



FACT SHEET

Manufactured Gas Plant Program

Receive Site Fact Sheets by **Email**. See "For More Information" to Learn How.

Site Name: NYSEG - Lyons MGP
DEC Site #: 859020
Address: Geneva St
Lyons, NY 14489

Have questions?
See
"Who to Contact"
Below

Remedy Proposed for Manufactured Gas Plant Site; Public Comment Period and Public Meeting Announced

Public Meeting, Thursday, 3/5/2015 at 7:00 PM

Lyons Community Center, 4 Manhattan Street, Lyons, NY 14489

NYSDEC invites you to a public meeting to discuss the remedy proposed for the site. You are encouraged to provide comments at the meeting, and during the 30-day comment period described in this fact sheet.

The public is invited to comment on a remedy proposed by the New York State Department of Environmental Conservation (NYSDEC) related to the NYSEG - Lyons MGP site ("site") located at Geneva St, Lyons, Wayne County. Please see the map for the site location.

Documents related to the cleanup of this site can be found at the location(s) identified below under "Where to Find Information."

How to Comment

NYSDEC is accepting written comments about the proposed plan for 30 days, from **February 27, 2015** through **March 30, 2015**. The proposed plan is available for review at the location(s) identified below under "Where to Find Information." Please submit comments to the NYSDEC project manager listed under Project Related Questions in the "Who to Contact" area below.

Proposed Remedial Action Plan

The remedy proposed for the site includes:

1. In-situ solidification (ISS) will be implemented in two areas totaling 0.14 acre. These two areas are where MGP residuals such as coal tar were observed, and where total polycyclic aromatic hydrocarbon (PAHs) concentrations exceed 500 parts per million. These areas include the northwest portion of the site containing a portion of the former Gas Holder B foundation, and the eastern portion of the site containing the footprint of the former MGP building and a portion of the former coal, lime, and brick shed. Approximately 3,550 cubic yards of soil will be solidified. The treatment zone will extend from approximately 4 feet below present grade to 15 feet below present grade.

2. Excavation of the top four (4) feet of soil in the ISS area, plus additional soil to accommodate the volume expansion associated with ISS. Subsurface structures such as remaining building foundations will also be excavated and removed in the ISS areas. Approximately 3,460 cubic yards of soil and debris will be excavated and either stockpiled for re-use or disposed off-site. Soil which meets the standards for commercial use and the protection of groundwater may be stockpiled to backfill the on-site excavation or to construct the site cover, to the extent that a sufficient volume of on-site soil is available. Clean fill meeting NYSDEC requirements will be brought in as necessary to complete the backfilling of the excavation above the ISS mass and establish the designed grades at the site. The site will be re-graded to accommodate installation of a cover system as described below.

3. A site cover system will be required to allow for commercial use and to protect the ISS component of the remedy. The cover will consist either of the structures such as buildings, pavement, sidewalks comprising the site development (which is currently used as a parking lot), or a soil cover in areas where the upper one foot of exposed surface soil will meet the applicable soil cleanup objectives (SCOs). Where the soil cover is required, it will consist of a minimum of one foot of soil meeting the SCOs for commercial use. The soil cover will be placed over a demarcation layer, with the upper six inches of the soil of sufficient quality to maintain a vegetation layer. In the ISS treatment area, it will consist of a minimum of four feet of soil meeting the SCOs for commercial use, with the upper six inches of the soil of sufficient quality to maintain a vegetation layer. Any fill material brought to the site will meet the NYSDEC requirements for imported soils.

4. Institutional Control

An environmental easement will be placed on the property that:

- restricts the land use to commercial or industrial purposes only;
- restricts the use of groundwater as a source of potable or process water without proper treatment as determined by local and state public health officials;
- requires compliance with a NYSDEC approved Site Management Plan. This plan also requires the remedial party to complete and submit a periodic certification of the institutional and engineering controls.

5. Site Management Plan

A Site Management Plan will be developed that identifies all use restrictions and engineering controls for the site and details the steps and requirements necessary to ensure that the remedy remains in place and is effective

Summary of the Investigation

A remedial investigation (RI) was conducted to determine the nature and extent of contamination resulting from previous activities at the site. Test pits and soil borings were performed, as well as the installation of groundwater monitoring wells. Surface soil, subsurface soil, and groundwater samples were collected and analyzed during the RI.

The primary contaminants of concern at the site are MGP-related residuals (coal tar and coal tar stained soils) which contain polycyclic aromatic hydrocarbons (PAHs), benzene, toluene, ethylbenzene, and cyanide impacts in soil. Groundwater is minimally impacted.

There were two exceedances of restricted commercial soil cleanup objectives (SCOs) for PAHs in surface soils. The SCO levels for surface soils are consistent with commonly measured urban background concentrations for PAHs. Lead and mercury were detected in surface soils at levels indicative of background soil or urban fill concentrations as they were also detected in similar levels in subsurface soils/fill.

Subsurface soil impacts resulting from former MGP operations at the site consisted of PAHs and total cyanide above the NYSDEC's commercial use SCOs in two general areas of the site: the western portion of the site containing a portion of the former Gas Holder B foundation, and the eastern portion of the site containing the footprint of the former MGP building and a portion of the former coal, lime, and brick shed. Coal tar, coal tar coated and saturated soils and coal tar blebs were also observed in these two areas of the site.

Groundwater was found to be minimally impacted.

Impacts from the site were not found to be affecting the Erie Canal.

NYSDEC developed the proposed remedy after reviewing the detailed investigation of the site and evaluating the remedial options in the "feasibility study" submitted under New York's State Superfund Program by NYSEG.

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 "Record of Decision" that will explain why the remedy was selected and respond to public comments.

Background

Location: The approximately one acre former Manufactured Gas Plant (MGP) site is located in a mixed commercial/residential area in the central business district of the Village of Lyons, Wayne County. The site is bordered by Water Street to the south, Geneva Street to the east, William Street to the west, a paved parking area owned by the Village of Lyons to the north with a Ford Dealership beyond. The Erie Canal is located about 225 feet southwest from the site. The nearest residence is directly across Geneva Street from the site.

Site Features: The site is currently used as a parking lot, leased to Wayne County by NYSEG. The lot is surrounded on all sides by grass-covered and landscaped areas. In the north/central area of the site is a NYSEG gas regulator station, a one story masonry building which contains regulating and metering equipment. There are no occupied structures on the site.

Current Zoning and Land Use: The site is zoned C-1, "Commercial District." All adjacent parcels to the north, west, and south are also C-1. The parcels to the east across Geneva Street/Route 14 are zoned R-1, "Low Density Residential."

Past Use of the Site: The Lyons MGP was constructed in 1859 by the Lyons Gas Light Company. The MGP was constructed and operated as a coal carbonization plant using coal as a feedstock. The annual gas production ranged from two million cubic feet in 1889, to eight million cubic feet in 1899. The MGP shut down operation in 1917.

A Preliminary Site Screening investigation (Phase I) was conducted in 1990. A Task II site investigation was performed in 1992 (Phase II). NYSEG entered into Multi-site Order on Consent with the NYSDEC in 1994, which includes this site. A Remedial Investigation (RI) was conducted with NYSDEC oversight in 2011 and 2012.

Site Geology and Hydrogeology: The site is underlain by 3 to 18 feet of fill material, which sits atop a 2 - 11 foot thick silt and clay unit. Below the silt and clay is a sand and gravel unit which extends to shale bedrock. Bedrock ranges from 38 - 58 feet below ground surface. Depth to the groundwater table ranges from 17 - 25 feet below ground surface and groundwater flows generally southwest toward the canal.

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

<http://www.dec.ny.gov/cfmx/extapps/derexternal/haz/details.cfm?pageid=3&progno=859020>

About the Manufactured Gas Plant Program:

NYSDEC has one of the most aggressive Manufactured Gas Plant (MGP) 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 seven utilities operating in New York State. Currently, we have multi-site orders or agreements with six utilities, including NYSEG, and several other individual site volunteers, to address 222 MGP sites in NYS. NYSDEC continues to seek to identify any other possible MGP sites throughout the State.

For more information about the MGP program, visit: <http://www.dec.ny.gov/chemical/8439.html>

FOR MORE INFORMATION

Where to Find Information

Project documents are available at the following location(s) to help the public stay informed.

Lyons Public Library
122 Broad Street
Lyons, NY 14489
phone: 315-946-9262
(lyonslibrary@owwl.org)

Who to Contact

Comments and questions are always welcome and should be directed as follows:

Project Related Questions

Kiera Thompson
Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7014
518-402-9662
kiera.thompson@dec.ny.gov

Site-Related Health Questions

Wendy Kuehner, P.E.
New York State Department of Health
Bureau of Environmental Exposure Investigation
Empire State Plaza, Corning Tower, Room 1787
Albany, NY 12237
518-402-7860
wendy.kuehner@health.ny.gov

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.

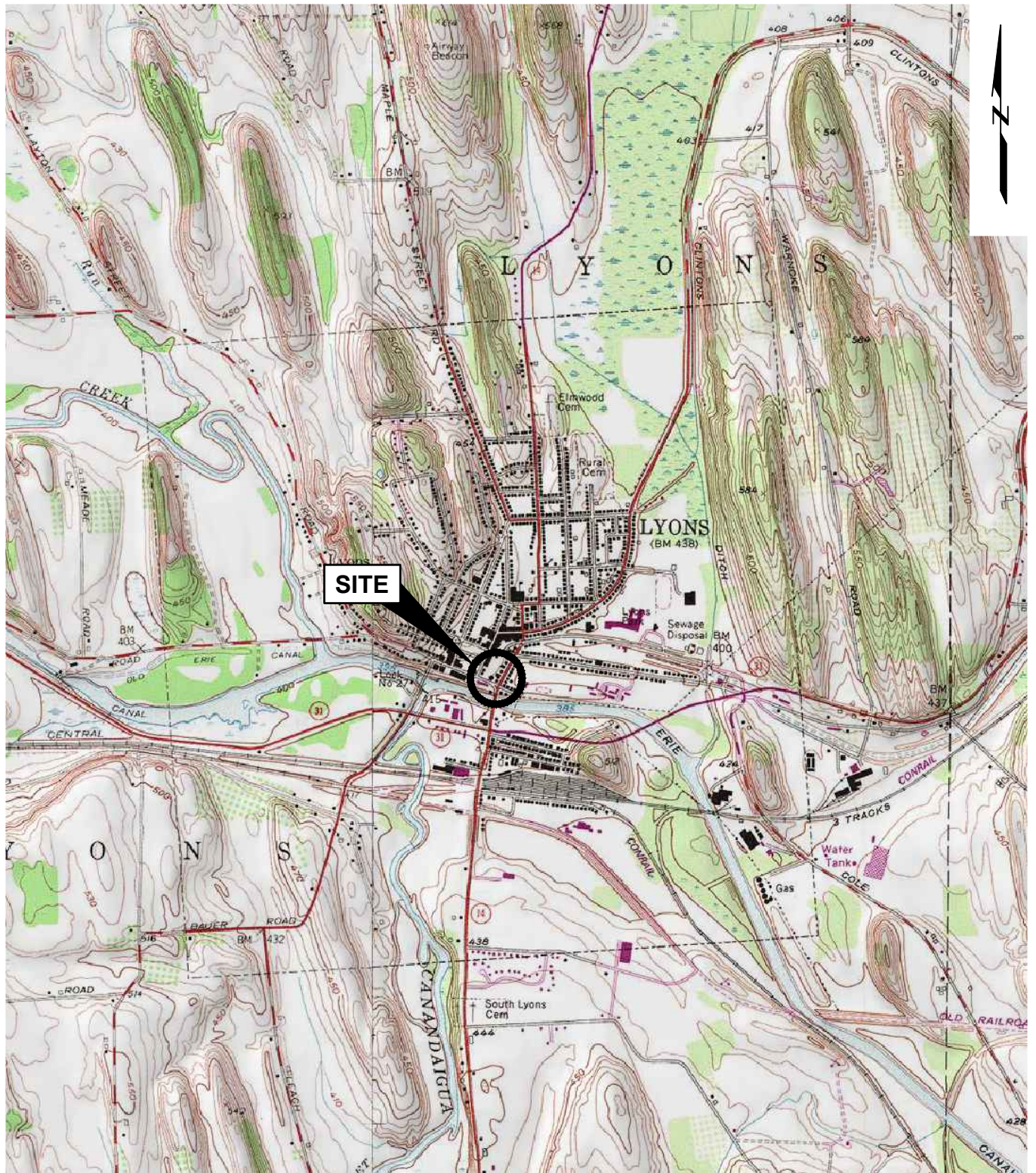
Receive Site Fact Sheets by Email

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.

Note: Please disregard if you already have signed up and received this fact sheet electronically.



SOURCE:

U.S.G.S. TOPOGRAPHIC MAP CREATED WITH TOPO!® ©2004
NATIONAL GEOGRAPHIC (www.nationalgeographic.com/topo)

0 1000 2000 4000



SCALE: 1" = 2000'

Feasibility Study Report
Lyons MGP Site
Village of Lyons, New York

NYSEG
Binghamton, New York



Project 112830

SITE LOCATION MAP

March 2015

Fig. 1

