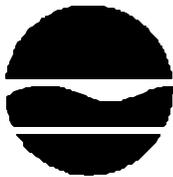


New York State
Department of



Environmental
Conservation

Dear Interested Citizen:

This Fact Sheet provides a summary of a remedial activity to be undertaken at the former Saratoga Lake Avenue Manufactured Gas Plant site. For additional information about site activities please contact the individuals identified below:

Project Related Issues:

Mr. R. Scott Deyette
NYSDEC
Division of Environmental
Remediation
625 Broadway
Albany, NY 12233-7014
(518) 402-9662
sxdeyett@gw.dec.state.ny.us

Health-Related Concerns:

Ms. Deanna Ripstein
NYSDOH, BEEI
Flanigan Square
547 River St., Room 300
Troy, NY 12180-2216
(800) 458-1158 Ext. 27870
dmr13@health.state.ny.us

Company Representative:

Ed Neuhauser, Ph.D.
National Grid Env. Dept.
300 Erie Blvd. West
Syracuse, NY 13202
(315) 428-5652
edward.neuhauser@us.ngrid.com

Former Saratoga
Lake Ave
Manufactured Gas Plant
Saratoga County
Site No. V00475

June 2009

NYSDEC Announces Remedial Action Plan for former MGP site; Plan to be Discussed at Public Meeting on July 13, 2009

The New York State Department of Environmental Conservation (NYSDEC) is soliciting public comment on a Decision Document (DD) for the former Saratoga (Lake Avenue) Manufactured Gas Plant (MGP) site. The DD is based on an evaluation of remedial alternatives in a Remedial Action Work Plan (RAWP) conducted by National Grid under the NYSDEC's oversight. The New York State Department of Health (NYSDOH) also reviewed the DD to ensure that it met their standards for protection of human health and the environment. The DD and RAWP, along with other relevant project documents, are available for public review at the repositories identified on page two of this notice.

The DD calls for the removal of approximately 1,500 cubic yards of soil and approximately 45,000 gallons of water impacted with MGP-related source material located within the former gas holder foundation. The excavation area is located at the southern area of the site along Short Alley. The gas holder bottom is approximately 20 feet below the ground surface and based on previous investigations conducted at the site, the contamination has been contained by the holder foundation.

Site Location and History:

The 1.0 acre former Saratoga Lake Avenue MGP site is located at 60 Lake Avenue (the intersection of Lake Avenue and Hodgeman Street), in the City of Saratoga Springs, Saratoga County. The site is owned by the City and is used as a full-time fire department facility, designated as the Central Fire Station. The attached figure shows the site location. The parcel is currently zoned for Urban Residential use, allowing for residential use and development. The surrounding area consists of commercial properties to the north and west, and residential use to the south and east.

The MGP operated on the site from 1853 until 1875. The plant used coal to create a gas which was piped into the surrounding community where it was used for lighting, heating and cooking similar to how natural gas is used today. The gas manufacturing process produced a dark, oily liquid waste known as coal tar, which is now contained within the gas holder. The gas plant consisted of the former gas house along Lake Avenue, and a single gas storage holder along the southern side of the site.

Previous Investigations:

The MGP-impacted soils were identified during four phases of environmental investigations conducted by National Grid in 2003, 2004, 2005 and 2008. The investigations determined that the soil located within the former gas holder exceeded NYSDEC soil cleanup objectives, therefore

Additional Information:

For additional information regarding health and exposure issues, please visit the NYSDOH website at: <http://www.health.state.ny.us/environmental/about/exposure.htm>

For information on the NYDEC Manufactured Gas Plant Remediation program: <http://www.dec.ny.gov/chemical/8430.html>

Document Repositories:

The Remedial Action Work Plan and the Final SC Report for the Saratoga (Lake Ave) site are available for review at the document repositories identified below:

Saratoga Springs Library
49 Henry Street
Saratoga, NY 12866

NYSDEC Central Office
11th Floor
625 Broadway
Albany, NY 12233-7014
Contact: Mr. Scott Deyette
(518) 402-9662
Hours: M-F; 9-5
(by appointment)

requiring remediation. It should be noted that no groundwater contamination was found during the investigations. The Final Site Characterization report was approved by the NYSDEC in June of 2007 and the Remedial Investigation Report in June of 2009.

Remedial Alternatives Summary:

The Remedial Action Work Plan evaluated four remedial alternatives for the site.

The remedial alternatives evaluated are:

1. *No Action (an evaluation required by regulation).*
2. *Excavation of MGP-related Source Materials.*
3. *Excavation of MGP-Source Material and Adjacent MGP-Impacted Materials.*
4. *Unrestricted Land Use Excavation.*

Alternative 2 is the recommended remedy for the site. Alternative 2 is protective of human health and the environment, meets the remedial action objectives for the site, as well as the property owner's restrictions on access and schedule duration.

Next Steps:

Starting with the release of the DD, a 30-day comment period will begin and will run through July 31, 2009, during which time the public can provide comments about the recommended Remedial Action Plan by letter, e-mail or telephone. Comments will also be accepted at the public meeting. The NYSDEC will consider the comments received before finalizing the Remedial Action in the Decision Document by the end of July 2009. After the issuance of the Decision Document, National Grid will develop the technical specifications and bid documents to support the Remedial Action Work Plan. The selected contractor will provide a Construction Operations Plan to NYSDEC for the soil excavation after the procurement process is completed.

Public Meeting:

A Public Meeting to present the recommended remedial alternative will be held on July 13, 2009 from 6 to 9 PM at the Saratoga Springs Public Library, Dutcher Community Room, 49 Henry Street in Saratoga Springs.



VOLUNTARY CLEANUP PROGRAM

DRAFT DECISION DOCUMENT

Saratoga Springs - Lake Avenue Former MGP Site
Saratoga, Saratoga County New York
Site No. V00475
June 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 contaminants 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 restricted residential 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 restricted residential 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 restricted residential 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, Restricted Residential 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.
2. An environmental easement will be implemented that will (a) limit the use and development of site property to restricted-residential 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.

Public Review and Comment

This draft Decision Document and the Remedial Work Plan for the site are provided to the interested public for review and comment for a 30 day period which closes on July 31, 2009. In addition a notice was published in the Environmental Notice Bulletin on July 1, 2009. Comments should be sent to the NYSDEC project manager, R. Scott Deyette, at the following address: NYSDEC, Division of Environmental Remediation, Remedial Bureau C, 11th Floor, 625 Broadway, Albany, New York 12233-7014 or sxdeyett@gw.dec.state.ny.us.

The draft Decision Document is available on line at <http://www.dec.state.ny.gov/chemical/46268> and is also available along with the Remedial Work Plan and all other site related documents at the following document repositories:

Saratoga Springs Public Library
49 Henry Street
Saratoga Springs, New York 12866
(518) 584-7860

NYSDEC Central Office
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625 Broadway
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VOLUNTARY CLEANUP PROGRAM

DRAFT DECISION DOCUMENT

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