

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

What are Manufactured Gas Holders?

Manufactured gas holders were operated between the 1800s and mid-1900s to store and distribute manufactured gas for heating, lighting and cooking. The gas holders on Stuyvesant Town were in only a small area of the property at the following 3 locations: 1) 615, 625, 635 and 645 E. 14th Street and 245 Avenue C; 2) 16 Stuyvesant Oval and 3) 522 and 524 E. 20th Street Loop. There were no gas manufacturing operations at these gas holder facilities. 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, manufactured gas plant (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 prior operation of the three manufactured gas holder facilities. 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 were at least 3 feet below the ground surface and in most areas much 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, a 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 interim RI confirmed the results of the SCS and in general determined the extent of impacts, which were limited and in general were within 100 feet of the former gas holder locations.

A link to the Interim Remedial Investigation Report can be found at Con Edison's website at www.coned.com/publicissues.

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 Stuyvesant Town 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 well beneath 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 expected 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 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. 21st 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 contaminated soil encountered during the Valve Replacement Project?

Contaminated soil was found during the water valve replacement project. In Stuyvesant Town, eight of the approximately thirty-six excavations had contamination. 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 ensure that any contamination found during the water valve replacement project and the Interim RI report is fully delineated. After this last round of testing a final RI 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. After this, the next step would be the preparation of 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.

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