



In conjunction with



Fact Sheet

April 2008

Mt. Vernon Works

NYSDEC Site No. V00569

Remedial Action Comment Period

**Announced Public Meeting Scheduled for May 8, 2008 at 7:00 PM
Fellowship Hall, Greater Centennial AME Zion Church
312 South 8th Avenue, Mt Vernon, NY**

Dear Interested Citizen:

This fact sheet is to inform you of the release of the Draft Remedial Action Selection Report.

If you have questions or would like more information, please contact:

Jim O'Toole
Con Edison
511 Theodore Fremd
Rye, NY 10580
Toll-free (877) 602-6633

For site-related environmental questions, please contact:

Doug MacNeal
Project Manager
NYSDEC
625 Broadway
Albany, NY 12233
(518) 402-9564
dkmacnea@gw.dec.state.ny.us

For site-related health questions, please contact:

Fay Navratil
NYSDOH
547 River Street
Troy, NY 12180
(800) 458-1158,
Ext. 2-7880

Introduction

Consolidated Edison Company of New York, Inc. (Con Edison), together with the New York State Department of Environmental Conservation (NYSDEC) and the New York State Department of Health (NYSDOH), is providing this update on the project activities planned for the former Mt. Vernon Works, the site of a historic manufactured gas plant (MGP) located at West 5th Street between South 8th and South 9th Avenues.

What were Manufactured Gas Plants (MGP)?

Manufactured gas plants were operated between the 1800s and mid-1900s, before the development of natural gas systems, to convert coal and oil into gas for heating, lighting and cooking. Byproducts of this early gas manufacturing process included contaminants such as tar and purifier wastes. Tar is a dark, viscous fluid with a distinctive acrid odor. Purifier wastes are materials formed during removal of other unwanted chemicals from the gas before it was sent out to customers.

The substances of concern related to these operations include BTEX compounds, polycyclic aromatic hydrocarbons (PAHs), and metals. BTEX compounds are benzene, toluene, ethylbenzene and xylene. These are volatile hydrocarbons found in MGP byproducts and also found in most petroleum products such as gasoline. PAHs are also found in MGP byproducts as well as many petroleum products, such as asphalt.

Project Status and Schedule

In 2005 Con Edison completed a site characterization study at the former Mt. Vernon Works MGP. Site activities investigated surface and subsurface soil, groundwater and soil vapor and indoor air to determine whether materials from historic MGP operations are present. In May 2006, a supplemental site investigation was completed to verify the extent of residuals found in soil and groundwater. In total, 99 soil borings were advanced; 13 exploratory test pits were excavated; and 20 monitoring wells were installed during the various investigations at the property.

In response to the findings from the various field investigation activities, Con Edison, in cooperation with the NYSDEC and NYSDOH, has considered a variety of methods to address the residual MGP contamination detected at

Documents related to this project are available at the following locations:

Mt. Vernon Library located at 28 South First Avenue, Mt. Vernon, NY 10550, 914-668-1840. Hours of operation: Monday through Thursday 9am to 9pm, Friday and Saturdays 9am to 5pm and Sunday 1pm to 5pm. Greater Centennial AME Zion Church office, 114 West Fourth Street, Mt Vernon, NY 10550, Monday through Friday 9am to 5pm. NYDEC Region 3, 21 S. Putt Corners Rd., New Palz, NY, 845-256-3146

the Site. The evaluation of these remedial alternatives and a proposed remedial action are summarized in a Remedial Action Selection Report (RASR). The RASR was developed using all available information, as well as the physical conditions as they exist today, to address the current conditions at the site. The proposed remedy entails the excavation of accessible soil containing MGP residues, in-place treatment of inaccessible soil using chemical oxidation, oxygen injection to accelerate existing biodegradation of MGP-related organic compounds in groundwater, and extraction of soil vapor containing volatile chemicals from beneath the buildings that overlay impacted soil and or groundwater using a sub-slab venting system. The proposed remedy also includes administrative controls to limit the property's future use. It is expected that the excavation and other components of the remediation will be completed during a 12-18 month period across the Site and that the work will be performed in phases in order to accommodate logistical considerations unique to the respective properties that currently occupy the grounds of the former MGP site.

The public notice posted in the Environmental Notice Bulletin (ENB) on April 2, 2008 commenced the formal public comment period, which will end May 16, 2008. The RASR is available for review at the document repositories listed on the first page of this fact sheet. In addition, NYSDEC, NYSDOH and Con Edison will be holding a public meeting on Thursday, May 8, 2008 at 7:00 pm at the Fellowship Hall at Greater Centennial AME Zion Church, 312 South 8th Avenue, Mt Vernon, NY to review the proposed RASR, answer questions and take comments. Comments may also be submitted to Doug MacNeal, NYSDEC, 625 Broadway, 11th floor, Albany, NY 12233. Phone: 518-402-9564. Fax 518-402-9679. Or via e-mail: dkmacnea@gw.dec.state.ny.us. After consideration of all comments received, NYSDEC will approve a Final RASR. Thereafter, a remedial design will be prepared by Con Edison and submitted to NYSDEC for review and approval.

Potential Exposure

A primary goal of these investigations was to evaluate the potential for exposure to residues from the historical MGP operations. Potential human exposure may come from breathing, ingesting or touching the contaminants. Because the soil contamination was found beneath the surface or is covered by asphalt concrete or vegetation, the public is not exposed through direct contact with the contaminated soil. Exposure to contaminated groundwater through ingestion is unlikely because Mt. Vernon is served by a municipal water system. The NYSDOH has reviewed the data from the soil gas/indoor air monitoring survey that Con Edison conducted and concluded that overall there does not appear to be any impact to indoor air from MGP impacts in the soil or groundwater. However, it is noted that during the remedial investigation, a potential exposure risk was identified in the basement of one off-site location. This risk has been temporarily mitigated and a more permanent solution will be implemented as part of the proposed remediation.

During the remediation extensive efforts will be made to protect the community from potential hazards. These will include placing physical barriers to prevent access to work areas and the use of real-time air monitoring in accordance with the NYSDOH's Community Air Monitoring Plan.

Site Background

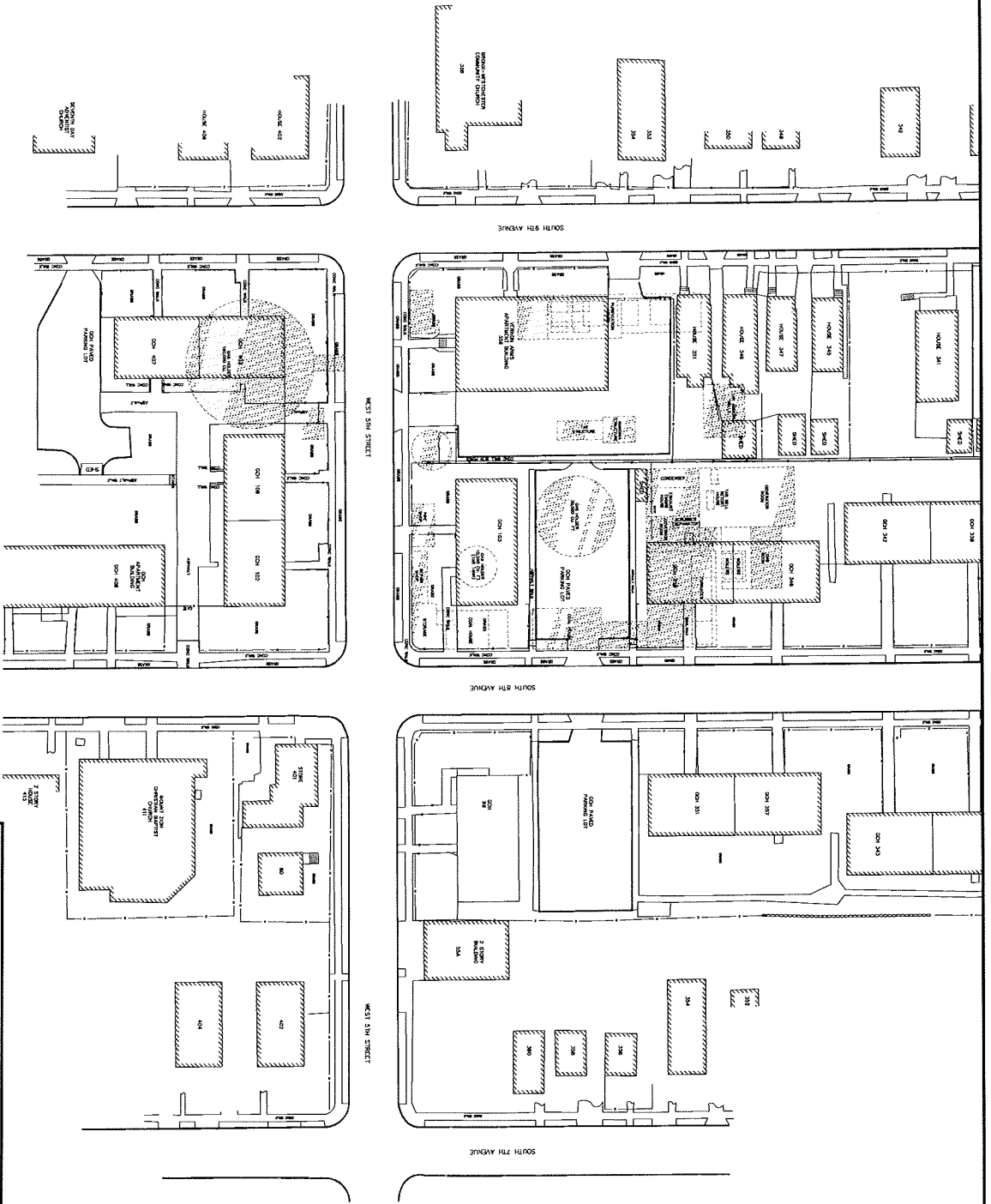
The former Mt. Vernon Works manufactured gas plant site was located between South 8th and 9th Avenues on both sides of West 5th Street in Mt. Vernon, New York. Today, the majority of the site is

occupied by the Greater Centennial Homes residential apartment complex, grassy areas, paved parking lots and an additional apartment building.

The original starting date for gas production at the site is unknown. The earliest map indicates operations existed in 1868 when the Mt. Vernon Gas Plant produced coal gas and oven gas. Coal gas required coal carbonization, which meant that gas was produced by simply heating coal and drawing off the gases. By 1893, the plant was converted to carbureted water gas production. This process used steam and heated petroleum to produce a gas with greater heat content. Maps show all gas operations ceased by 1918. The property was used for unknown storage activities until the property was parceled and sold in the 1960s. The current three-story apartment building (Vernon Arms, Inc.) was subsequently built on the northwest section of the site. Later, the remaining portions of the property were sold to the Greater Centennial Homes Housing Development Fund Co. and the present-day apartment complex and surrounding areas were built.

Public Involvement

Public understanding and involvement are an integral part of a successful investigation and remediation program. To provide you with the most up-to-date and accurate information regarding manufactured gas plants, Con Edison has created a series of informational resources including fact sheets, a toll-free hotline, and internet content at www.coned.com/publicissues. NYSDEC also provides internet content at www.dec.ny.gov/chemical/8430.html. In addition, a Citizen Participation Plan has been approved by NYSDEC that outlines the steps to be taken to provide for public participation in the remedial program for the site.



DATE: 5/7/2/06
 DOWN: R. CH/CON
 FORMER MGP SITE
 MOUNT VERNON, NEW YORK
 CECNS-18805-400
 COMPOSITE HISTORICAL FEATURES
 FIGURE 1