



FACT SHEET

Manufactured Gas Plant Program

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Site Name: NYSEG - Penn Yan Water St. MGP
DEC Site #: 862009
Address: Water St
Penn Yan, NY 14527

Have questions? See "Who to Contact" Below

Cleanup Action to Begin for Former Manufactured Gas Plant Site

Documents related to the cleanup of this site can be found at the location(s) identified below under "Where to Find Information." The cleanup activities will be performed by NYSEG with oversight from the New York State Department of Environmental Conservation (NYSDEC).

Highlights of the Upcoming Cleanup Activities

Action is about to begin that will address the contamination related to the NYSEG - Penn Yan Water Street MGP site ("site") located on Water Street, Penn Yan, Yates County. Work is expected to continue through May 2018. Please see the attached figures for the site location and features of the cleanup activities.

The goal of the cleanup action for the site is to achieve cleanup levels that protect public health and the environment. The cleanup action for the site includes excavation and off-site disposal of contaminated soil from the site and sediment in the Keuka Lake Outlet immediately adjacent and downstream of the site. The cleanup includes removal of coal tar "source areas" as well as residual contamination impacted by the source areas.

Summary of the Remedy

In accordance with the Record of Decision (ROD), the remediation goals for this site include excavation and/or removal of the following:

- Exposed surface soil exceeding restricted-residential soil clean up objectives (SCOs)
Sub-surface soils exceeding 500 milligrams per kilogram (mg/kg) of total semi-volatile organic compounds
Sub-surface soils exceeding 10 mg/kg of total volatile organic compounds
Soils visibly impacted with non-aqueous phase liquid (NAPL) or NAPL sheens
Sub-surface former MGP structures to the extent practicable
Sediment with visible NAPL, sheen or which produce a visible sheen when agitated in situ
Sediment in the Keuka Lake Outlet which contains greater than 43mg/kg total polycyclic aromatic hydrocarbons (tPAHs)

The cleanup will be completed in three phases, each phase during 2015, 2016, and 2017, respectively. The work to be completed in 2015 includes stabilization of the building on the former MGP property, and excavation of the former MGP gas holder foundation. The work to be completed in 2016 includes dredging Cells 1 through 4 which extend from just upstream of the former railroad bridge downstream

to the Keuka Lake Outlet dam. The work to be completed in 2017 includes dredging Cell 5 which is in the waterway adjacent to the opposite shore from the former MGP property, draining and excavating Cell 6 in the waterway adjacent to the former MGP property, and excavating the upland area on-site and around the former MGP building.

The dredged and excavated sediments and soils will be stabilized and dewatered on-site and then transported off-site to a thermal desorption facility. The concrete and other structures that will be removed during the work will be broken down and disposed offsite in a nearby landfill. Clean materials and equipment will be staged for on-site used in a "material laydown area" on Water Street, directly across from the former MGP property.

A site cover will be installed consisting of either on-site structures such as buildings, pavement and sidewalks, or a soil cover. The soil cover will include two-feet of soil meeting the SCOs for soil cover placed over a demarcation layer. The top six inches of the soil cover will be of sufficient quality to maintain a vegetation layer.

Next Steps

After completion of the cleanup activities, NYSEG will prepare a Final Engineering Report. The Final Engineering Report will describe the cleanup activities completed and certify that cleanup requirements have been achieved or will be achieved.

NYSDEC will keep the public informed throughout the cleanup of the site.

Background

Location: The site is between Water Street and the Keuka Lake Outlet in the Village of Penn Yan, Town of Milo, Yates County, New York. The site is a parcel of land located on Water Street, near the corner of Liberty Street.

Site Features: The 0.815 acre site is composed of two contiguous parcels of land. The larger parcel (Section/Block/Lot #46.17-2-68), with an area of 0.805 acres, includes a currently vacant masonry "gas house" building which was formerly used for gas manufacturing operations. This building has been designated as a historic structure by the New York State Office of Parks, Recreation and Historic Preservation. The concrete floor slab from a former warehouse/garage is present to the west of the gas house building. The remaining areas of the parcel consist of driveways and parking area, a mowed, grass-covered area in the middle of the site, and a brush-covered riparian strip of land along Keuka Lake Outlet.

The smaller parcel (Section/Block/Lot #46.17-2-74) is located adjacent to Water Street, northeast of the former MGP process area. This parcel covers approximately 0.01 acres. A small building is currently present on the parcel.

Current Zoning/Uses: Both parcels are zoned Waterfront Development and Conservation (WDC) District, which permits commercial and residential uses. The site contains the original gas house (unoccupied) and a small building which is used by NYSEG as a gas regulating station; but is otherwise empty.

Historic Uses: An MGP was constructed on the site in 1899 and operated until 1931. Gas was manufactured using a coal gasification process by the Penn Yan Light Company. A gas holder and some accessory buildings were demolished sometime following the cessation of the gas manufacturing activities in 1931.

After gas manufacturing ceased, the gas house was redeveloped into a malt house and wood storage facility. At some point, a warehouse structure was erected and attached to the west side of the building. The building and warehouse were used for a wine distribution center and later as an auto sales and repair business. The warehouse was demolished in 2004, but its concrete floor was left in place. The concrete floor was recently covered with soil to deter recreational use of this area.

Previous Remedial Activities: Remedial investigations occurred at this site from 1991 to 2008 which helped to characterize the nature and extent of MGP impacts at the site. In 2012, a Feasibility Study was submitted to NYSDEC which assessed different alternatives for the site cleanup. Based on this report, NYSDEC issued a ROD which identified the selected cleanup for the site. The Record of Decision also incorporated public comments generated during a public notice period. The selected cleanup described in the ROD includes excavation of on-site soils and sediments in the Keuka Lake Outlet. The cleanup objectives are summarized in the "Summary of the Remedy" section.

Site Geology and Hydrogeology: Three soil units have been identified in the subsurface beneath the site. From the ground surface downward, they are a man-made fill unit, a silt unit, and a sand unit. The fill layer is found across the site and generally ranges from 4 feet thick (around the MGP building) to 13 feet thick (adjacent to Water Street) The thickness of the fill unit adjacent to the Keuka Lake Outlet is approximately 8 feet.

Beneath the fill is a silt unit that ranges in thickness between 10 and 20 feet. This silt unit appears to act as a potential aquitard beneath the site, limiting downward movement of groundwater and contaminants from the site. A sand unit of unknown thickness is present below the silt. The depth to bedrock is not known; however it is likely greater than 300 feet below ground surface (bgs) in the area of the site.

The Keuka Lake Outlet has an organic silt sediment unit approximately 4 feet thick. Beneath the silt is a clay unit of unknown thickness.

The groundwater table is present between 3 and 15 feet below ground surface (bgs) at the site. Groundwater flows from the northwest to the southeast across the site towards the Keuka Lake Outlet.

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

<http://www.dec.ny.gov/cfm/external/haz/details.cfm?pageid=3&progno=862009>

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 eight 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 New York State. 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

FOR MORE INFORMATION

Where to Find Information

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

Penn Yan Public Library
214 Main Street
Penn Yan, NY 14527
Phone: (315) 536-6114

NYSDEC, Region 8
6274 East Avon Lima Rd.
Avon, NY 14414
Phone: (585) 226-5324

Who to Contact

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

Project Related Questions

Liz Lukowski
Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7014
518-402-9662
elizabeth.lukowski@dec.ny.gov

Site-Related Health Questions

Chris Doroski
Bureau of Environmental Exposure Investigation
Empire State Plaza
Corning Tower Room 1787
Albany, NY 12237
BEEI@health.state.ny.us

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.

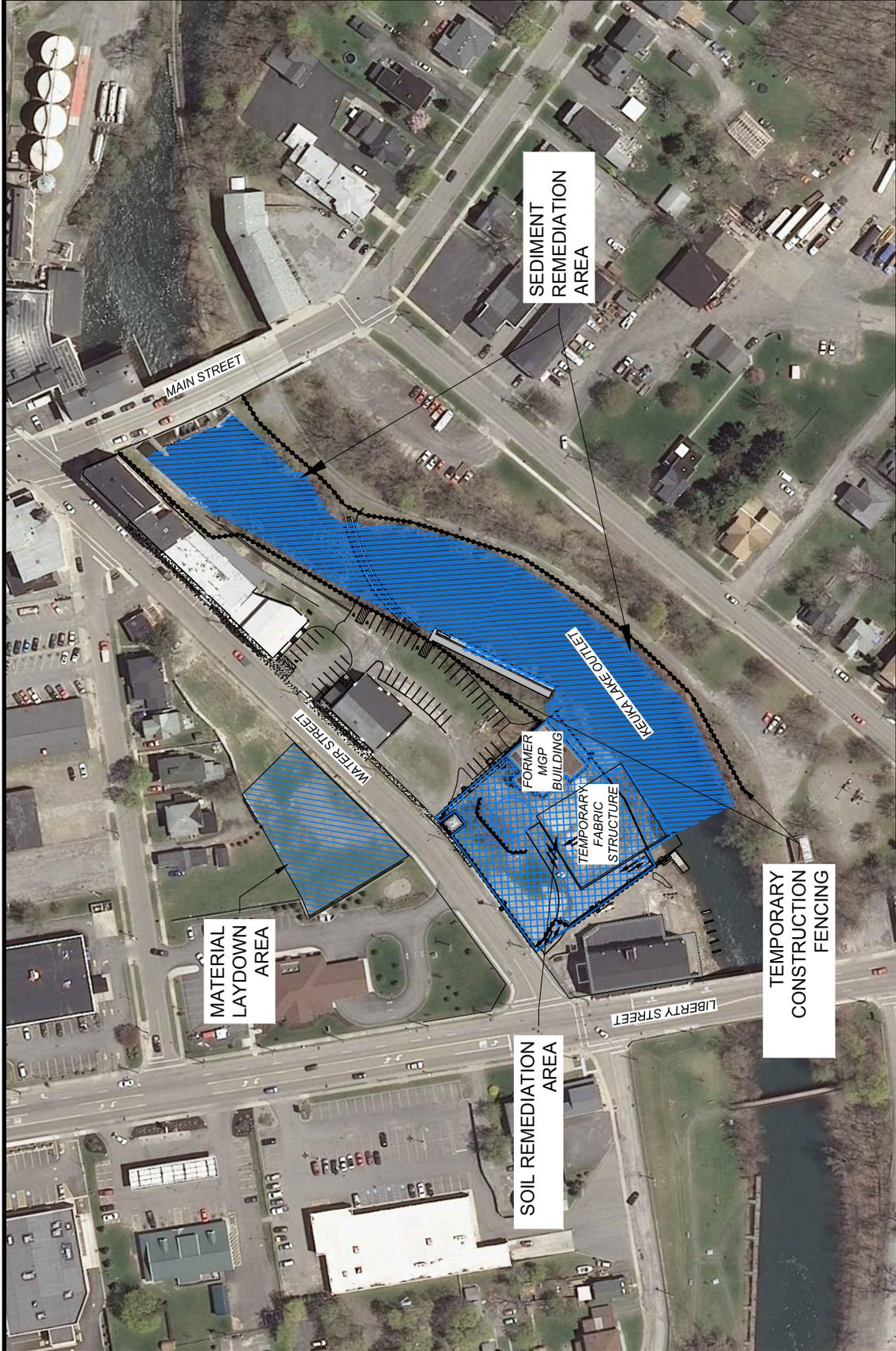
Receive Site Fact Sheets by Email

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.



SITE LAYOUT, EXTENTS, AND REMEDIATION AREA OVERVIEW

PENN YAN FORMER MGP
 SITE REMEDIATION
 PENN YAN, NEW YORK

AECOM
 NYSDC FACT SHEET

DATE: 10/08/15

DRWN: LKT

FIGURE 1