



Department of
Environmental
Conservation

In conjunction with



Dear Interested Citizen:

This fact sheet is to update you about the OU-1 Draft Decision Document for the former East 21st Street Works.

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

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Fact Sheet

October 2017

East 21st Street Works – OU-1

NYSDEC Issues Draft Decision Document for Peter Cooper Village Ou-1 Public Meeting to Take Place at 7 p.m. October 24 at JHS 104

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 remediation activities performed at the former East 21st Street manufactured gas plant (MGP), which is currently part of Peter Cooper Village.

Project Status and Schedule

The NYSDEC and NYSDOH have reviewed investigation results for Operable Unit 1 (OU1), which includes the Peter Cooper Village property and surrounding sidewalks, and concluded that no additional investigation is required by Con Edison. NYSDEC directed Con Edison to prepare an alternatives analysis report (AAR) to assess appropriate remediation for the site. This AAR was submitted to NYSDEC and NYSDOH. Based on review, the NYSDEC is proposing a remedial alternative, and the draft Decision Document (DD) is now available for public comment and will be discussed at a public meeting. **The public meeting, which will discuss both Peter Cooper Village and Stuyvesant Town MGP sites, is scheduled for Tuesday October 24, 2017 at 7 p.m. at JHS 104 (auditorium), 330 E. 21st St., New York, NY 10010. The public review period is October 11 – November 10, 2017. All comments should be sent to the NYSDEC project manager.**

Investigation work at the site included historic research, a soil gas/indoor air monitoring survey, a Site Characterization Study in 2004 and a Remedial Investigation study in 2006 and 2008. The investigations were conducted to determine if contamination from prior operation of the MGP was present. The investigations found that there are no impacts in the surface soil and the MGP impacts in subsurface soil were at least 5 ft. below ground, with the vast majority of the impacts 10 ft. and deeper. The impacts extended to the north side of E. 23rd Street, the south side of E. 20th Street and along First Avenue. On the east side, impacts were found in Stuyvesant Cove Park.

Based on the results of several indoor air sampling events, it was determined that concentrations of constituents potentially associated with MGP residuals are consistent with levels typically found in residential indoor air; therefore, no actions were necessary to address soil vapor intrusion.

MGP impacts were also found in the groundwater which is well below the ground surface and not used at the site. NYSDEC at this time divided the site into three Operable Units; OU-1 (as described above); OU-2, which includes Stuyvesant Cove Park and the East River, and OU-3, which includes the bedrock under the property. A link to reports for this MGP site can be found at Con Edison's website at <https://www.coned.com/en/community-affairs/former-con-edison-manufactured-gas-plants/con-edison-manufactured-gas-plant-in-progress-site-updates-documentation> (for optimal viewing please use Google Chrome or Firefox).

The proposed remedial alternative includes the following:

- Approximately 10 passive product recovery wells that will remove MGP material. To the extent possible, the wells will be placed in locations that are unobtrusive to the owner and tenants.
- A site cover exists and will be maintained; any site redevelopment will maintain the site

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

Manhattan Borough President Gale Brewer's Office, 1 Centre Street, 19th Floor, New York, NY 10007; 212-669-8300, Hours: M-F 9am-5pm; **Epiphany Branch, New York Public Library**, 228 E. 23 St., New York, NY 10010; 212-679-2645, Hours: Mon/Wed 12-7, Tues/Thurs 10-6; Fri/Sat. 10-5; **Community Board 6**, 235 East 20th St., New York, NY 10010; (212) 319-3750; M-F 9am-5pm

- cover, which may consist either of structures such as buildings, pavement or sidewalks.
- Imposition of institutional controls, such as deed restriction, that will prohibit and prevent exposure to any MGP materials that remain on-site.
 - A Site Management Plan (SMP) that will impose controls on excavation or other intrusive activities and require periodic indoor air monitoring.
 - A Monitoring Plan that will assess the performance and effectiveness of the remedy. An Operation and Maintenance (O&M) Plan that will ensure continued operation, monitoring, inspection, and reporting of any mechanical or physical components of the remedy.

Potential Exposure

A primary goal of this remedy is to prevent potential exposure to contamination from prior operation of the MGP facilities. People may be exposed through breathing, ingesting or touching contaminants. Soil contamination is well below the ground surface; therefore, the public is not exposed to contaminants through direct contact. Exposure to contaminated groundwater through ingestion is unlikely because the City is served by a municipal water system. The levels of chemicals found in the indoor air of the on-site buildings are similar to what is typically found in residential indoor air. The institutional controls and SMP will assure that exposure does not occur in the future. Indoor air monitoring will continue as part of an overall SMP.

Site Background

The former East 21st Street Works facility was bound to the north by the former East 22nd Street, south by East 20th Street, east by Avenue C and west by First Avenue and encompassed approximately two-thirds of what is now Peter Cooper Village. Gas manufacturing and storage began at the former facility in the 1840's and continued until the mid 1940's. Con Edison sold the site to Stuyvesant Town Corporation and Metropolitan Life Insurance Company in 1944 and 1945, respectively, for development of the Peter Cooper Village housing project.

What are former Manufactured Gas Plants?

Manufactured gas plants were operated between the 1800s and mid-1900s, before the development of natural gas distribution systems, to convert coal and oil into gas for heating, lighting and cooking. This early production process created by-products and wastes such as tar and purifier wastes. Tar is a dark, viscous fluid with a distinctive acrid odor. Purifier wastes are materials that were formed during filtration of the gas before it was sent out to customers. The substances of concern related to these operations include benzene, toluene, ethylbenzene and xylene (BTEX) compounds, polycyclic aromatic hydrocarbons (PAHs), and a few metals. BTEX compounds are volatile hydrocarbons found in MGP byproducts as well as most petroleum products such as gasoline. PAHs are also found in MGP byproducts as well as many petroleum products, such as asphalt.

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 <https://www.coned.com/en/community-affairs/former-con-edison-manufactured-gas-plants>. Information on the MGP program can also be found at the NYSDEC website at <http://www.dec.ny.gov/chemical/24904.html>. Document repositories for site related documents have been established and are listed on the bottom of the first page.

