzene was detected in one of the three on-site wells at 2.9 parts per billion (ppb), slightly higher than the groundwater standard of 1 ppb. There were no exceedances of the groundwater standards in the three offsite wells. No action will be required for groundwater at the site, as the removal of the source in the soil is expected to address the low level identified.

Description of the Remedy

Based on the results of the Alternatives Analysis and the criteria identified for evaluation of alternatives, the NYSDEC has selected a remedy for this VCP site. The components of the remedy shown on the attached Figure 1 are as follows:

1. The impacted subsurface soils (defined in 6 NYCRR Part 375, Commercial Soil Cleanup Objectives) located within the former gas holder foundation at the south end of the site will be removed via excavation. The excavation will extend to approximately 20 feet below ground surface within the foundation, removing only the contents of the holder and leaving the actual structure. Excavated soil will be transported off-site and treated or disposed in accordance with applicable regulations. The excavation will be backfilled with certified clean backfill from an off-site source.

2. An environmental easement will be implemented that will (a) limit the use and development of site property to commercial use; (b) require compliance with an approved site management plan; (c) restrict the use of groundwater as a source of drinking water or

industrial supply without the necessary water quality treatment as determined by the New York State Department of Health; and (d) require National Grid to prepare and submit to the NYSDEC a periodic certification of institutional and engineering controls.

3. A site management plan will be developed which will include the following institutional and engineering controls: (a) management of the final cover system to restrict excavation below the soil cover, pavement or buildings. Excavated soil will be tested, properly handled to protect the health and safety of workers and the nearby community, and will be properly managed in a manner acceptable to the Department; (b) identification of any use restrictions on the site; and (c) provisions for the continued proper operation and maintenance of the components of the remedy.

Declaration

The selected remedy is protective of human health and the environment, complies with State and Federal requirements that are legally applicable or relevant and appropriate to the remedial action and will allow for the identified use of the site. This remedy utilizes permanent solutions and alternative treatment to the maximum extent practicable, and satisfies the preference for remedies that reduce, remove or otherwise treat or contain sources of contamination and protection of groundwater.

Date: _____

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Robert W. Schick, P.E.
Director, Remedial Bureau C
Division of Environmental Remediation

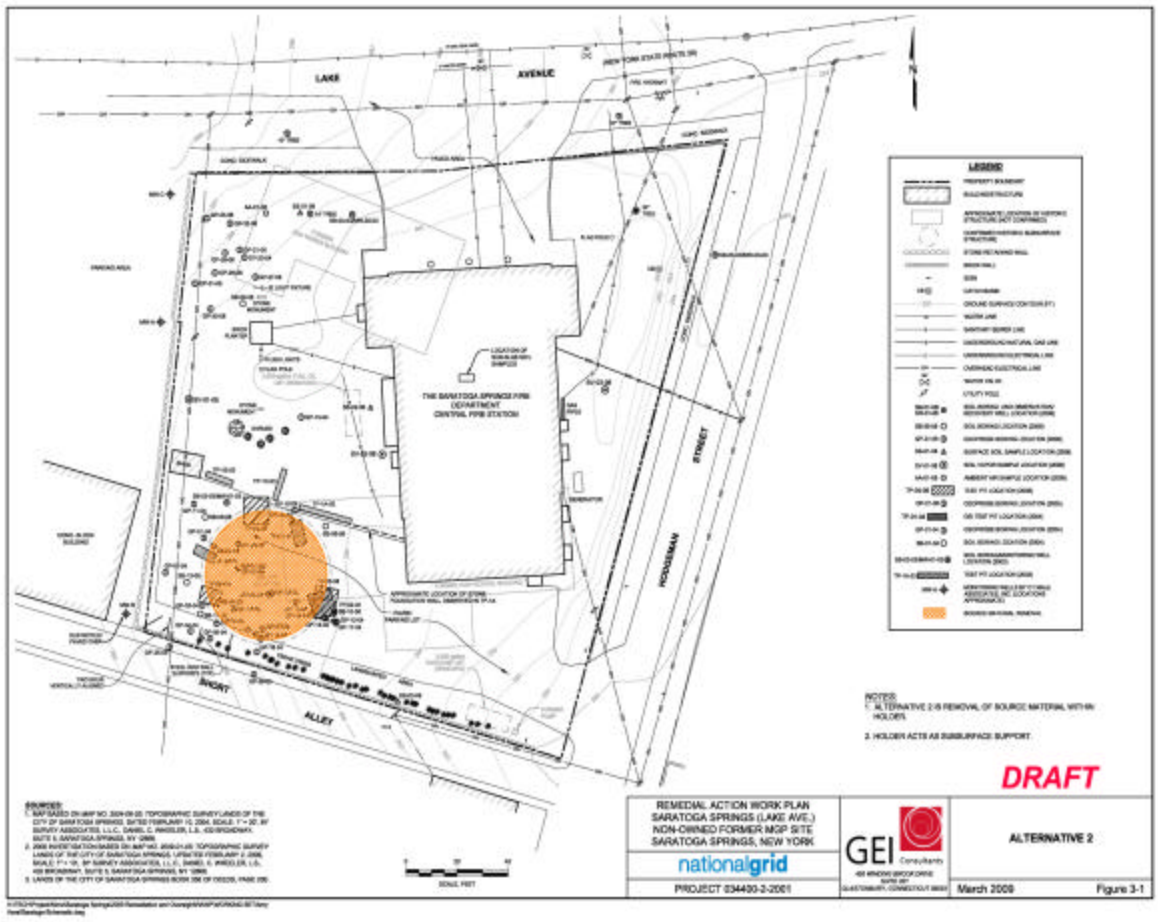
LAKE
AVENUE
THE SARATOGA SPRINGS FIRE DEPARTMENT CENTRAL FIRE STATION
PUTNAM
STREET
ALLEY
LEGEND
NOTES:
DRAFT
REMEDIAL ACTION WORK PLAN
SARATOGA SPRINGS (LAKE AVE.)
NON-OWNED FORMER MGP SITE
SARATOGA SPRINGS, NEW YORK
nationalgrid
PROJECT 034400-2-2001
GEI Consultants
ALTERNATIVE 2
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Figure 3-1