



In conjunction with



Fact Sheet

July 2010

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Update on East 111th Street Works and East 108th Street Holder Station

Dear Interested Citizen:

This fact sheet is to inform you of the supplemental remedial investigation planned for the former East 111th St. Works and East 108th St. Holder Station

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

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For site-related health questions, 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 investigation activities that began in November 2003 for the former E. 111th Street Works (currently East 110th to 112th Street & 2nd Avenue to the East River), a historic manufactured gas plant (MGP) and the former East 108th Street Holder Station (currently East 108th Street east of First Avenue), a historic manufactured gas holder. The site is now comprised of the Con Edison E. 110th Street Service Center, the Manhattan Mini Storage building and the East River Landing complex.

Con Edison is providing this updated fact sheet to discuss the next steps in the remedial planning process for East River Landing and to notify the community that work will be conducted by the Manhattan Mini Storage in their parking lot this summer.

Project Status and Schedule

Investigation activities to date at the site have included collection of historic data, a soil gas/indoor air monitoring survey and a remedial investigation study. The results of the remedial investigation study indicated impacted soil at depth along East 111th Street and on the east side of First Avenue between East 108th and East 109th Streets. Since soil impacts are located below the ground surface, exposure to MGP contaminants by residents and the public are not expected. Exposure to contaminated groundwater through ingestion is also not expected because the site is served by municipal water.

Con Edison is currently evaluating remedial alternatives for East River Landing. Con Edison works with NYSDEC and NYSDOH to design a remedy that is feasible for the site and protective of human health and the environment. In the next six months, Con Edison and NYSDEC will be evaluating the effectiveness of in-situ treatment for areas around Building D (East 111th Street) and west of Building B (1st Avenue circular driveway area). In-situ treatment typically involves a series of chemical injections into the ground which breakdown contaminants in impacted soils. Con Edison will continue to work with East River Landing to update them on the progress of this planning process.

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

Manhattan Borough President Scott Stringer's Office, 1 Centre Street, 19th Floor, New York, NY 10007; 212-669-8300, Hours: M-F 9am-5pm; Aguilar Branch, New York Public Library, 174 E.110th St.; New York, NY 10029; 212-534-2930; Hours: Mon/Wed. 10-6; Tue/Thur 10-8, Fri /Sat 10-5 (closed Sun).

During the summer, excavation of contaminated soils will begin at the Manhattan Mini Storage facility parking lot. Con Edison and NYSDEC will be overseeing the work. Air monitoring and odor control measures will be in place during the excavation activities.

Potential Exposure

A primary goal of these investigations was to evaluate the potential for exposure to these historical operations. Potential human exposure may come from breathing, ingesting or touching the contaminants. Because the soil contamination was found well beneath the surface, the public is not exposed through direct contact with the contaminants. Exposure to contaminated groundwater through ingestion is unlikely because New York City is served by a municipal water system. The NYSDOH has reviewed the data from the indoor air and soil gas monitoring survey that Con Edison conducted and concluded that there does not appear to be any impact to indoor air from MGP impacts in the soil.

During the investigation activities, extensive efforts have been and will continue to be made to protect the community from potential hazards. During remedial activities air is monitored as part of a Community Air Monitoring Plan. If any MGP-related contamination of concern is found, a remediation plan will be developed in cooperation with the NYSDEC and NYSDOH and reviewed by the public.

What are former 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 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 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.

Site Background

The former East 111th Street Works operated from approximately 1866 to 1964, however records show that gas manufacturing ceased in 1924. The works included gas storage holders located on property currently occupied as the Con Edison Service Center, which operated as a gasholder facility until 1964. The majority of the site was redeveloped with commercial and residential structures in the 1940s after gas manufacturing operations had ceased.

The former East 108th Street Holder Station operated from 1890 to approximately 1921 for the storage of gas manufactured at other facilities, possibly including the East 111th Street Works.

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 or 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. Document repositories for site related documents have also been established so that concerned citizens can review available information.