



Fact Sheet

October 2017

East 14th Street Works and East 17th and 19th Street Stations

In conjunction with



NYSDEC Issues Draft Decision Document for Stuyvesant Town

Dear Interested Citizen:

This fact sheet is to update you about the Draft Decision Document for the former East 14th Street Works and East 17th and 19th Street Stations.

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

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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 former 17th Street and 19th Street Stations and the section of the East 14th Street Works that are currently part of Stuyvesant Town. These locations were former Manufactured Gas Plant (MGP) holder stations and operating facilities.

Project Status and Schedule

The NYSDEC and NYSDOH have reviewed investigation results for the Stuyvesant Town property and surrounding sidewalks, and concluded that no additional investigation is required by Con Edison. NYSDEC directed Con Edison to prepare an alternatives analysis report (AAR) to assess appropriate remediation for the site. This AAR was submitted to NYSDEC and NYSDOH. Based on review, the NYSDEC is proposing a remedial alternative, and the draft Decision Document (DD) is now available for public comment and will be discussed at a public meeting. **The public review period is October 11 – December 1, 2017. All comments should be sent to the NYSDEC project manager.**

Investigation work at the site included historic research, a soil gas/indoor air monitoring survey, a Site Characterization Study in 2004, an Interim Remedial Investigation (RI) in 2006 and an additional RI in 2008. The investigations looked for the presence of contamination from the prior operation of the former MGP holder stations and works. The investigations found that impacts were limited to soils at least 5 ft. below the ground surface, with the vast majority of impacts much deeper. MGP impacts were also found in groundwater deep beneath the site, though groundwater is not used for potable supply. The impacts extended to the north side of E. 23rd Street, the south side of E. 20th Street, along First Avenue and on the east to Stuyvesant Cove Park. The findings of Con Edison's investigation were summarized in a NYSDEC- and NYSDOH-approved final RI Report.

Based on the results of several indoor air sampling events, it was determined that concentrations of constituents potentially associated with MGP residuals are consistent with levels typically found in residential indoor air; therefore, no actions were necessary to address soil vapor intrusion. Evidence of MGP-related impacts in the subsurface are generally limited to locations south of the former gas holders (along East 14th Street), and immediately adjacent to the northernmost gas holders (now located beneath the underground parking garage). The MGP-related impacts are primarily limited to depths 10 ft. below ground. Coal tar impacts in the remaining areas of the Site are found between 13 ft. to 28 ft. below ground and limited to a few locations, generally within and in the vicinity of the former 14th and 19th Street areas. A link to reports for this MGP site can be found at Con Edison's website at <https://www.coned.com/en/community-affairs/former-con-edison-manufactured-gas-plants/con-edison-manufactured-gas-plant-in-progress-site-updatesdocumentation> (for optimal viewing please use Google Chrome or Firefox).

The proposed remedial alternative announced in the Draft Decision Document includes the following:

- Approximately 6 passive product recovery wells that will remove MGP material. To the extent practicable, the wells will be located in locations that are unobtrusive to the site owner and its tenants.
- A site cover exists and will be maintained; any site redevelopment will maintain the site cover, which may consist either of structures such as buildings, pavement or sidewalks.

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

Manhattan Borough President Gale Brewer's Office, 1 Centre Street, 19th Floor, New York, NY 10007; 212-669-8300, Hours: M-F 9am-5pm; **Epiphany Branch, New York Public Library**, 228 E. 23 St., New York, NY 10010; 212-679-2645, Hours: Mon/Wed 12-7, Tues//Thurs 10-6; Fri/Sat. 10-5; **Community Board 6**, 235 E. 20th St., New York, NY 10010; (212) 319-3750; M-F 9am-5pm

- Imposition of institutional controls, such as deed restriction, that will prohibit and prevent exposure to any MGP materials that remain on-site.
- A Site Management Plan (SMP) that will impose controls on excavation or other intrusive activities and require periodic indoor air monitoring.
- A Monitoring Plan that will assess the performance and effectiveness of the remedy. An Operation and Maintenance (O&M) Plan that will ensure continued operation, monitoring, inspection, and reporting of any mechanical or physical components of the remedy.

Potential Exposure

A primary goal of this remedy is to prevent potential exposure to contamination from prior operation of the MGP facilities. People may be exposed through breathing, ingesting or touching contaminants. Soil contamination is well below the ground surface; therefore, the public is not exposed to contaminants through direct contact. Exposure to contaminated groundwater through ingestion is unlikely because the City is served by a municipal water system. The levels of chemicals found in the indoor air of the on-site buildings are similar to what is typically found in residential indoor air. The institutional controls and SMP will assure that exposure does not occur in the future. Indoor air monitoring will continue as part of an overall SMP.

Site Background

The East 17th Street Station was located between East 17th and East 18th Streets (to the west of Avenue C) and started operating (gas storage only) in the 1860s. Con Edison sold the site to the City of New York in 1943 prior to the development of Stuyvesant Town in 1947. The East 19th Street Station was located between East 20th Street Loop and East 20th Street just north of former East 19th Street and approximately 200 ft. east of where Avenue A was formerly located. The site was used exclusively for gas storage activities and was sold by Con Edison to Improvement Garage, Inc. in 1943 and acquired by the City of New York in 1944. Storage activities at the East 17th and East 19th Street Stations ended when development of Stuyvesant Town began in 1947. The East 14th Street Works was located between the north side of East 14th Street and the south side of East 16th Street between Avenue C and the historic location of the East River (now the west side of the FDR Drive). Starting after 1853, MGP operations were located on the north half of the site, between East 14th and East 15th Streets. The Stuyvesant Town portion of the East 14th Street Works consisted of gas purification and gas storage activities. All gas manufacturing processes occurred on the east side of Avenue C, off of the present-day footprint of Stuyvesant Town. Storage and gas purification activities at the East 14th Street Works ended when development of Stuyvesant Town began in 1947.

What are former Manufactured Gas Plants?

Manufactured gas plants were operated between the 1800s and mid-1900s, before the development of natural gas distribution systems, to convert coal and oil into gas for heating, lighting and cooking. This early production process created by-products and wastes such as tar and purifier wastes. Tar is a dark, viscous fluid with a distinctive acrid odor. Purifier wastes are materials that were formed during filtration of the gas before it was sent out to customers. The substances of concern related to these operations include benzene, toluene, ethylbenzene and xylene (BTEX) compounds, polycyclic aromatic hydrocarbons (PAHs), and a few metals. BTEX compounds are volatile hydrocarbons found in MGP byproducts as well as most petroleum products such as gasoline. PAHs are also found in MGP byproducts as well as many petroleum products, such as asphalt.

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 <https://www.coned.com/en/community-affairs/former-con-edison-manufactured-gas-plants>. Information on the MGP program can also be found at the NYSDEC website at <http://www.dec.ny.gov/chemical/24904.html>. Document repositories for site related documents have been established and are listed on the bottom of the first page.

