

**CON EDISON'S INTERIM REMEDIAL INVESTIGATION REPORT FOR  
PETER COOPER VILLAGE APPROVED BY  
NYS DEPARTMENT OF ENVIRONMENTAL CONSERVATION AND  
NYS DEPARTMENT OF HEALTH  
SEPTEMBER 2007**

**What is a Manufactured Gas Plant (MGP)?**

Manufactured Gas Plants (MGP) were operated between the 1800s and mid-1900s, before the development of natural gas systems, to convert coal into gas for heating, lighting and cooking. An MGP operated at E. 21<sup>st</sup> Street from the mid-1800's to the 1940's, encompassing approximately two-thirds of what is now Peter Cooper Village. In 2002, Con Edison entered into a Voluntary Cleanup Agreement with the New York State Department of Environmental Conservation (NYSDEC) to investigate and remediate, if necessary, MGP and manufactured gas holder sites in its service territory.

**What were the results of the Site Characterization Study?**

A Site Characterization Study (SCS) was conducted from January 2004 to April 2004 to investigate the site for the presence of contamination due to the prior operation of the MGP facility. The site characterization activities included: surface soil sampling, subsurface soil sampling, test pit excavation, and groundwater sampling. The results of the investigation found that there were no MGP impacts in the surface soil and that the MGP impacts in subsurface soil were at least 2 feet below the ground surface and in the vast majority of the site 10 feet and deeper. MGP impacts were also found in the groundwater at the site beneath the surface.

**What were the results of the Interim Remedial Investigation?**

Since MGP impacts were found during the SCS, an interim remedial investigation (RI) was conducted to delineate the extent of impacts. The interim RI was conducted from January 2006 through May 2006. The results of the RI confirmed the results of the SCS and in general determined the extent of impacts, which extended to the north side of E. 23<sup>rd</sup> Street, the south side of E. 20<sup>th</sup> Street and along First Avenue. On the east side impacts were found in Stuyvesant Cove Park.

**What were the results of the indoor air and soil gas testing?**

Con Edison conducted an indoor air and soil gas sampling investigation to determine if subsurface MGP residuals were adversely impacting indoor air quality in the buildings. That investigation has been completed. The New York State Department of Health (NYSDOH) has reviewed the data from the soil gas/indoor air monitoring survey that Con Edison conducted at the site and concluded that there does not appear to be any impact to indoor air from MGP impacts in the soil or any significant or imminent threats to human health. Indoor air monitoring will continue as part of an overall Interim Site Management Plan until a remedy is proposed and implemented.

**Are the residents of Peter Cooper Village at risk because of the subsurface MGP impacts?**

A primary goal of these investigations was to evaluate the potential for exposure to these historical operations. Human exposure pathways include breathing, ingesting or touching the contaminants. Because the soil contamination was found below the surface, the public is not exposed through direct contact with the contaminants and as stated above there are no indoor air impacts from MGP residuals. Exposure to contaminated groundwater through ingestion is also not likely because New York City is served by a municipal water system. If any subsurface construction takes place on the property an Interim Site Management Plan approved by NYSDEC

would be implemented that would require that appropriate health and safety measures be taken to protect the public and the workers.

**What kind of safety measures were used during the investigation process?**

A site-specific health and safety plan (HASP) and a community air monitoring plan (CAMP) were prepared by Con Edison and approved by NYSDEC and NYSDOH to assure the safe completion of all work. The work was done by trained, qualified contractors and was overseen by Con Edison staff. A representative of NYSDEC also monitored the work.

**When will the results of the Interim Remedial Investigation be shared with the public?**

Con Edison, NYSDEC and NYSDOH will be presenting the results of the Interim RI at the following meetings:

**Public Meeting - Wednesday, October 3, 2007 at 7:00PM at JHS 104, 330 E. 21<sup>st</sup> Street**  
**PCV/ST Tenant's Association Meeting – Saturday, October 27, 2007**

**What type of community outreach has taken place?**

Since 2003, Con Edison has worked with the property owner, local elected officials and the Tenant's Association to keep the residents and community informed of the various stages of the investigation. Con Edison has issued public notices and fact sheets at each phase of the investigation.

**Was any contamination encountered during the Water Valve Replacement Project?**

Contamination was found during the water valve replacement project. In Peter Cooper Village, it was found in most of the excavated valve locations. All contaminated soil was stored in lined roll-off containers and removed from the site. Real-time air monitoring was conducted during the excavations and there were no air quality impacts detected.

**What happens next?**

Another round of investigation will be necessary to fully delineate the contamination found during the Interim RI. After this last round of testing, a final RI report will be issued. If NYSDEC and NYSDOH determine that remediation is required, Con Edison will develop an Alternatives Analysis Report that will look at various remediation methods to see which one is most appropriate for the site to protect public health and the environment. The Alternatives Analysis Report will be available for public review and comment before it is finalized. The next step would be a comprehensive Remedial Action Work Plan (RAWP) presenting the proposed remedial alternative. Upon approval of the final RAWP by the NYSDEC and NYSDOH, the plan will be implemented.

**Questions can be addressed to:**

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