



FACT SHEET	Voluntary Cleanup Program
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Receive Site Fact Sheets by *Email*. See "For More Information" to Learn How.

Site Name: CE - Hastings Gas Works
DEC Site #: V00728
Address: 8-12 Washington Avenue
 Hastings-on-Hudson, NY 10706

Have questions?
See
"Who to Contact"
Below

Cleanup Action to Begin at Voluntary Cleanup Site

Action is about to begin that will address the contamination related to the CE - Hastings Gas Works site ("site") located at 8-12 Washington Avenue, Hastings-on-Hudson, Westchester County under New York State's Voluntary Cleanup Program. Please see the map for the site location.

Documents related to the cleanup of this site can be found at the location(s) identified below under "Where to Find Information."

The cleanup activities will be performed by Consolidated Edison Company of NY, Inc. ("volunteer(s)") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC).

Highlights of the Upcoming Cleanup Activities

The goal of the cleanup action for the site is to achieve cleanup levels that protect public health and the environment. The cleanup action for the site includes:

1. Soil excavation to 2 feet below ground surface to enable the placement of a site cover.
2. Placement of a site cover to allow for restricted residential, commercial or industrial use of the site.
3. Placement of a deed restriction on the property to limit use to restricted-residential, which also allows commercial and industrial uses as permitted by local zoning. The use of groundwater as a source of potable or process water will require the necessary water quality treatment and compliance with an approved site management plan.
4. Development and implementation a site management plan which will include provisions for
 - further investigation and remediation should large scale redevelopment occur or if any of the existing buildings are demolished;

- an excavation plan to manage future excavations;
- evaluation of the potential for soil vapor intrusion for buildings developed on the site;
- preparation and submittal of a periodic certification of institutional controls to the NYSDEC;
- monitoring of groundwater, including a schedule and frequency, and
- monitoring of vapor intrusion of any new buildings developed on the site.

Next Steps

After completion of the cleanup activities by the volunteer, the volunteer will prepare a Final Engineering Report and submit it to NYSDEC. This document will describe the cleanup activities completed and certify that cleanup requirements have been achieved or will be achieved.

When NYSDEC is satisfied that cleanup requirements have been achieved or will be achieved for the site, it will approve the Final Engineering Report. NYSDEC will then issue the volunteer a release letter that provides a release from liability. This release letter would declare that the volunteer has met its obligations and that NYSDEC would not require the volunteer to perform additional investigation or cleanup at the site, subject to certain conditions. The release letter would allow for the redevelopment of the site.

Background

Location: The Hastings Gas Works Former MGP Site (site) is located in an urban area within the village of Hastings on Hudson, Westchester County, New York. The site consists of properties located at 8, 10, and 12 Washington Avenue.

Site Features: Three buildings are located on the site and are currently utilized as follows: 8 Washington Avenue is a five-story residential apartment building; 10 Washington Avenue is a one-story building operated as a theatrical training studio; and 12 Washington Avenue is a two-story building that is used for commercial use at street level and a residence on the second floor. The three buildings abut one another and occupy approximately 60% of the surface area of the site. A steep tree-lined vegetated slope (approximately 15 foot elevation difference) and retaining wall separate the eastern portion of the site from Ridge Street, located east of the site.

Current Zoning and Land Use: The site is zoned multi-family residential/commercial. The site and the surrounding parcels are currently used for residential and commercial purposes.

Past Use of the Site: The Hastings Gas Works former MGP started operation in approximately 1860. The MGP appears to have initially used coal in a retort process and then converted to an oil gas process in 1875, which it used until the plant shut down sometime between 1893 and 1902. The gas works was decommissioned between 1902 and 1912. The property has been used for both commercial and residential purposes since that time.

Site Geology and Hydrogeology: The site geology includes a fill layer underlain by glacial sand and sandy till deposits and then bedrock. The fill material includes brick, tile and glass fragments; with minor amounts of slag and ash. The fill thickness ranges from approximately 3 to 17 feet.

Bedrock was estimated to be 38 feet to 51 feet below the ground surface at the site. Depth to groundwater at the site ranges between 8.7 and 35.4 feet below grade and groundwater flows to the south/southwest.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's website at:

<http://www.dec.ny.gov/cfm/external/haz/details.cfm?pageid=3&progno=V00728>

Voluntary Cleanup Program: New York's Voluntary Cleanup Program (VCP) was developed to encourage private sector volunteers to investigate and clean up contaminated properties and return these sites to productive use. Once cleaned up, the properties may be redeveloped for commercial, industrial, residential or public use.

For more information about the VCP, visit: <http://www.dec.ny.gov/chemical/8442.html>

FOR MORE INFORMATION

Where to Find Information

Project documents are available at the following location(s) to help the public stay informed.

Hastings Public Library
7 Maple Avenue
Hastings on Hudson, NY 10533
phone: 914-478-3307

NYSDEC Region 3
21 Putt Corners Road
New Paltz, NY 12561
phone:

Village Clerk
7 Maple Avenue
Hastings on Hudson, NY 10706
phone: 914-478-3400 extension 611

Project documents are also available on the NYSDEC website at:

<http://www.dec.ny.gov/chemical/37552.html>

Who to Contact

Comments and questions are always welcome and should be directed as follows:

Project Related Questions

Amen M. Omorogbe
Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7014
518-402-9801
amen.omorogbe@dec.ny.gov

Site-Related Health Questions

Jacquelyn Nealon
New York State Department of Health
Bureau of Environmental Exposure Investigation
Empire State Plaza, Corning Tower, Room 1787
Albany, NY 12237
518-402-7860
BEEI@health.ny.gov

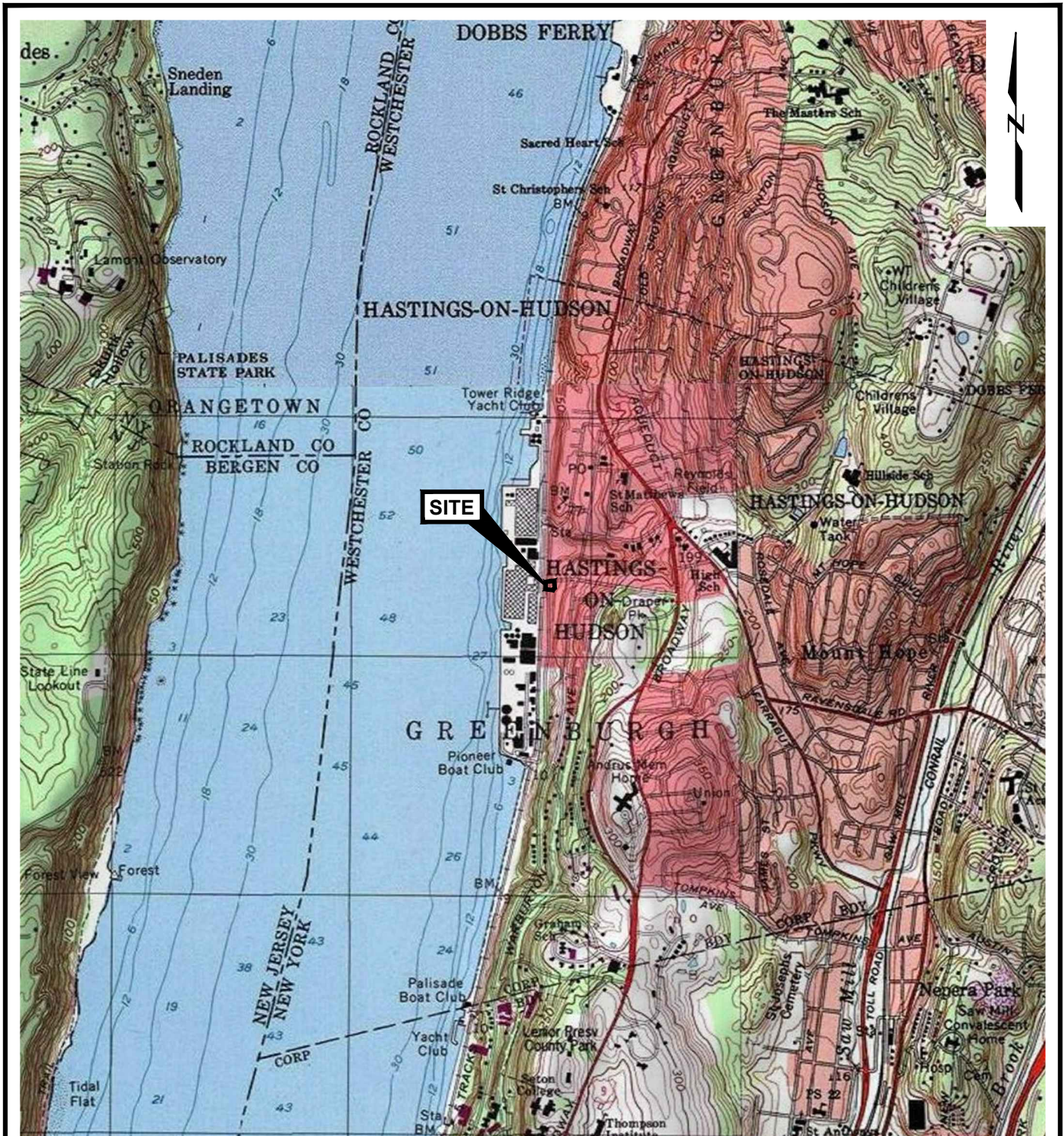
We encourage you to share this fact sheet with neighbors and tenants, and/or post this fact sheet in a prominent area of your building for others to see.

Receive Site Fact Sheets by Email

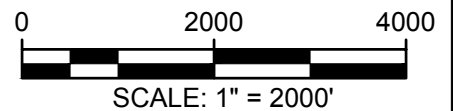
Have site information such as this fact sheet sent right to your email inbox. NYSDEC invites you to sign up with one or more contaminated sites county email listservs available at the following web page: <http://www.dec.ny.gov/chemical/61092.html>. It's quick, it's free, and it will help keep you *better informed*.




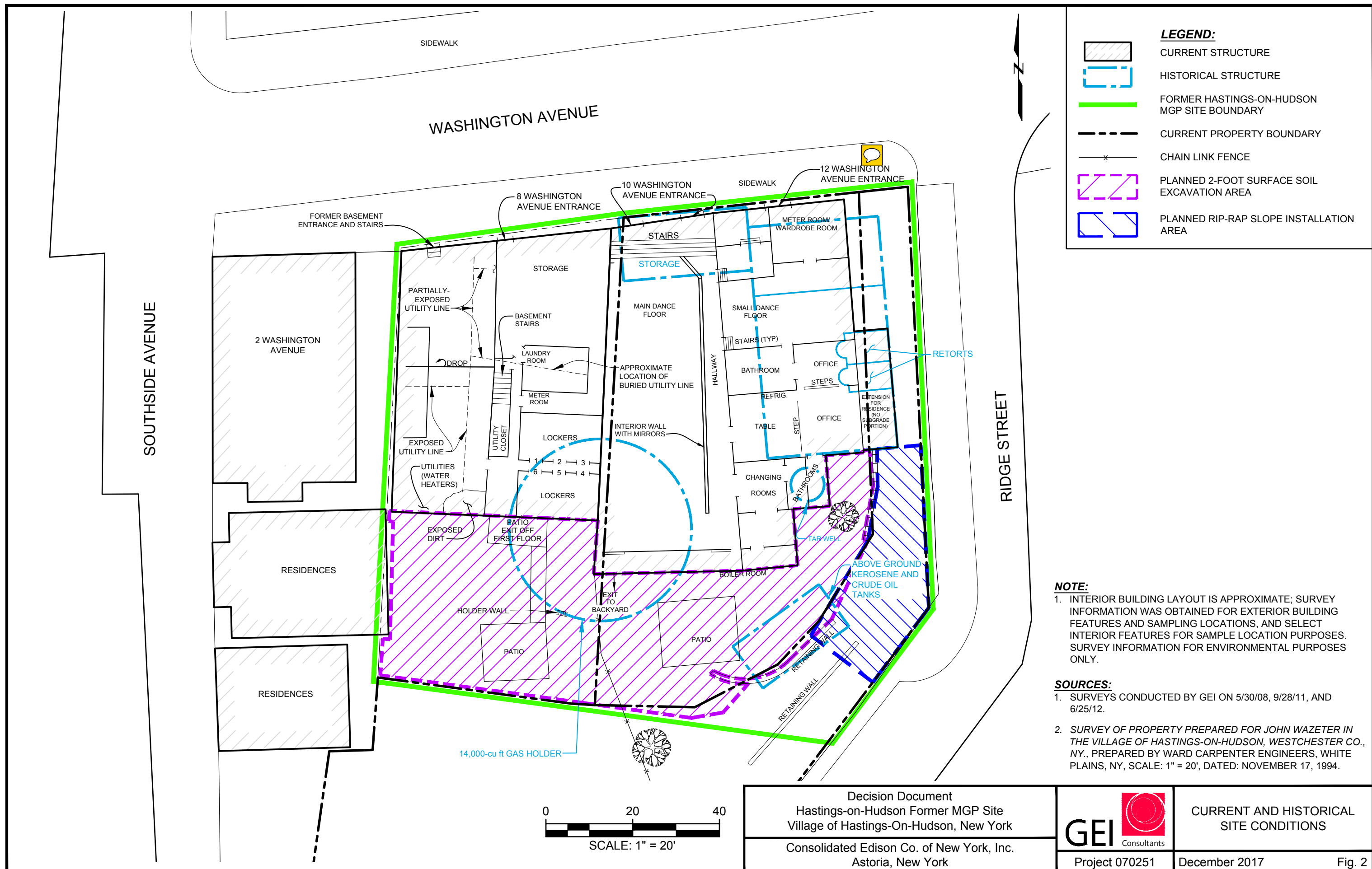
As a listserv member, you will periodically receive site-related information/announcements for all contaminated sites in the county(ies) you select.



SOURCE:
 U.S.G.S 7.5 Minute Topographic Maps, accessed via ArcGIS online ©2013
 National Geographic Society, i-cubed.



<p>Decision Document Hastings-on-Hudson Former MGP Site Village of Hastings-On-Hudson, New York</p>		<p>SITE LOCATION MAP</p>
<p>Consolidated Edison Co. of New York, Inc. Astoria, New York</p>	<p>Project 070251</p>	<p>December 2017 Fig. 1</p>



LEGEND:

- CURRENT STRUCTURE
- HISTORICAL STRUCTURE
- FORMER HASTINGS-ON-HUDSON MGP SITE BOUNDARY
- CURRENT PROPERTY BOUNDARY
- CHAIN LINK FENCE
- PLANNED 2-FOOT SURFACE SOIL EXCAVATION AREA
- PLANNED RIP-RAP SLOPE INSTALLATION AREA

NOTE:

- INTERIOR BUILDING LAYOUT IS APPROXIMATE; SURVEY INFORMATION WAS OBTAINED FOR EXTERIOR BUILDING FEATURES AND SAMPLING LOCATIONS, AND SELECT INTERIOR FEATURES FOR SAMPLE LOCATION PURPOSES. SURVEY INFORMATION FOR ENVIRONMENTAL PURPOSES ONLY.

SOURCES:

- SURVEYS CONDUCTED BY GEI ON 5/30/08, 9/28/11, AND 6/25/12.
- SURVEY OF PROPERTY PREPARED FOR JOHN WAZETER IN THE VILLAGE OF HASTINGS-ON-HUDSON, WESTCHESTER CO., NY., PREPARED BY WARD CARPENTER ENGINEERS, WHITE PLAINS, NY, SCALE: 1" = 20', DATED: NOVEMBER 17, 1994.



Decision Document Hastings-on-Hudson Former MGP Site Village of Hastings-On-Hudson, New York Consolidated Edison Co. of New York, Inc. Astoria, New York		CURRENT AND HISTORICAL SITE CONDITIONS	
	Project 070251	December 2017	Fig. 2