



Public Meeting Invitation

**Thursday,
March 8, 2007
7:00 PM**

NYSDEC Cortland Office
1285 Fisher Avenue
Cortland, NY 13045
(607) 753-3095 ext. 298

The New York State Departments of Environmental Conservation and Health (NYSDEC and NYSDOH) will discuss the proposed remedy for the NYSEG Cortland Homer Former MGP Site, Operable Unit 01. At the meeting, representatives from the NYSDEC and NYSDOH will:

- Describe results of the site investigations;
- Explain the proposed remedy;
- Answer your questions about the remedy;
- Receive your verbal or written comments about the proposal.

PUBLIC COMMENT PERIOD

From: February 16, 2007
To: March 19, 2007

FACT SHEET

February 15, 2007

NYSEG CORTLAND
HOMER FORMER MGP
SITE No. 7-12-005
South Main Street,
Homer, NY 13077

Remedy Proposed for the NYSEG Cortland Homer Former MGP Site Operable Unit 01

Public Meeting, Comment Period Announced

The New York State Department of Environmental Conservation (NYSDEC), working cooperatively with the New York State Department of Health (NYSDOH), has proposed a remedy designed to address contamination identified at the NYSEG Cortland Homer Former MGP Site Operable Unit 01, Homer, New York (*see location map on page 4*). New York State Electric & Gas (NYSEG) is working cooperatively under an Order on Consent with NYSDEC to remediate the site.

The Proposed Action: The proposed remedy includes partial building demolition, excavation, and off site disposal and/or treatment of contaminated soils. This proposal is described in more detail in the Proposed Remedial Action Plan (PRAP) for the site, which is available for review in the document repositories listed in this fact sheet. The PRAP was developed following a detailed investigation of the site. The PRAP evaluates different options to clean up the site, and presents the alternative preferred by the NYSDEC and NYSDOH.

Your Opportunities to Comment on the Proposed Remedy: Release of the PRAP begins a process to select the remedy for the site. Your verbal and written comments about the PRAP are welcome at the **public meeting** (see sidebar), and during a **public comment period** which runs until March 19, 2007. Written comments also may be mailed until the end of the comment period to:

William T. Ports, PE
NYSDEC, Division of Environmental Remediation
625 Broadway, 11th Floor
Albany, New York 12233-7014

What Happens Next: All comments received during the public comment period will be considered when the remedy for the NYSEG Cortland Homer Former MGP Site Operable Unit 01 site is selected. Public input will be factored into the Record of Decision (ROD), which will describe the remedy selected and why it was chosen. NYSDEC will respond to comments in a responsiveness summary included in the ROD.

Site History

The NYSEG Cortland Homer Former MGP Site is located at 216 South Main Street, in the Village of Homer, Cortland County, New York just north of the City of Cortland. The site is approximately 2 acres in area and consists of two adjoining land parcels that are privately owned. From 1858 to 1935, the site was used to produce manufactured gas for lighting and heating local homes and businesses. Manufactured gas was produced by heating coal and other petroleum products in the presence of steam. By-products of the process and plant structures often remain at manufactured gas plant (MGP) sites when the plants closed. These by-products can include tar, gas purifier wastes, coal and ash.

In the 1940's, NYSEG partially decommissioned the plant. In 1944 the Brockway Motor Company purchased the subject property and razed the remaining structures. The building that presently stands on the site is presumed to have been built by Brockway Motors and modified by subsequent owners.

Site Investigation

This site has been the subject of several environmental investigations beginning in 1985. The purpose of these investigations was to define the nature and extent of any contamination resulting from previous activities at the site. The most recent investigation was completed in December 2003. The combined investigations included soil gas sampling, excavation of test pits, installation of monitoring wells, and collection of soil, sediment and groundwater samples for chemical analysis.

Contamination consisting of: benzene, toluene, ethylbenzene and xylene (BTEX); polycyclic aromatic hydrocarbons (PAHs); non-aqueous phase liquid (NAPL); and cyanide was identified in subsurface soil and groundwater at the site. NAPL refers to contaminants that remain undiluted as their original bulk form in the subsurface. MGP waste materials consist of coal tar or Non Aqueous Phase Liquid (NAPL) which contain organic contaminants. Tar is found most frequently near the former MGP structures. This contamination has migrated into the West Branch of the Tioughnioga River, where it has negatively impacted sediments.

Site Related Health Information

The potential for human exposure to contaminated soil and NAPL at the NYSEG Cortland Homer Former MGP Site OU 1 is unlikely since contaminated soils are subsurface and the site area is covered by a building, gravel, or grass. However, redevelopment, subsurface utility work or building maintenance work in the future could bring workers into contact with contaminated material or bring contaminated soils to the surface. Exposure to contaminated groundwater is unlikely since the area is served by public water. There is currently an active industrial building on the site, therefore the potential exists for exposure to indoor air contamination. Sampling indicates the sub slab vapor is contaminated. Indoor air sampling in this building also identified site-related chemicals which may originate from site contamination, as well as from the use of the same chemicals in the current industrial use of the site. For example, chlorinated solvents are attributed to the building's current use since chlorinated solvents are not associated with MGP operations.

Summary of Proposed Remedial Action

The PRAP identifies the remedy preferred by the NYSDEC and NYSDOH to remediate the MGP contaminated soils and groundwater. The proposed alternative was identified following a detailed investigation of the site and evaluation of alternatives for remediating the contamination.

The elements of the proposed remedy include:

- Demolishing the southern portion of the on-site building as necessary to excavate the contaminated soils.
- Extracting groundwater during construction, which would be sent off-site or treated on-site and discharged in compliance with applicable standards.
- Excavating MGP waste, NAPL and contaminated soils meeting one or more of the following criteria: visible tar or oil; the presence of sheens or odors with total PAHs over 1000 ppm; purifier waste with reactive cyanide levels above 250 ppm; or purifier waste with reactive sulfide levels above 500 ppm. Treatment and/or disposal of excavated

materials meeting the above criteria would occur at an off-site facility.

- Stockpiled materials which are below the criteria would be evaluated for reuse on-site. The excavation would be backfilled with stockpiled soils and clean soil, and the ground surface would be prepared to meet future land use requirements. Non-vegetated areas (buildings, roadways, parking lots, etc.) would be covered by a paving system or concrete at least 6 inches thick.
- Evaluating the potential for soil vapor intrusion in the remaining portion of the building after soil excavation and building modification are completed.
- Imposition of an institutional control in the form of an environmental easement that restricts the use of the property to industrial/commercial, requires compliance with the site management plan, and requires periodic certification of the effectiveness of the remedy.

- Development of a site management plan which would include institutional and engineering controls for future use and monitoring at the site. This plan would manage future use and monitor the effectiveness of the soil remediation.
- The property owner would provide a periodic certification to the Department that the institutional and engineering controls are still in place and are effective.

Costs and Funding for the Site Remedy

The estimated capital cost to construct the project is \$12,400,000 and the annual operating and maintenance cost is \$11,300. The source of funding for the project is NYSEG.

Document Repositories: *To review the complete PRAP and other site information:*

Village of Homer Offices
 31 N. Main Street
 Homer, NY 13077
 Attn: Village Clerk Office
 Phone: (607) 749-3322
 Monday-Friday 8:30 AM - 4:30 PM

Cortland Free Library
 32 Church Street
 Cortland, New York 13045
 Monday-Thursday 9:30 AM- 8:00 PM
 Friday 9:30 AM - 5:30 PM
 Saturday 9:30 AM - 4:30 PM

NYSDEC Region 7
 615 Erie Boulevard West
 Syracuse, New York 13204-2400
 Contact: Diane Carlton
 Phone: (315) 426-7413
 Monday-Friday 8:30 AM-4:30 PM

For More Information: *Call or write the following staff for more information about:*

**Meeting/Comment Period/
 Technical Information:**
 William T. Ports, PE
 NYSDEC
 Division of Environmental
 Remediation
 625 Broadway
 Albany, New York 12233-7014
 Phone: 518-402-9662
 E-mail:
 wfports@gw.dec.state.ny.us

**Site Related Health
 Information:**
 Julia Guastella
 NYSDOH
 Flanigan Square
 547 River Street
 Troy, New York 12180-2216
 Phone: (800)458-1158 ext. 27880

Citizen Participation:
 Diane Carlton
 NYSDEC Region 7
 615 Erie Blvd West
 Syracuse, New York 13204
 Phone: (315) 426-7413

PLEASE NOTE: In the event of severe weather conditions on March 8, 2007, the meeting will be rescheduled to 7:00 PM, March 13, 2007, at the same venue.



7-12-005
NYSEG - Cortland /Homer MGP

Cortland/Homer
Former MGP
Site Location