



In conjunction with



Fact Sheet

October 2009

Mt. Vernon Works

Site No. V00569

Start of Remediation

Public Meeting November 5, 2009 at 7:00pm at the Fellowship Hall at Greater Centennial AME Zion Church, 312 South 8th Ave.

Dear Interested Citizen:

This fact sheet is to inform you of the start of remediation.

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

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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
1-800- 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 for the former Mt. Vernon Works (West 5th St. between South 8th and South 9th Ave.), the site of a historic manufactured gas plant (MGP).

This fact sheet is announcing the start of remediation in February 2010. Con Edison has selected a contractor to perform the remediation, Creamer Environmental, Inc. Remediation is expected to last approximately 12-14 months.

Project Status and Schedule

Con Edison, in cooperation with the NYSDEC and NYSDOH, developed an Alternatives Analysis Report (AAR) to address subsurface residual contamination. After all comments received from the public were addressed, the AAR and remedy were finalized and approved by the NYSDEC and NYSDOH.

The approved remedy entails excavation of surface and subsurface soil from specific areas of the former site, in-place chemical oxidation of subsurface soil, oxygen enhanced biodegradation of dissolved MGP-related volatile chemicals in groundwater and sub-slab venting. In conjunction with these engineering controls, administrative controls, such as environmental easement, will also be enacted to ensure long term management of any residuals that remain in the subsurface after the remediation is complete and to prevent any potential future exposure to such conditions.

The remediation activities will be performed on portions of the Greater Centennial Homes Apartment complex along W. 5th Street, Vernon Arms Apartments, five previously private homes along S. 9th Ave., the vicinity of the bodega at S. 8th Ave. and W. 5th St. and Mt. Zion Christian Baptist Church.

NYSDEC, NYSDOH and Con Edison will be holding a public meeting on Thursday, November 5th at 7:00pm at the Fellowship Hall at Greater Centennial AME Zion Church, 312 South 8th Avenue, Mt Vernon, to review the remediation work and answer questions.

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. NYSDEC Office – Region 3, 21 South Putt Corners Road, New Paltz, NY 12561; 845-256-3154; Hours: Mon-Fri. 9:00am- 4:30pm

Potential Exposure

A primary goal of the investigations was to evaluate actual and potential risk to the public through exposure to contaminants from these historical operations. Because the historical MGP operations ended almost 100 years ago, and the site was redeveloped, residuals or soil contamination has been found at depth, below the present surface of the site. Therefore, direct contact exposure to the residual materials is not anticipated. Exposure to contaminated groundwater through ingestion is also not expected because New York City is served by a municipal water system.

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 to detect any contaminants that may be released into the air.

What were Manufactured Gas Plants?

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 and fuel oil.

Con Edison has entered into a voluntary cleanup agreement with the NYSDEC to identify, investigate and remediate, if necessary, this and other former manufactured gas plants that were previously operated by Con Edison or its corporate predecessors.

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 integral parts 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. NYSDEC also provides internet content at www.dec.state.ny.us/website/der/mgp. 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.