



State of New York
Department of Health



Department of
Environmental
Conservation

In conjunction with



Fact Sheet

November 2016

East 11th Street Works – OU-3*

www.coned.com/mgp

Remedy Proposed for E. 11th St. St. Emeric's MGP Site; Public Comment Period Announced

Dear Interested Citizen:

This fact sheet is to provide you with an update on the site investigation for East 11th Street Works.

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 releasing a proposed remedy for the E. 11th St. Manufactured Gas Plant (MGP) site ("site") located at East 11th - East 13th Streets, New York, NY. The proposed plan is specifically for Operable Unit 3 (OU-3), which is the former St. Emeric church and school property, located along the western side of Avenue D located between East 12th and East 13th Streets. Please see the map for the site location. Documents related to the cleanup of this site can be found at the repositories listed at the bottom of this page.

NYSDEC is accepting written comments about the proposed plan for 30 days, from November 16, 2016 through December 16, 2016. The proposed plan is available for public review at the location(s) identified at the bottom of this page.

Site Status

Con Edison conducted site investigations between 2003 and 2008 to determine the presence and extent of MGP residuals, in accordance with work plans approved by the NYSDEC and NYSDOH. The field investigation showed the existence of MGP-related impacts in the form of contaminated soil and coal tar product at depths of 4-33 feet beneath the surface in portions of OU-3. Indoor air studies conducted within on-site buildings showed results consistent with levels typically found in fuel oil-heated homes. In response to the findings of the investigation, NYSDEC developed a plan for OU-3 to limit and control exposure to the contamination beneath the surface. This remedial approach is presented in the Proposed Decision Document (PDD) which includes:

- 1) As part of property redevelopment, remediation of MGP source material to protect public health and the environment will be conducted as well as the installation and use of product recovery wells. Remediation will involve excavation and off-site disposal of heavily contaminated soils, and may also include in-situ solidification (ISS) of soils with lower levels of contamination. Foundations of the earliest gas holders remain in the subsurface, at least some of which contain MGP tar-contaminated material. Tar contamination was also identified in subsurface soil surrounding the gas holder foundations. The exact limits of the excavation and/or solidification work will be determined based on further sampling, which can only be accomplished once the existing site buildings are demolished.
- 2) Maintenance of the current cover system on-site. Any site redevelopment will maintain a minimum two-foot site cover.
- 3) Implementation of a Site Management Plan (SMP) on-site providing institutional and administrative controls, such as a deed restriction or environmental easement which restricts use of the site to restricted residential. Compliance with the SMP requires notification to Con Edison and NYSDEC if any intrusive work is conducted. The SMP will 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-3 remain in place.

Manhattan Borough President Gale Brewer's office, One Centre Street, New York, NY 10007; 212-669-8300, Hours: M-F 9am-5pm; Tompkins Square Branch, **New York Public Library**, 331 E.10th Street, New York, NY 10009, Phone: 212-228-4747, Hours: Mon /Wed 12-7, Tues/Thurs 11-6, 10-8, Fri/Sat 10-5 (closed Sun). **Community Board 3**, 59 East 4th Street New York, NY 10003 212-533-5300

Next Steps

NYSDEC will consider public comments, revise the plan as necessary, and issue a final Decision Document. NYSDOH must concur with the proposed remedy. After approval, the proposed remedy becomes the selected remedy. The PDD is revised as needed to describe the selected remedy, and will be made available to the public. The volunteer(s) may then design and implement the remedy to address the site contamination, with oversight by NYSDEC and NYSDOH. NYSDEC will keep the public informed throughout the investigation and remediation of the site.

Potential Exposure

The primary goal of these investigations is to evaluate the potential for exposure to these historic operations. Potential human exposure may come from breathing, ingesting or touching the contaminants. The potential for people to come in contact with contaminants from the St. Emeric property has been evaluated as part of the investigation and the potential for exposure to site-related contaminants is minimal. Exposure to contaminated groundwater through ingestion is also unlikely because New York City is served by a municipal water system.

What are former MGPs?

MGPs 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 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 include benzene, toluene, ethylbenzene and xylene (BTEX compounds), polycyclic aromatic hydrocarbons (PAHs), and metals. BTEX compounds are. 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.

Site Background

The 11th Street Works was located on the lower East Side of Manhattan prior to 1903 and continued operation until after 1920 when the structures were removed. The site was located on the north side of East 11th Street and the south side of East 12th Street. The plant grounds extended from the east side of Avenue D to the East River. The plant also extended from Avenue C to the East River on the block bounded by the north side of East 12th Street and the south side of East 13th Street. Today, the buildings located at this site are the Jacob Riis Houses, the Haven Plaza North Co-op Apartments, the New York City Department of Environmental Protection (NYCDEP) pumping station and the grounds of the St. Emeric Roman Catholic Church and School.

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/mgp. Information can also be found at the NYSDEC website at www.dec.ny.gov/chemical/8430.html.

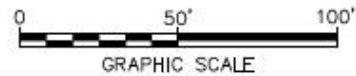


LEGEND:

- APPROXIMATE LIMITS OF OPERABLE UNITS
- FORMER SITE FEATURES (FIRST OCCURRENCE—1868)
- FORMER SITE FEATURES (FIRST OCCURRENCE—1903)
- AREA OF KNOWN TAR IMPACTS

NOTES:

1. BASE MAP AND SURVEY CONTROL WAS TAKEN FROM ORIGINAL SURVEY DATED 9/3/2004; SUBMITTED BY B.B.L. ON 8/25/2006.
2. AERIAL IMAGE DOWNLOADED FROM GOOGLE EARTH PRO, DATED 9/6/2015.



CONSOLIDATED EDISON COMPANY OF NEW YORK, INC.
FORMER EAST 11TH STREET WORKS
MANHATTAN, NEW YORK
E. 11th STREET SITE

**ST. EMERIC'S (OU-3) WITH FORMER
AND EXISTING FEATURES**



FIGURE

4

48183MAP