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Edward F. Neuhauser, Ph.D.
Project Manager

May 13, 2005

Remedial Bureau C
Division of Environmental Remediation

Dear Sir/Madam:

As you are a neighbor of the former MGP site in Ballston Spa located in the parking lot at the rear of 128 and 130 Milton Ave., we want you to be aware of a preliminary environmental investigation that we will soon begin at this site. The investigation will involve sampling soil and groundwater at this location.

The original MGP site was built in 1861 by the Rhode Island Steam and Gas Pipe Company. The original plant consisted of one building and coal was used to produce the gas. By 1887 the plant used light oil, naphtha, as the fuel source to produce the gas. The plant is listed in 1899 as producing both oil gas and electricity although there is no indication that an electrical plant was located at the site. The plant ceased production in 1907.

Manufactured gas was used by Ballston Spa residents to light lamps and heat homes. The site was owned by a predecessor company to Niagara Mohawk. In 2002, Niagara Mohawk entered into a Voluntary Cleanup Order ("VCO") with the New York State Department of Environmental Conservation (DEC) to evaluate, and possibly remediate sites in upstate New York. Formerly utilized for the production and/or storage of manufactured gas, the Ballston Spa property is one of those sites. The investigation will help determine whether any residues are present at the Ballston Spa property.

While these sampling activities are being conducted, you may notice some changes at the site. There may be some noise associated with operation of a drill rig and backhoe used to collect samples. You may also see workers wearing yellow or white suits during the sampling activities. Federal Occupational Safety and Health Act regulations require that, as a precaution, workers wear these special suits to protect their skin.

The data generated from this preliminary environmental investigation will be evaluated, and a preliminary site assessment report will be produced. Following review and finalization of this report, Niagara Mohawk will work with the DEC to determine whether further site investigation and/or remedial measures will be needed.

The enclosed materials provide additional details and names and places to contact for more information. If you would like a copy of any of this information please do not hesitate to contact me. Please call me at (315) 428-3355 if you have any questions or any information that you feel would aid us in our investigation of the site.

Sincerely,

Edward F. Neuhauser

Enclosures



**NIAGARA MOHAWK POWER CORPORATION
BALLSTON SPA NON-OWNED FORMER MGP SITE
PRELIMINARY SITE ASSESSMENT (PSA)**

INFORMATION SHEET

Site Location and Investigation Area

The Ballston Spa Non-owned former MGP site – 1/2 acre parcel located at 128 and 130 Milton Ave. in the Village of Ballston Spa, New York 12020.

History of the Ballston Spa Non-Owned MGP Property

The Rhode Island Steam and Gas Pipe Company laid gas pipes in the streets of the Village of Ballston Spa in 1860 and gas was first furnished in early 1861.

The plant was owned by the Ballston Spa Gas Light Company in 1887 and the plant manufactured gas using light oil, naphtha, as a fuel source.

By 1899 the plant is operated by the Ballston Spa Light and Power Co. and is listed as producing both oil gas and electricity at the site.

The plant ceased operations by 1907.

The plant location is currently used as a parking lot.

Current Regulatory Status

On January 25, 2002 Niagara Mohawk entered into a legal agreement with the NYS Department of Environmental Conservation (DEC) to investigate the Pearl St. site and other former manufactured gas plants.

Objectives of the Preliminary Site Assessment

Determine if manufactured gas plant residues are present on site.

Determine if remedial measures may be needed at the site.

Site Assessment Work to be Performed

- Sampling and analysis of the following:
 - (a) surface soil at the site; and
 - (b) subsurface soil at the site.
- Installation of groundwater monitoring wells at the site, and sampling and analysis of the groundwater.

Health and Safety Measures During Site Assessment Activities

- Workers may wear white or yellow protective coveralls.
- A drilling rig and backhoe will operate at the site for approximately 1-2 weeks.
- During drilling and test pit excavations, air surrounding the soil borings will be monitored for odors and tested to minimize the risk of exposure to on-site or off-site personnel.
- The NYS Department of Environmental Conservation and NYS Department of Health will review all project plans, and provide on-site monitoring of all site activities.

Schedule of Activities

- Preliminary site investigation
- Additional groundwater sampling and analysis
- Complete preliminary site investigation report, and determine if remedial measures and/or further site investigation is needed.

**FOR MORE INFORMATION
REGARDING THE BALLSTON SPA NON-OWNED
FORMER MGP SITE
CONTACT**

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