



In conjunction with



Dear Interested Citizen:

This fact sheet provides a status update for the former W. 45th St. Works MGP.

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Fact Sheet

February 2016

W. 45th St. Works Manhattan, NY 10036
www.coned.com/mgp

Proposed Remediation Plan Announced

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 activities involving the former West 45th Street Gas Works, a historic Manufactured Gas Plant (MGP). For administrative purposes, this site has been divided into Operable Unit One (OU-1), which includes the blocks between West 43rd and West 46th Streets and 11th and 12th Avenues and Operable Unit Two (OU-2), which includes the block between W. 45th and W. 46th Streets.

NYSDEC is now releasing the Remedial Action Work Plan (RAWP) for OU-1 for public review and comment. These documents can be found in the document repositories or on-line at www.coned.com/mgp (W45 St tab).

Project Status

Con Edison conducted site investigations in 2006 and 2007 within OU-1 to determine the presence and extent of MGP residuals, in accordance with work plans approved by the NYSDEC and NYSDOH. The field investigation showed that there are MGP-related impacts in the form of contaminated soil and coal tar product at depths of 16-30 feet beneath the surface in portions of OU-1. In response to the findings of the investigation, Con Edison with NYSDEC developed a remedial approach for OU-1 to limit and control exposure to the contamination beneath the surface. This remedial approach is presented in the RAWP which includes:

- 1) Maintenance of a cover system over OU-1 on-site and adjacent off-site areas as an engineering control. A site cover currently exists and will be maintained to allow for commercial use of the site. Any site redevelopment will maintain a site cover.
- 2) Implementation of a Site Management Plan (SMP) for on-site and adjacent off-site properties providing institutional and administrative controls. Compliance with the SMP and notification to Con Edison and NYSDEC if any intrusive work is conducted will be required. The SMP will also include an excavation plan for any future construction work. The SMP also contains a provision for a periodic certification to the NYSDEC that remedial controls implemented at OU-1 remain in place.

Site Background

The West 45th Street Gas Works, which operated from 1887 to 1913, was located between West 43rd and West 46th Streets and 11th and 12th Avenues. The plant ceased operation in 1913 and most of the buildings were razed. A large gas holder, which was located between W. 45th and W. 46th St. and 11th and 12th Avenues, continued to be used until 1965 when it was demolished. The site of this former larger gas holder was then used by Con Edison as a maintenance yard. New York State eventually acquired this portion of the site, and it is currently being utilized as parking for the nearby Intrepid Sea, Air and Space Museum. The property between W. 44th and W. 45th Street is presently used for warehouses and a parking lot. The rest of the former Gas Works is under 12th Avenue and the West Side Highway. The extreme eastern ends of Piers 84 and 86 (currently numbered City Piers 21 and 30) while part of the site, were likely used only for unloading coal from docked

Documents related to this project are available at: **Manhattan Borough President Gail Brewer's Office**, 1 Centre Street, 19th Floor, New York, NY 10007; 212-669-8300, Hours: Mon. - Fri. 9 a.m. - 5 p.m.; **Mid-Manhattan Library**, 455 Fifth Avenue, New York, NY 10016; (212) 340-0863; Hours of Operation: Sun. 10 a.m. - 6 p.m. Mon. - Thurs. 8 a.m. - 11 p.m. and Fri. 8 a.m. - 8 p.m. Sat. 10 a.m. - 6 p.m.

barges along the waterfront. No structures were built on the piers during occupancy by the MGP. The site is currently separated into operable units. Operable units are portions of the site which are addressed separately for technical or administrative reasons.

Potential Exposure

Because the soil contamination was found well below the surface, the public is not exposed through direct contact. No indoor air impacts from MGP residuals have been found. Exposure to contaminated groundwater through ingestion is also not likely because New York City is served by a municipal water system.

What are former MGPs?

Manufactured gas plants (MGP) were operated at various times between the 1800s and mid-1900s, before the development of natural gas systems, to convert primarily coal and, to a lesser extent, oil (first whale oil and then later in the early 1900s petroleum) into gas for heating, lighting and cooking. By-products of this early production 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 MGP operations may include BTEX compounds, Polycyclic Aromatic Hydrocarbons (PAHs), and metals. BTEX compounds are benzene, toluene, ethylbenzene and xylene. These are volatile hydrocarbons which may be found in MGP by-products and are also found in most petroleum products such as gasoline. PAHs may also be found in MGP by-products as well as many petroleum products, such as asphalt.

Public Involvement

The comment period commences on Feb. 15, 2016, the release date of the RAWP, and will end on March 15, 2016. The RAWP for OU-1 is available for review at the document repositories listed on the first page of this fact sheet, as well as online at www.coned.com/mgp. Comments may be submitted to Doug MacNeal, NYSDEC, 625 Broadway, 11th floor, Albany, NY 12233. Phone: 518-402-9684. Fax: 518-402-9662. Or via email: douglas.macneal@dec.ny.gov. After consideration of all comments received, NYSDEC will issue a final remedy.

