



FACT SHEET

Manufactured Gas Plant Program

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National Grid Ballston Spa Former Manufactured Gas Plant Site
Site #V00487
130 Milton Avenue
Ballston Spa, NY

March 2013

Remedy Proposed for Former Manufactured Gas Plant Site; Public Comment Period 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 Ballston Spa – Milton Avenue Former Manufactured Gas Plant (MGP) Site. The site is located at 130 Milton Avenue Village of Ballston Spa, Saratoga County. See the attached map for the site location. National Grid (NG), the responsible party, has agreed to investigate and remediate the site to a level that is protective of public health and the environment. The investigation and remediation are being performed with the oversight of the NYSDCE and the New York State Department of Health (NYSDOH).

Proposed Decision Document

The cleanup plan is described in NYSDCE's Proposed Decision Document, which is based on a more detailed "Remedial Investigation Report". The proposed remedy consists of:

1. Imposition of an institutional control in the form of a Deed Restriction for the controlled property that allows for commercial use.
2. 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, groundwater monitoring, and an Excavation Plan which details the provisions for management of future excavations in areas of remaining contamination.

The proposed remedy was developed by National Grid after performing a detailed investigation of the site under New York's Voluntary Cleanup Program (VCP). This document is available for public review at the location(s) identified below under "Where to Find Information".

How to Comment

NYSDEC is accepting written comments about the proposed remedy for 30 days, from **March 22, 2013 through April 22, 2013**.

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

Submit written comments to:

Scott Deyette, Project Manager
NYSDEC

625 Broadway, 11th Floor

Albany, NY 12233-7014

518-402-9662

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. Imposition of an institutional control in the form of a Deed Restriction for the controlled property that allows for commercial use.

2. 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 chosen following a detailed investigation of the site and evaluation of alternatives to address MGP impacts, called a "Remedial Investigation". The proposed remedy would achieve the remediation goals for the site by reducing the potential risk of exposure to the remaining soil and groundwater impacts.

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).

Background

Location: The Ballston Spa-Milton Avenue former manufactured Gas Plant (MGP) site is located at 130 Milton Avenue, Village of Ballston Spa. The site is approximately 0.164 acres in area and is bounded by a commercial parking lot to the north, residential properties to the south and east, and Milton Avenue to the west.

Site Features: The entire site is a paved parking area for 128 and 130-134 Milton Avenue, located along the west side of the site.

Current Site and Surrounding Area Zoning/Use: The site is currently zoned commercial, and is used as parking for two businesses and an apartment building. The surrounding parcels include commercial and residential properties. The area is served by public water and sewer systems.

Historical Use: A manufactured gas plant operated at the site from approximately 1861 to 1907. After the plant shutdown, the main building was used as a warehouse until approximately 1924, when all of the remaining structures were demolished. The site has been vacant since that time.

Operable Units: The site is currently being managed as a single operable unit.

Site Geology and Hydrogeology: A fill layer was encountered at the site and ranged from 5 to 10 feet thick. Below this layer was a silt and sand unit that ranged from 5 to 12 feet in thickness. Underlying this layer is a till unit consisting of sand, silt and gravel, and was encountered between 6 and 16 feet below ground surface. The depth to groundwater was approximately 10 to 12 feet below ground surface, and generally flows to the north-northeast.

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

<http://www.dec.ny.gov/cfm/xtapps/derexternal/haz/details.cfm?pageid=3&progno=V00487>

FOR MORE INFORMATION

Where to Find 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 Decision Document", and the Remedial Investigation report.

Ballston Spa Public Library
21 Milton Avenue
Ballston Spa, NY 12020
(518) 885-5022
Tuesday-Friday 10 AM-7 PM
Saturday 10 AM-5 PM

NYSDEC
Scott Deyette, Project Manager
625 Broadway
Albany, NY 12233-7014
By Appointment Only
(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
Email: sxdeyett@gw.dec.state.ny.us

Site-Related Health Questions

Wendy Kuehner, P.E., Project Manager
NYSDOH – BEEI
Empire State Plaza
Corning Tower, Room 1787
Albany, NY 12237
(518) 402-7860
Email: 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

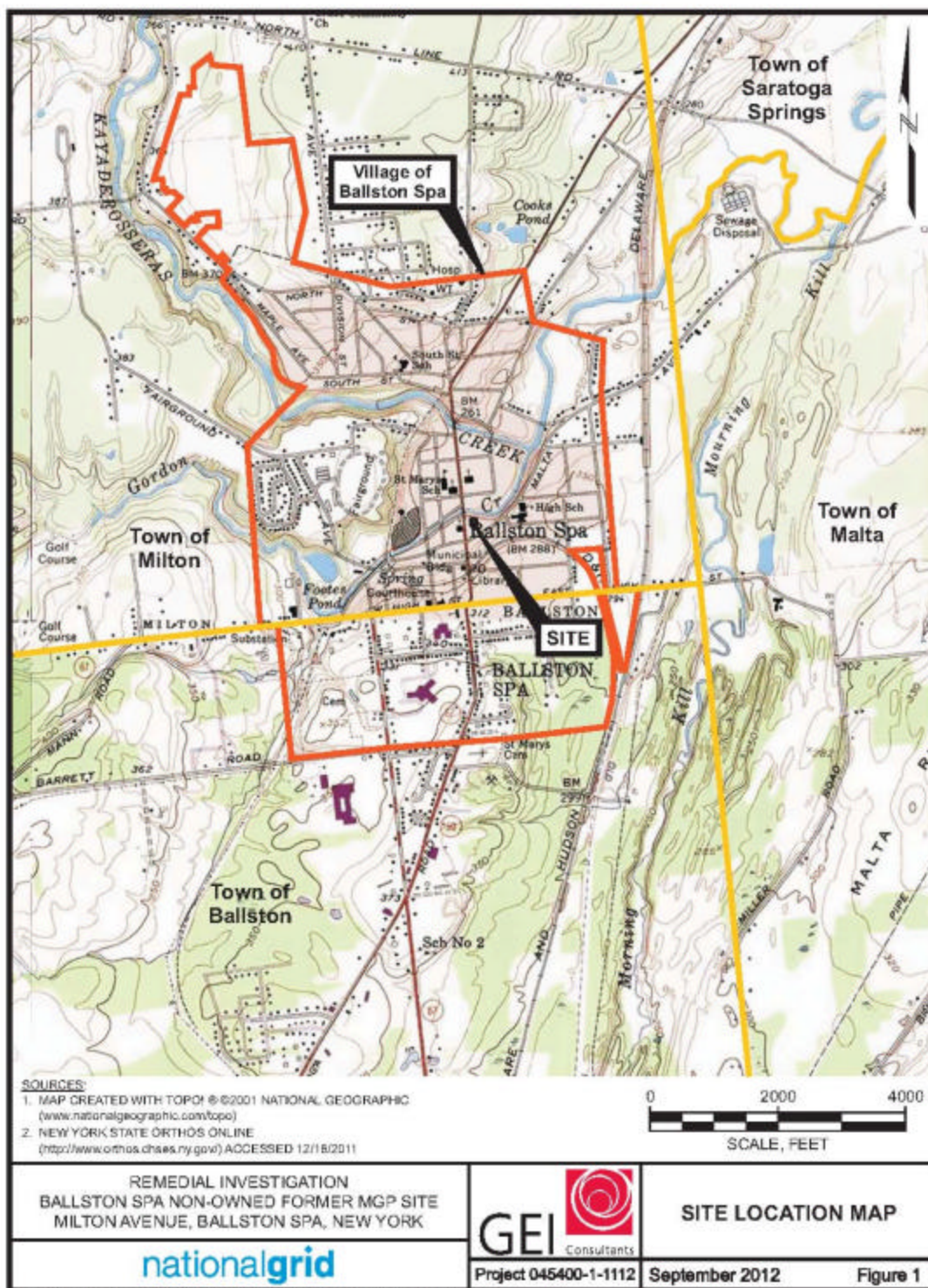
County email listservs available at the following web page:

<http://www.dec.ny.gov/chemical/61092.html>. It's quick, it's free,
and it will help keep you *better informed*.

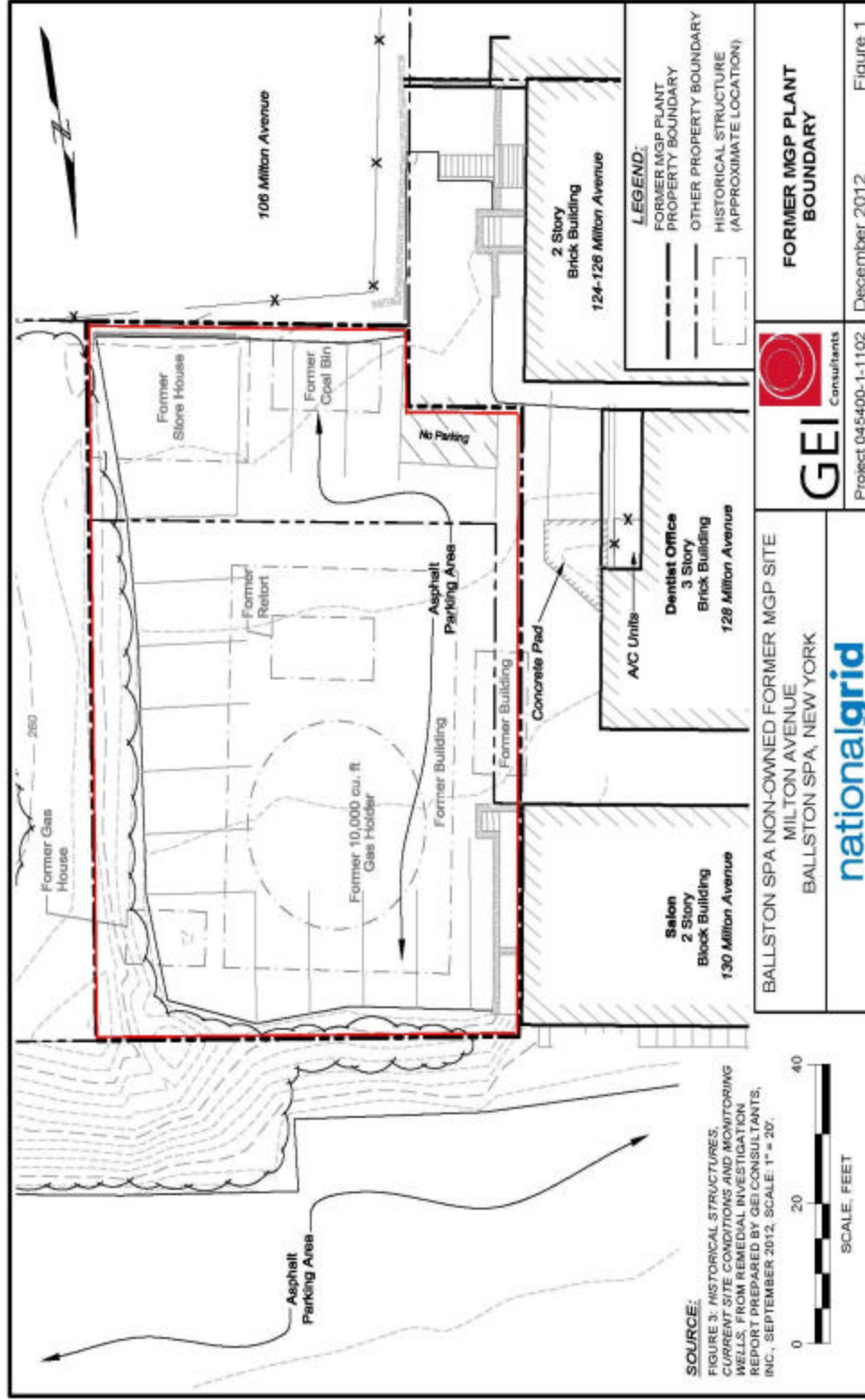
As a listserv member, you will periodically receive site-related information/announcements for all contaminated sites in the county(ies) you select.

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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