



Consolidated Edison Company of New York, Inc.
31-01 20th Avenue, L.I.C., New York 11105-2048

Via Overnight Courier

November 24, 1999

Thomas Lange
New York State Department Environmental Conservation
Region 2
Division of Environmental Remediation
47-20 21st Street
Long Island City, NY 11101

**Re: VCP Application for Former Maspeth Substation Site
NYSDEC Spill # 96-14406**

Dear Mr. Lange:

Attached for the Department's review and acceptance is a Voluntary Cleanup Program (VCP) Application for the former Con Edison Substation site located in Maspeth, Queens.

Con Edison completed a remediation program for the PCB-contaminated soil and structures located at the site before conveying it in 1996 for use as a tire recapping facility. During a subsequent groundwater investigation, Con Edison detected PCB-contaminated oil on the groundwater table at the site and elevated concentrations of acetone in some site soils. Con Edison is anxious to conduct additional required remedial response measures for the site and to carry them out in an expeditious and environmentally sound manner that is acceptable to the Department. A proposed work plan for an expanded site groundwater investigation was submitted to Region 2 staff on November 3, 1999.

If you need any additional information, please contact Bharat Mukhi, Engineer Remediation at 718-204-4267 or me at 718-204-4292.

Sincerely,

Troy J. Meyer
Director-- Remediation

Enclosures

Cc: w/attachment

Dale Desnoyer, DEC Albany

Shaminder Singh, DEC Region 2

Bharat Mukhi - Con Edison - EH&S - Remediation

Mike Wilcken - Con Edison - Law

Mike Berensteyn - Site Owner



NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

VOLUNTARY CLEANUP PROGRAM APPLICATION

NYSDEC identification no.:

(rev. 2/98)

STATEMENT OF CERTIFICATION

I, Troy J. Meyer, do hereby certify and attest that the information included in this Voluntary Cleanup Program application, including any attachments, is, to the best of my knowledge and belief, accurate and complete; and that the applicant has the necessary funds allocated to undertake the activities proposed to be implemented under this application, if approved.

11/24/99
Date

[Handwritten Signature]
Signature

TYPE OF VOLUNTARY AGREEMENT: Investigation Remediation

I. SITE NAME AND LOCATION

SITE NAME (legal, common, or descriptive): Maspeth Substation (See Attachment 1)
SITE LOCATION: Street or Route No.: 57-77 Rust Street
CITY/TOWN: Maspeth COUNTY: Queens ZIP: 11378
LATITUDE: N 40° 43' 10.00" LONGITUDE: W 73° 54' 54.0"

II. CURRENT OWNER/OPERATOR INFORMATION

Current owner's name, address, and phone no.:
See Attachment 2 for list of current owners.

Current operator's name, address, and phone no.:
Same as current owners.

III. VOLUNTEER IDENTIFICATION

Volunteer's name, address, and phone no.:
Consolidated Edison Co. of NY, Inc.
31-01, 20th Avenue
Long Island City, NY 11105
(718) 204-4292

Volunteer's contact's name, address, and phone no.:
Troy J. Meyer
Con Edison/31-01, 20th Avenue
Long Island City, NY 11105
(718) 204-4292

Describe Volunteer's relationship, if any, to current owner and current operator (subsidiary, shareholder, partner, etc.). If no relationship, put "none":

"NONE"

IV. PROPERTY'S ENVIRONMENTAL HISTORY OVER PAST 50 YEARS

- A. To the extent that existing information/studies/reports/ are readily available to the applicant attach:
- a description of the environmental history of the site which includes previous uses of the property, types of operation, chemicals used on the property, by-products or wastes produced by previous activities on-site, and a list of any orders, decrees, or other legal documents regarding violations of the Environmental Conservation Law or equivalent federal environmental statutes;
- a list of previous owners with names, last known addresses and telephone numbers (describe Volunteer's relationship, if any, to each previous owner listed. If no relationship, put "none"); and

Previous Site Owners and Operators are listed in Attachment 3. The Environmental History of the site and a description of the environmental studies that have been conducted at the site are presented in Attachment 4.

- a list of previous operators with names, last known addresses and telephone numbers (describe Volunteer's relationship, if any, to each previous operator listed. If no relationship, put "none"). [OVER]

- B. Is the site listed as Class 1 or 2 in New York State's Registry of Inactive Hazardous Waste Sites? YES ___ NO X
- C. Did the volunteer generate, transport or dispose of, arrange for or cause the generation, transportation or disposal of hazardous substance on the property? YES X NO ___
- D. Is the site a treatment, storage, or disposal facility (TSDF) subject to corrective action or closure under permit or order issued under the Department's hazardous waste management regulatory ("RCRA") program? YES ___ NO X
- E. Is the site a TSDF operating under interim status under the RCRA program that is subject to enforcement action leading to the issuance of an order containing a corrective action schedule? YES ___ NO X

V. INTENDED SITE USE

Briefly describe below the intended use of the site following cleanup.

See Attachment 4.

SITE LOCATION AND DESCRIPTION

The site is a 22,665 ft² industrial-zoned property located at 57-77 Rust Street in the Maspeth section of Queens County, New York. It consists of a one-story brick building (11,555 ft²) and an adjacent open yard area (11,110 ft²) which is partially covered by large concrete pads. The site is bordered on the east by 58th Street, on the west by Rust Street, and on the south by 58th Avenue. On the north side of the property, an 8-foot high chain link security fence separates the site's open yard area from the backyards of residential houses.

The site is located in a mixed light industrial/residential district. There is an auto body shop across from the site on the opposite side of 58th Avenue, railroad tracks across from the site west of Rust Street, and residential houses across from the site on the opposite side of 58th Street. As noted above, the site is bordered on the north by residential houses. The nearest body of water (Maspeth Creek) is located approximately one mile southwest of the site.

From 1922 until 1985, Con Edison and its predecessor, the New York and Queens Electric Light & Power Company, operated an electric substation at the site. Oil-filled transformers and electrical equipment were housed within large aboveground vaults and on concrete pads located in the site's open yard area (the concrete pads now covering portions of the site's yard are the remnants of the equipment pads and the floors of the vaults). The one-story building at the site contained the substation's control room, switch rooms, and buss compartments and also housed oil-filled electric equipment. By 1988, the substation's oil-filled electrical equipment was decommissioned and removed from the site.

Following closure of the substation, Con Edison conducted environmental assessments of the site that included (1) PCB wipe sampling of the substation's vaults and other structures and (2) testing of the soils in the site's open yard area for PCBs. PCB-contaminated concrete surfaces were cleaned until residual PCB levels were reduced to 10 ug/100cm² or less. In March 1996, soil-containing PCBs at concentrations exceeding 10ppm was excavated and removed from the site's open yard area. The excavated areas were then backfilled with clean soil.

In June 1996, Con Edison sold the site, which was subsequently operated by its new owners as a tire recapping facility. During a site investigation conducted by Con Edison after its sale of the site, free-floating product (identified by fingerprinting analysis as dielectric oil) containing greater than 50ppm PCB was found in four on-site monitoring

wells. Subsurface soil containing acetone and methylene chloride in concentrations exceeding the soil cleanup objectives specified in TAGM HWR-94-4046, *Recommended Soil Cleanup Objectives*, were also found in soil borings collected from the site's open yard area.

Consistent with the recommendation made by Region 2 Staff of the New York Department of Environmental Conservation (DEC) during their October 15, 1999 meeting with Con Edison regarding the contamination at the site, Con Edison is submitting this Voluntary Cleanup Program application for the purpose of entering into a Voluntary Cleanup Agreement with the DEC covering the additional required remedial response measures for the site. Con Edison is anxious to begin those measures and to carry them out in an expeditious and environmentally sound manner that is acceptable to the DEC. To that end, Con Edison has already implemented, with the DEC's consent, interim product recovery efforts for the PCB-contaminated free-floating oil in the on-site groundwater monitoring wells. A work plan for an expanded site investigation has been prepared and is being submitted with this application.

The map attached as Exhibit 1 shows the location of the site and the properties bordering it. The maps attached as Exhibits 1A and 1B show the location of on-site equipment while the site was operated as an electric substation and while it was operated as a tire recapping facility.

CURRENT SITE OWNERS AND OPERATORS

Based on information provided by the individuals listed below, the current owners and operators of the site are as follows¹:

Mike Berensteyn
M&A Linens
270 West 39th St.
10th floor
New York, NY 10018
(212) 869-5078

Andrew Wyzodzski
M&A Linens
270 West 39th St.
10th floor
New York, NY 10018
(212) 869-5078

¹ In connection with its preparation of this application, Con Edison conducted a title search for the site. Based on the information provided by the individuals identified above, they acquired title to the site from R.A.W. Realty & Equipment Company during September 1999. Documents evidencing the conveyance of the site to these individuals were not on file in the Office of the Queens County Clerk when Con Edison's title search was conducted.

PAST SITE OWNERS AND OPERATORS

1922 - 6/96

Con Edison and its predecessor, New York
and Queens Electric Light & Power Co.¹

Con Edison
31-01, 20th Ave.
Long Island City NY 11105
(718) 204-4292

6/96 -12/97

LDC Realty Holdings, LLC

LDC Realty Holdings, LLC
57-77 57th Street
Maspeth, NY

12/97 - 9/99²

RAW Realty & Equipment Company

RAW Realty & Equipment Company
3 Hadden Court
Hauppauge, NY

¹ The site was owned and operated by the New York and Queens Electric Light & Power Company (NYQLP Company) from 1922 until July 31, 1945, when NYQLP Company merged with Consolidated Edison Company of New York, Inc. (Con Edison).

² In connection with its preparation of this application, Con Edison conducted a title search for the site. Documents evidencing the conveyance of the site by LDC Realty Holdings, LLC to RAW Realty & Equipment Company were on file in the Office of the Queens County Clerk. As noted in Attachment 2, Con Edison has been informed by Mike Berensteyn and Andrew Wyzodzski of M&A Linen that they purchased the site from RAW Realty & Equipment during September 1999. Documents evidencing that transaction were not on file in the Queens County Clerk's Office when Con Edison's title search was conducted.

VOLUNTARY CLEANUP SITE ASSESSMENT REPORT

A. Site Description

The site is a 22,665-ft² industrial-zoned property located at 57-77 Rust Street in the Maspeth section of Queens County, New York. It consists of a one-story brick building (11,555 ft²) and an adjacent open yard area (11,110 ft²) which is partially covered by several large concrete pads. The site is bordered on the east by 58th Street, on the west by Rust Street, and on the south by 58th Avenue. On the north side of the site, an 8-foot high chain link security fence separates the site's open yard area from the backyards of residential houses.

The site is located in a mixed light industrial/residential district. There is an auto body shop across from the site on the opposite side of 58th Avenue, railroad tracks across from the site west of Rust Street, and residential houses across from the site on the opposite side of 58th Street. As noted above, the site is bordered on the north by residential houses. The nearest body of water (Maspeth Creek) is located approximately one mile southwest of the site.

B. Site History

From 1922 until 1985, Con Edison and its predecessor, the New York and Queens Electric Light & Power Company, operated an electric substation at the site. Oil-filled transformers and electrical equipment were housed within large aboveground vaults and on concrete pads located in the site's open yard area (the concrete pads now covering portions of the site's yard are the remnants of the equipment pads and the floors of the vaults). The one-story building at the site contained the substation's control room, switch rooms, and buss compartments and also housed oil-filled electric equipment. By 1988, the substation's oil-filled electrical equipment was decommissioned and removed from the site.

After asbestos abatement within the site's building, decontamination of PCB-contaminated surfaces in a cable manhole, a cable vault, and transformer vaults, and excavation of PCB contaminated soil from portions of the site's open yard area, the property was sold by Con Edison to LDC Realty Holdings, LLC (Encore Tire) in June 1996 (see Section D of this attachment for complete site cleanup history). Encore Tire operated a tire recapping facility at the site until December 1997, when it sold the property to RAW Realty & Equipment Company (RAW Tires). RAW Tires operated the tire recapping plant at the site until September 1999, when it reportedly sold the site to Mike Berensteyn and Andrew Wyzodzski of M&A Linens. Messrs. Berensteyn and Wyzodzski have indicated that they intend to use the site as a warehouse to store rolls of fabric.

C. Regulatory History

No permits were required from regulatory agencies during site investigation. RCRA corrective action orders have not been issued to Con Edison for the site.

D. Previous Studies and Remediation Activities

- 7/88 – 5/89 Completed detailed site environmental assessment, including surface and subsurface soil sampling for PCBs and total petroleum hydrocarbons (TPH) in the site's yard and PCB wipe sampling on solid surfaces in the site's yard and building. The analytical results indicated PCB contamination in soil, on outdoor transformer vault surfaces, in an electrical manhole in the yard, and in an underground cable vault inside the building
- 6/92 Conducted asbestos survey and paint chip sampling. Test results indicated asbestos containing material (ACM) inside the substation building and in the transite walls enclosing the outdoor transformer vaults, and the presence of lead in paint chips. Based on the survey results, asbestos abatement was later conducted in the following areas:
- Removal of transite front walls of outdoor transformer vaults
 - Removal of overhead conduit insulation in site building
 - Removal of insulation from site building's boiler
 - General decontamination and cleanup of all interior floors and surfaces in site building, including removal of dust and debris suspected to contain ACM and lead paint. All arc-proof tape was also removed.
- 1/93 Cleaned PCB-contaminated outdoor transformer vaults, electrical manhole, and underground cable vault by removing all liquid and solid material from them and washing and rinsing their solid surfaces. In addition, the walls of the outdoor transformer vaults were demolished and disposed of properly. The post-cleanup confirmation PCB test results for the cleaned solid surfaces were all less than or equal to 10ug/100cm².
- 3/96 Excavated contaminated soil up to depth of 8' from portions of the site's yard. The post-cleanup confirmatory PCB sample results for the excavated yard areas indicated that residual PCB concentrations were below 10ppm. The excavated yard areas were then backfilled with clean soil. A report entitled "*Environmental Assessment and Remediation at Maspeth Substation*" containing the pre-removal soil sample results and

an addendum to that report containing the post-excavation confirmatory soil sampling results were submitted to DEC and the New York State Department of Health (DOH). These reports are attached to this application as Exhibits 2 and 3.

- 4/96 DEC and DOH concurred that the site yard's PCB-contaminated soil had been adequately remediated considering the proposed use of the site as a tire recapping facility. However, DEC recommended that groundwater testing also be conducted at the site (DEC's and DOH's letters are attached as Exhibits 4 and 5)
- 12/96 Installed three on-site groundwater monitoring wells (MW 101, 102 & 103 as indicated in figure 4 of "*Interim Report Former Consolidated Edison of N.Y., Inc, Maspeth Substation*", dated June 1999, which is attached as Exhibit 6. Oil containing greater than 50ppm PCBs was found in monitoring well MW103. This finding was reported to DEC (Spill # 96-14406).
- 10/97 Submitted work plan to DEC for further site investigation. This work plan proposed borings at 6 former transformer vault pads in the site's yard and at 4 locations surrounding monitoring well MW103. Three of these borings were converted into monitoring wells (see Exhibit 6 –June 1999 "*Interim Report Former Consolidated Edison of N.Y., Inc, Maspeth Substation*").
- 4/98 DEC requested clarification of the proposed site investigation work plan and suggested off-site monitoring wells in addition to the on- site borings and groundwater monitoring wells proposed in the work plan (see attached Exhibit 7).
- 6/98 Responded to DEC's letter seeking clarification to the work plan (see attached Exhibit 8).
- 10/98 DEC concurred with the proposed site investigation work plan but indicated that off-site monitoring wells would be necessary if the proposed on-site monitoring wells detected ground water contamination (see attached Exhibit 9).
- 3/99 Conducted 19 soil borings in site's yard and converted three of those borings into monitoring wells (indicated as MW 201, 202 & 203 on figure 4 in Exhibit 6 - June 1999 "*Interim Report Former Consolidated Edison*

an addendum to that report containing the post-excavation confirmatory soil sampling results were submitted to DEC and the New York State Department of Health (DOH). These reports are attached to this application as Exhibits 2 and 3.

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- 3/99 Conducted 19 soil borings in site's yard and converted three of those borings into monitoring wells (indicated as MW 201, 202 & 203 on figure 4 in Exhibit 6 - June 1999 "*Interim Report Former Consolidated Edison*

of N.Y., Inc, Maspeth Substation”). Oil containing greater than 50ppm PCBs was discovered in two wells, and a sheen was discovered in the third well (see table 3 of Exhibit 6 for product thickness). Promptly reported this finding to DEC. Also, soil sampling results indicated the presence of acetone above the soil cleanup objectives specified in DEC TAGM HWR-94-4046 in several soil boring locations and methylene chloride above the TAGM HWR-94-4046 soil cleanup objectives at one boring location.

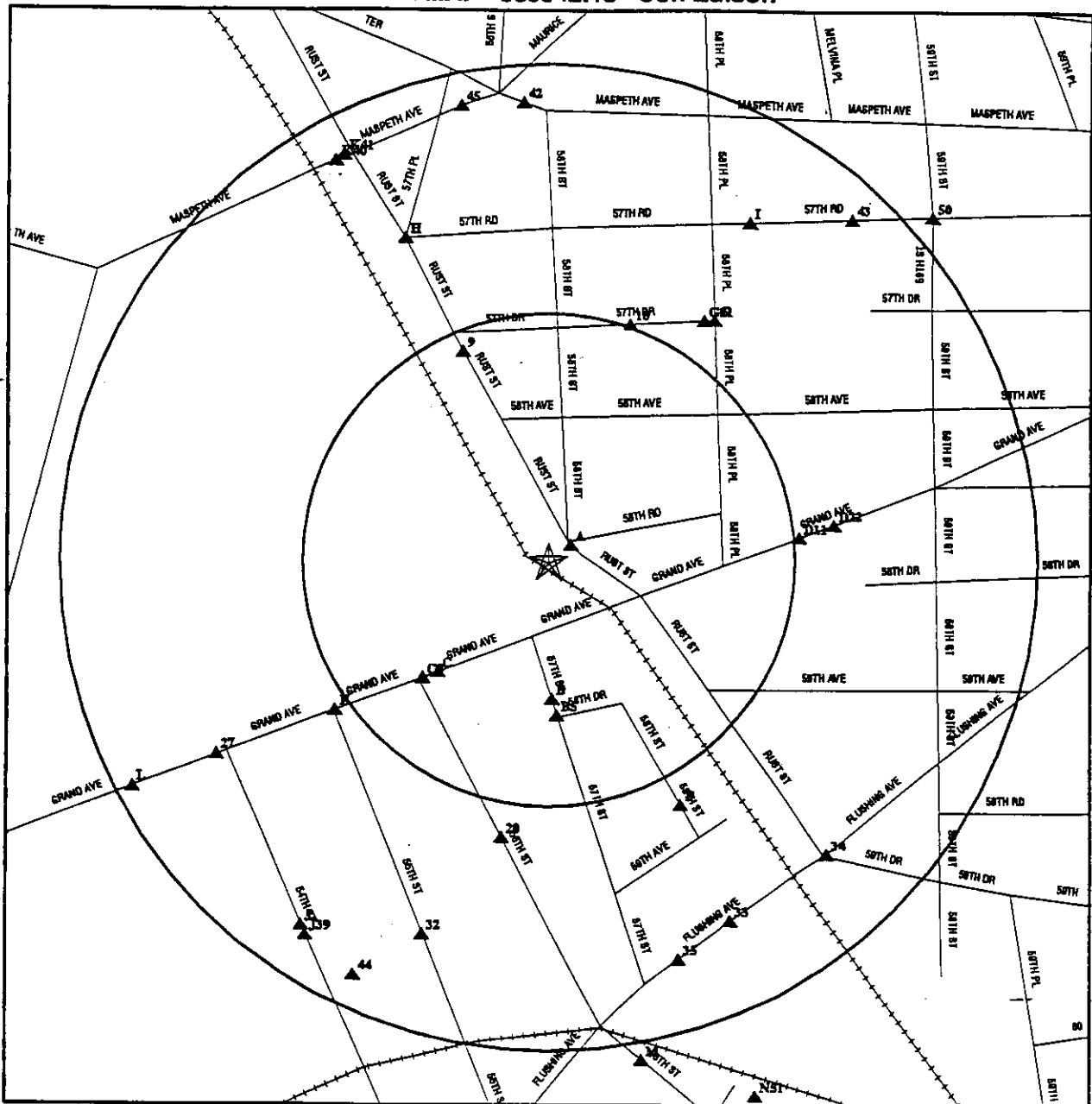
- 5/99 Met with DEC at site to discuss findings of site investigation. DEC requested a formal report presenting the findings of the investigation.
- 6/99 Submitted to DEC “*Interim Report Former Consolidated Edison of N.Y., Inc, Maspeth Substation*”, dated June 1999 (attached as Exhibit 6) on the status of the site investigation. This report also included a proposal to conduct an investigation in order to delineate the extent of the contamination. Under separate cover, a proposal to recover PCB-contaminated oil from the groundwater monitoring wells on the site was also submitted for DEC (see attached Exhibit 10).
- 10/99 Met with DEC to discuss the status of the site investigation as presented in the Interim Report. DEC suggested entering into Voluntary Cleanup Program. At this time, DEC gave their verbal consent to the product recovery plan. This plan was implemented on October 27, 1999, at which time approximately 7 gallons of oil were recovered from the monitoring wells. Skimmers were installed in the two wells with pumpable levels of oil to collect free-floating product. These units will be inspected every two weeks. The volume recovered will determine the future frequency of inspections.

In order to determine whether contamination has migrated off site, at least 6 new wells will be installed around the property. In addition, one new well will be installed on the property, and soil samples will be taken to confirm the presence of acetone at levels exceeding TAGM HWR-94-4046 soil cleanup objectives (this sampling is necessary because acetone was detected in sample blanks during the prior field investigation work). If the newly developed wells indicate the presence of contamination, further step out boring will be done. A Scope of Work for this expanded investigation has been prepared and was submitted to DEC on November 3, 1999 for their approval (see attached Exhibit 11).

E. Description of Intended Site Use

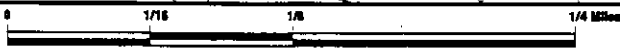
Based on the information provided by the new owners of the site, the site will be used for commercial purposes. The new owners have indicated that they intend to use the site building as a warehouse to store rolls of fabric.

DETAIL MAP - 383342.1s - Con Edison

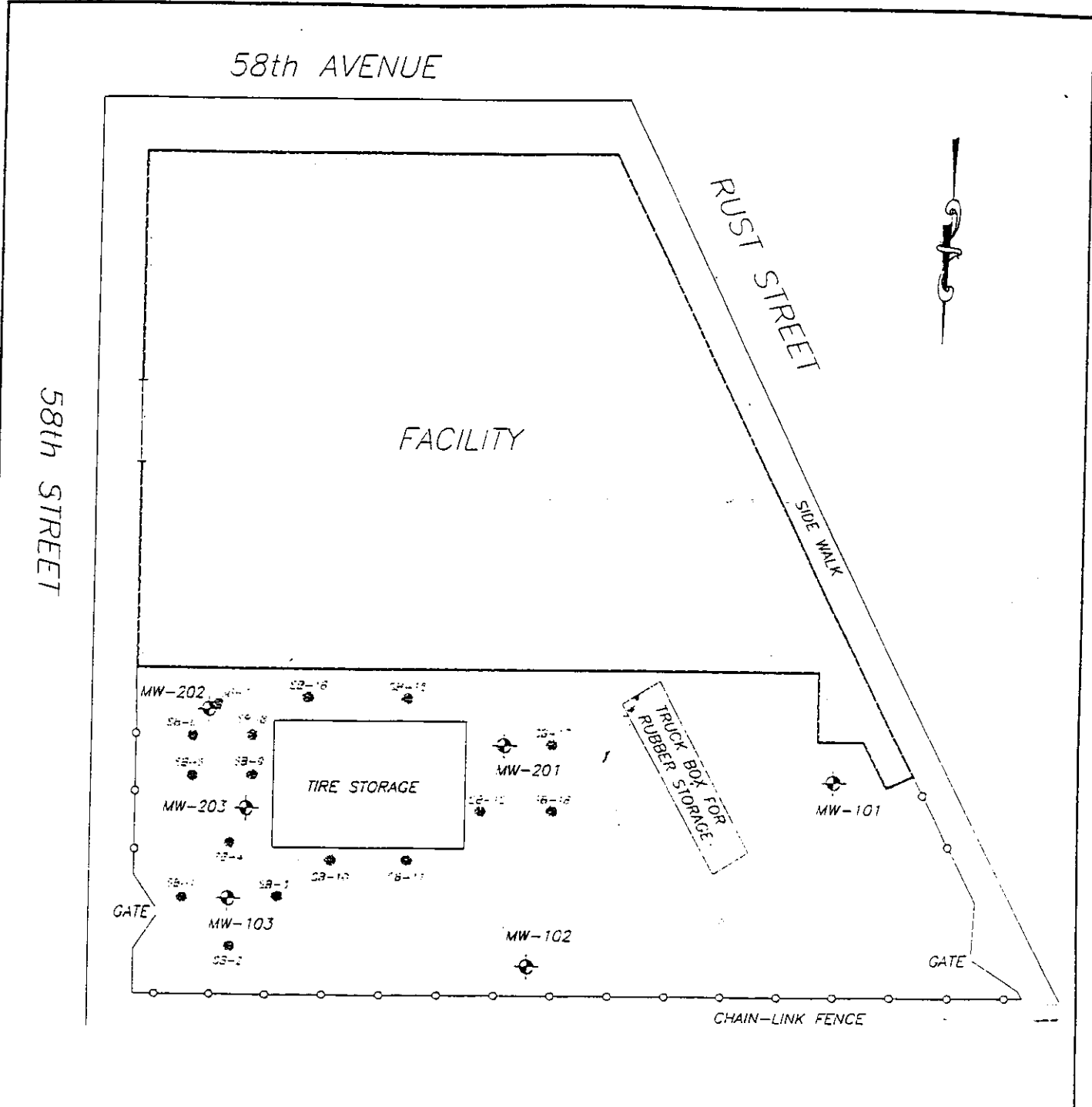


- ★ Target Property
- ▲ Sites at elevations higher than or equal to the target property
- ◆ Sites at elevations lower than the target property
- ▲ Coal Gasification Sites (if requested)
- ★ Sensitive Receptors
- National Priority List Sites
- Landfill Sites



⚡ Power transmission lines
 ⚡ Oil & Gas pipelines

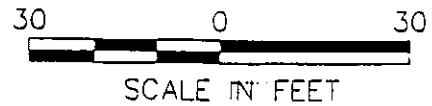


TARGET PROPERTY:	Former Maspeth Substation	CUSTOMER:	Con Edison
ADDRESS:	57-77 Rust St.	CONTACT:	Bharat Mukhi
CITY/STATE/ZIP:	Maspeth NY 11378	INQUIRY #:	383342.1s
LAT/LONG:	40.7195 / 73.9125	DATE:	June 23, 1999 3:50 pm

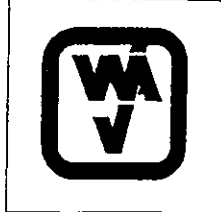


Legend

- MW-1  - EXISTING MONITORING WELL LOCATION
- SB-1  - EXISTING SOIL BORING LOCATION



Jacques Whitford Company, Inc.



JACQUES WHITFORD LOCATION: PORTSMOUTH, NEW HAMPSHIRE				
DATE PREPARED: 6-2-99	DESIGNED BY: BPB	DRAWN BY: LDS	CHECKED BY: BPB	REVIEWED BY: CRG
REVISION DATE:	REVISION NO.:	DRAWN BY:	CHECKED BY:	REVIEWED BY:
PROJECT NAME/FILE NAME: MASPETH/6-2-99DWGS		PROJECT NUMBER/PHASE: 6096280/129		SCALE: 1"=30'

DRAWING TITLE: SITE PLAN FORMER MASPETH SUBSTATION 57-77 RUST STREET MASPETH, QUEENS, NY	FIGURE NO. 4
PREPARED FOR: CON EDISON	

(See enclosed report)

**ENVIRONMENTAL ASSESSMENT
AND
REMEDATION AT MASPETH SUBSTATION**

**Environmental Affairs
March 1996**

(See enclosed report)

**ADDENDUM
TO
ENVIRONMENTAL ASSESSMENT
AND
REMEDICATION AT MASPETH SUBSTATION**

**Environmental Affairs
March 1996**

New York State Department of Environmental Conservation
Division of Hazardous Waste Remediation, Region 2
47-40 21st Street
Long Island City, New York 11101
(718) 482-4995 Fax: (718) 482-4954



Michael D. Zagata
Commissioner

March 4, 1996

Mr. Barry Cohen
Con Edison
31-01 20th Avenue
Long Island City, NY 11105

Re: Con Edison Facility
Rust Avenue, Maspeth

Dear Mr. Cohen:

Pursuant to our site visit of March 19, 1996 of the Con Edison, Maspeth facility, we received the site investigation (pre-removal data prepared in 1990 and 1991) results on March 26 and post-excavation report titled "Addendum to Environmental assessment" on March 29, 1996.

This is to confirm our discussions during today's meeting with regard to our review and recommendation. As we discussed, the Department has reviewed the reports and concur, based on the information provided, that all of the soils contaminated with hazardous waste have been excavated and removed. Post-excavation sampling and analysis show that none of the remaining soils contains PCBs in concentrations exceeding 10 parts per million (ppm). In the NYSDEC document entitled "Technical and Administrative Guidance Memorandum (TAGM) 4046", 10 ppm PCBs is the soil cleanup objective protective of the groundwater. Therefore, the remaining soils should not result in any future contravention of groundwater standards.

However, as we discussed this morning, Con Edison has not investigated the groundwater beneath the site which is normally needed to complete a site assessment. Therefore, the Department recommends that groundwater monitoring wells be installed and sampled for PCBs, to which you tentatively agreed. With regard to health concerns, it is understood that you forwarded a copy of your reports directly to the Bureau of Environmental Exposure Investigation of the New York State Department of Health for their health-related comments on your investigations to-date. If needed, we will gladly provide any additional information or comments that they may need to complete their assessment.

Barry Cohen
March 4, 1996
Page 2

If you have any questions wish to discuss any aspects of this letter that may affect the proposed transfer of this property for the proposed productive future use, please do not hesitate to contact me at your earliest convenience.

Respectfully,



Richard A. Gardineer, P.E.
Regional Remediation Engineer

cc: P. Galley
S. Sigh



STATE OF DEPARTMENT

Office of Public Health

11 University Place Albany

Barbara A. DeBuono, M.D., M.P.H.
Commissioner

Post-It® Fax Note	7671	Date	4/8	Page	00
To	Barry Cohen	From	Andy Carlson		
City/Dept.	Con-Ed	Co.	BEEI - NYSDOH		
Phone #		Phone #	458-6310		
Fax #	718-932-2637	Fax #	458-6312		

Executive Deputy Commissioner

April 8, 1996

Mr. Shaminder Singh
Hazardous Waste Remediation Section
NYS Department of Environmental Conservation
47-40 21st Street
Long Island City, New York 11101-5407

RE: Con Ed Maspeth Substation
Queens, Queens County
Site# 241810N

Dear Mr. Singh:

My staff have reviewed the Environmental Assessment and Remediation Report for the above referenced site. I understand that the site was found to contain high levels of polychlorinated biphenyls (PCBs) in surface and subsurface soil as well as inside former vault rooms and manholes, and that it has been cleaned up.

Contaminated soils on-site have been excavated and removed from the site and the vault rooms have been cleaned. The cleanup of the site itself is sufficient to be protective of human health for the anticipated commercial use.

Based on the results of the Environmental Assessment and Remediation Report, I believe the site has been remediated appropriately for the intended future use of the property as a tire recycler and distributor.

If you have further questions regarding this matter, feel free to contact Steve Bates of my staff at (518) 458-6305.

Sincerely,

G. Anders Carlson, Ph.D.
Director
Bureau of Environmental Exposure
Investigation

sg/86099PRO0314

cc: Mr. S. Bates
Dr. A. Soto
Mr. R. Gardineer, DEC - Region 2
Mr. B. Cohen, Con Ed.

(See enclosed report)

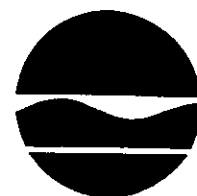
INTERIM REPORT
FOR THE FORMER
CONSOLIDATED EDISON COMPANY OF N.Y., INC.
MASPETH SUBSTATION
QUEENS, NY

Prepared for
Con Edison of New York
New York, New York

Prepared by:
Jacques Whitford Company, Inc.
Northeastern US and Worldwide

June, 1999

New York State Department of Environmental Conservation
Division of Environmental Remediation, Region 2
Hazardous Waste Remediation
47-40 21st Street
Long Island City, New York 11101
(718) 482-4995 Fax: (718) 482-6358



John P. Cahill
Commissioner

April 15, 1998

Mr. Troy J. Meyer
Director, Environmental Health & Safety
Con Edison
31-01 20th Avenue
Long Island City, NY 11101

Re. Former Maspeth Facility

Dear Mr. Meyer:

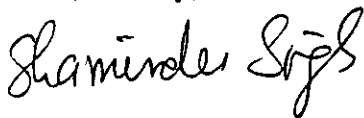
The Department has reviewed your "Draft Site Investigation Work Plan" dated October 31, 1997 for the Maspeth Substation and offer the following comments:

- Page 2, 2nd paragraph: The statement "Sampling at the concrete pads did not penetrate concrete" is not clear. Please clarify if sampling did not penetrate or spilled oil did not penetrate. (Was soil sampling done below the concrete pads?)
- There appears to be a discrepancy regarding groundwater depth. Page 1 indicates that groundwater level was measured at 15 feet bls (below land surface). Page 2 indicates that wells were drilled to a depth of 32 feet bls. Also, page 2 indicates that wells were installed to a depth of 26 feet and 18 feet. Similarly conflicting information is recorded on several other pages of the report. Please clarify.
- Groundwater sampling was conducted only for PCBs. My March 4, 1996 letter agreed with this sampling. At this time, the Department is recommending that first round of proposed sampling be conducted for full volatile and semi volatile compounds. We need to verify that no other chemicals are discharged into the environment.
- Page 3, Proposed Scope of Work; item 4: 16 to 20 additional soil borings and sampling should include sampling under the concrete pads.

- Goals of work plan include identification of Interim Remedial Action (IRA). The horizontal as well as vertical extent of groundwater contamination has not yet been determined. The proposed Scope of Work has no provision to check off-site groundwater plume. Please add one off-site groundwater monitoring well in the revised work plan.
- Page 4, Soil boring and sampling: Soil sampling should be done continuously from 2 feet bls to the water table.
- Page 5, Monitoring Well Installation and Sampling: indicates two wells will be drilled.... while text in other pages and in Figure 2 indicates three wells. Please clarify.
- Depth of the wells should be at least 5 feet below groundwater table.
- Page 6, 2nd paragraph: low flow technique is acceptable but still require minimum 1 to 3 well volume purging.

If you have any questions or need to discuss above comments, please contact me at (718)482-4897.

Respectfully,



Shaminder Singh

cc: R. Gardineer



Consolidated Edison Company of New York, Inc.
31-01 20th Avenue, L.I.C., New York 11105-2048

June 11, 1998

Mr. Shaminder Singh
Division of Environmental Remediation
New York State Department of
Environmental Conservation, Region 2
47-40 21st Street
Long Island City, NY 11101

**Re: Response to NYSDEC Comments
Former Con Edison Maspeth Substation**

Dear Mr. Singh:

This responds to NYSDEC's April 15, 1998 comments on Con Edison's "Draft Site Investigation Work Plan" ("WP") dated October 31, 1997, for the former Maspeth Substation. For each question posed by the Department, Con Edison has provided its response below.

- *Page 2, 2nd paragraph: The statement "Sampling at the concrete pads did not penetrate concrete" is not clear. Please clarify if sampling did not penetrate or spilled oil did not penetrate. (Was soil sampling done below the concrete pads?)*

Based on a review of the project file records (particularly the report entitled "Addendum to Environmental Assessment and Remediation at Maspeth, March 1996), it is apparent that the samples taken at the concrete pads did not penetrate the bottom of the concrete pads. After cleaning the concrete structures, confirmation PCB wipe samples were collected. Based on the wipe sample results, the concrete pads met the EPA standards. The wipe sample locations were designated with prefix "V"; therefore, the sample "V4", as referenced in the draft WP, was a PCB wipe sample. No samples were taken from below the vault pads.

- *There appears to be a discrepancy regarding groundwater depth. Page 1 indicates that groundwater level was measured at 15 feet bls (below land surface). Page 2 indicates that wells were drilled to a depth of 32 feet bls. Also, page 2 indicates that wells were installed to a depth of 26 feet and 18 feet. Similarly conflicting information is recorded on several other pages of the report. Please clarify.*

Consistent with the text, we offer the following clarification: Two of the wells (MW-101, 102) were originally completed to a depth of twenty-feet below land surface (bls), consistent with the Con Edison specification. However, when one well exhibited no water and the other just over one foot of water, a decision was made to redrill all of the wells to a greater depth (32 feet). At a

fairly uniform depth of 25-26 feet bls, the drill emerged from the dense glacial till, which underlies the site, into a deposit of fine sand. Due to the inability of the driller to keep the fine sand from "heaving" up into the casing, MW-101, MW-102, and MW-103 were built at 26, 26, and 18 feet bls, respectively. Water levels were measured in the completed wells numerous times during the development, purging, and sampling of the wells. Static levels in the wells vary from 15-18 feet bls at MW-101, 10-15 feet bls at MW-102, and 13-16 feet bls at MW-103. The stabilized levels used in the water table map provided to NYSDEC were approximately 18 feet bls (MW-101) and 15 feet bls (MW-102, 103).

We do not see the above as conflicting data, rather, these are simply field observations taken during the progress of the investigation.

- *Groundwater sampling was conducted only for PCBs. My March 4, 1996 letter agreed with this sampling. At this time, the Department is recommending that first round of proposed sampling be conducted for full volatile and semi volatile compounds. We need to verify that no other chemicals are discharged into the environment.*

The file record reveals that media samples have been tested at this site for only PCBs and TPH. It has been our experience at transformer spill sites that only PCBs and, very occasionally, SVOCs (primarily where the transformer oil has experienced excessive heating) are potential contaminants of concern. In our review of the project file, we have not identified any other potential sources of contamination other than the transformers. Since the Department wants to sample for SVOCs in order to conclusively address these potential contaminants of concern, Con Edison proposes to analyze groundwater for PCBs and SVOCs during the first round of groundwater monitoring. Additionally, a soil sample from the water table interface interval will be analyzed for SVOC in the event that the soil sample exhibits (visual, odor or any other field observation) oil contamination. However, Con Edison believes that VOCs have not been identified as a Site contaminant of concern and does not believe VOC analysis is appropriate at this time.

- *Page 3, Proposed Scope of Work; item 4; 16 to 20 additional soil borings and sampling should include sampling under the concrete pads.*

Sampling beneath the concrete pads is clearly called for in the Draft Work Plan (Soil Boring and Sampling - p. 4). We concur with the NYSDEC.

- *Goals of work plan include identification of Interim Remedial Action (IRA). The horizontal as well as vertical extent of groundwater contamination has not yet been determined. The proposed Scope of Work has no provision to check off-site groundwater plume. Please add one off-site groundwater monitoring well in the revised work plan.*

The Draft Work plan calls for up to three down gradient wells to characterize the potential migration of contaminants to the south (the interpreted direction of groundwater flow from the

well data). We do not see any potential PCB sources to the north or east of the former substation and potential well sites are severely constrained by housing and streets in these directions. If the results of the proposed work indicate any southward migration of contaminants, additional subsurface exploration off-site (e.g. under the south sidewalk of the building) may be warranted. In summary, at this time Con Edison believes that the extent of contamination can be adequately characterized without off-site wells. Con Edison will reevaluate this position following the completion of the work described in the work plan.

- *Page 4, Soil boring and sampling: Soil sampling should be done continuously from 2 feet bls to the water table.*

Water levels have been found to be roughly 15-18 feet bls. Therefore the work plan calls for sampling continuously from 2 feet bls to the water table, or to 24 feet bls which ever comes first. Con Edison believes the work plan proposal is adequate.

- *Page 5, Monitoring Well Installation and Sampling: indicates two wells will be drilled...while text in other pages and in Figure 2 indicates three wells. Please clarify.*

In the draft WP, Con Edison proposed two wells along the northern wall of the former substation and an optional well (location to be determined as work progresses) as shown on the figure that was provided. This intent is also stated under "Approach" (item 5), and "Monitoring Well Installation and Sampling" (lines 2-4).

- *Depth of the wells should be at least 5 feet below groundwater table.*

This comment is consistent with the work plan given the reported water level depths of 15-18 feet bls. Con Edison will modify its well construction accordingly. Should water level depth exceed 20 feet bls, consideration of a shorter screened interval (to avoid encountering the flowing sands below 25 feet bls) will be made.

- *Page 6, 2nd paragraph: low flow technique is acceptable but still require minimum 1 to 3 well volume purging.*

The WP calls for following the standard EPA "low-flow" protocol. At the suggestion of NYSDEC, Con Edison will assure that a minimum of one well volume is removed. Note that our past experience at the site suggests that several well volumes will be removed (to allow for well stabilization and to adequately reduce suspended solids).

If you have any questions or need additional information, please contact Mariela Gonzalez at (718) 204-4226.

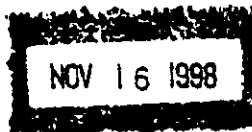
Sincerely,

A handwritten signature in black ink, appearing to read "Troy J. Meyer". The signature is fluid and cursive, with a large initial "T" and "M".

Troy J. Meyer
Director
EH&S - Remediation

Cc: R.Gardineer - NYSDEC - Division of Environmental Remediation, Region 2
Peter Garam - Con Edison - Law
Mariela Gonzalez - Con Edison - EH&S Remediation
Dennis Schmidt - Con Edison - EH&S Program Management

New York State Department of Environmental Conservation
Division of Environmental Remediation, Region 2
Hazardous Waste Remediation
47-40 21st Street
Long Island City, New York 11101
(718) 482-4995 Fax: (718) 482-6358



John P. Cahill
Commissioner

November 13, 1998

Ms. Troy J. Meyer
Director, Environmental Health & Safety
Con Edison
31-01 20th Avenue
Long Island City, NY 11101


Re. Former Maspeth Facility

Dear Ms. Meyer:

This letter replies to Con Edison's June 11, 1998 response to NYSDEC comments regarding the Draft Site Investigation Work Plan for the above referenced site. Our comments are as follows:

1. The Department agrees with your proposal to defer the off-site monitoring wells at this time; however, Con Edison must install the off-site groundwater monitoring wells, if the results of the proposed on-site perimeter monitoring reveals any presence of contaminants. This would indicate off-site contaminant migration.
2. The Department does not agree with Con Edison regarding the proposed groundwater analysis. In addition to PCBs analysis, the first round of groundwater samples should be analyzed for full volatile and semi volatile compounds (Methods ASP 95-1 and ASP 95-2). Dielectric fluids very often break down into volatile organic compounds. Since this material has been there for a long period of time, this breakdown is likely.

If you have any questions or need to discuss above comments, please contact me at (718)482-4897.

Respectfully,

Shaminder Singh

cc: R. Gardineer



Consolidated Edison Company of New York, Inc.
31-01 20th Avenue, L.I.C., New York 11105-2048

August 31, 1999

To: Christopher Englehardt
Environmental Engineer
NYSDEC
47-20 21st Street
Long Island City, NY 11101

RE: Product Recovery at Maspeth site

Dear Mr. Englehardt

While completing the site investigation, Con Edison proposes to implement an interim product recovery system at the former Maspeth Substation site. This process will include installation of skimmers (see description enclosed) at wells MW-103, MW-201 and MW-203. These skimmers siphon floating hydrocarbons from the wells to a collection chamber. The product collected in these chambers will then be drained into a container and disposed of properly by JWC, our remedial consultant. In well MW-202 (see attached well locations diagram) where product level measured was 0.03', an absorbent wick will be used to recover the product.

Initially, the units will be inspected every two weeks. Volume recovered will be recorded. The volume of product recovered will determine the future frequency of inspection.

Please advise if this arrangement is acceptable to DEC.

We would like to start this process in the first week of September. If you need further information please call Mr. Bharat Mukhi 718-204-4267.

Sincerely,

A handwritten signature in cursive script that reads "Troy J. Meyer". Below the signature, the word "for" is written in a smaller, simpler script.

Troy J. Meyer
Director - Remediation

Enclosure

Cc: Shaminder Singh, DEC Region 2

Bharat Mukhi - Con Edison - EH&S - Remediation

Peter Garam - Con Edison - Law

HORNER'S EZY SKIMMER™

- ◆ Simple
- ◆ Effective
- ◆ Inexpensive

Horner's EZY SKIMMER continuously and automatically syphons floating hydrocarbons from the water surface in a monitoring well without electronics, pumps, valves or man-hours.

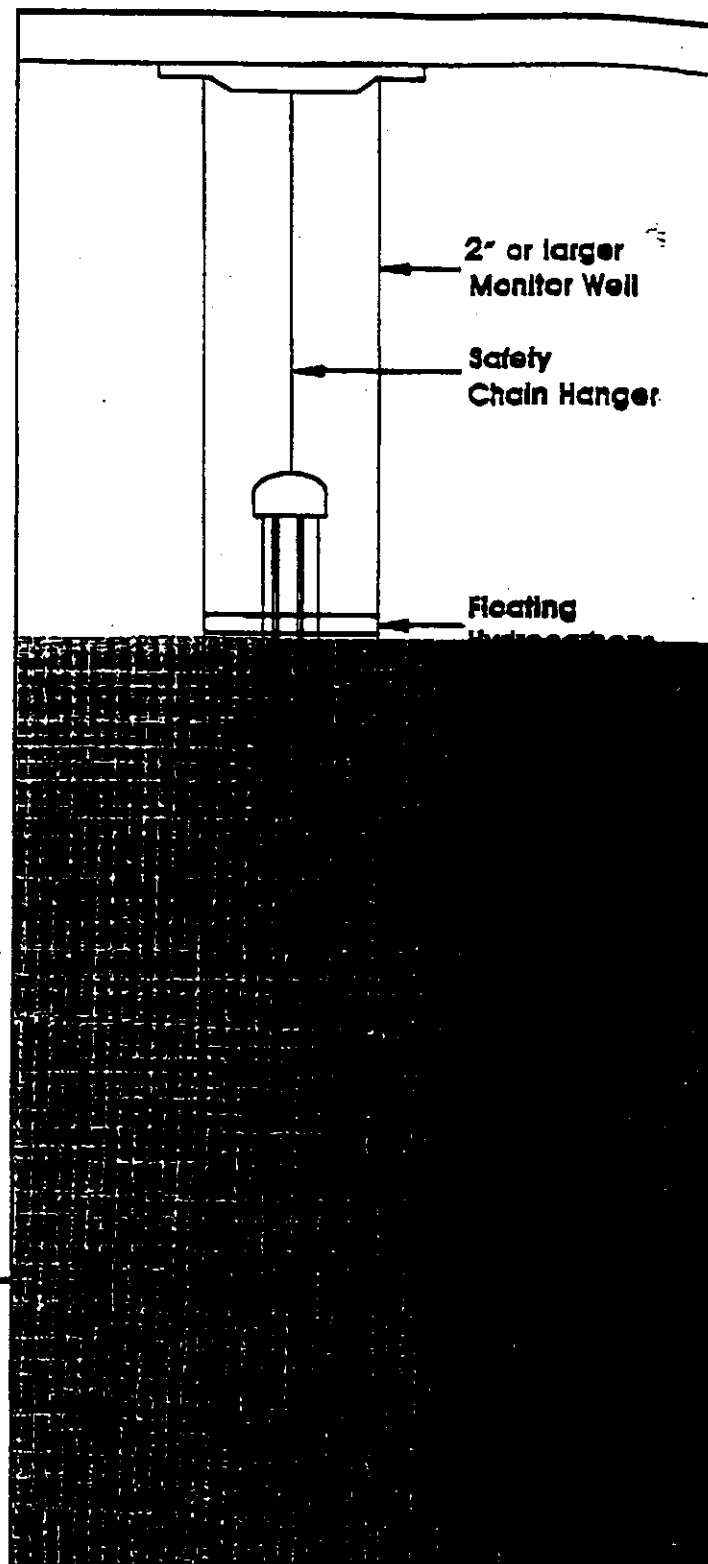
Floating hydrocarbons are absorbed and collected through a special filtering process. Recovered hydrocarbons are stored in the collection chamber. When the chamber is full you simply pull the skimmer out and drain the hydrocarbons back into the tank. No pumping or mixture of water and hydrocarbons to dispose of.

- ◆ Special designs available upon request.

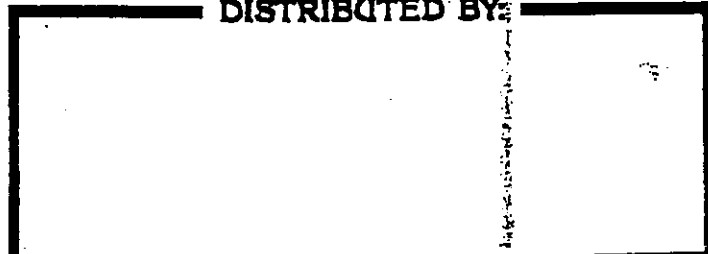
**CALL TOLL FREE:
1-800-443-0711**

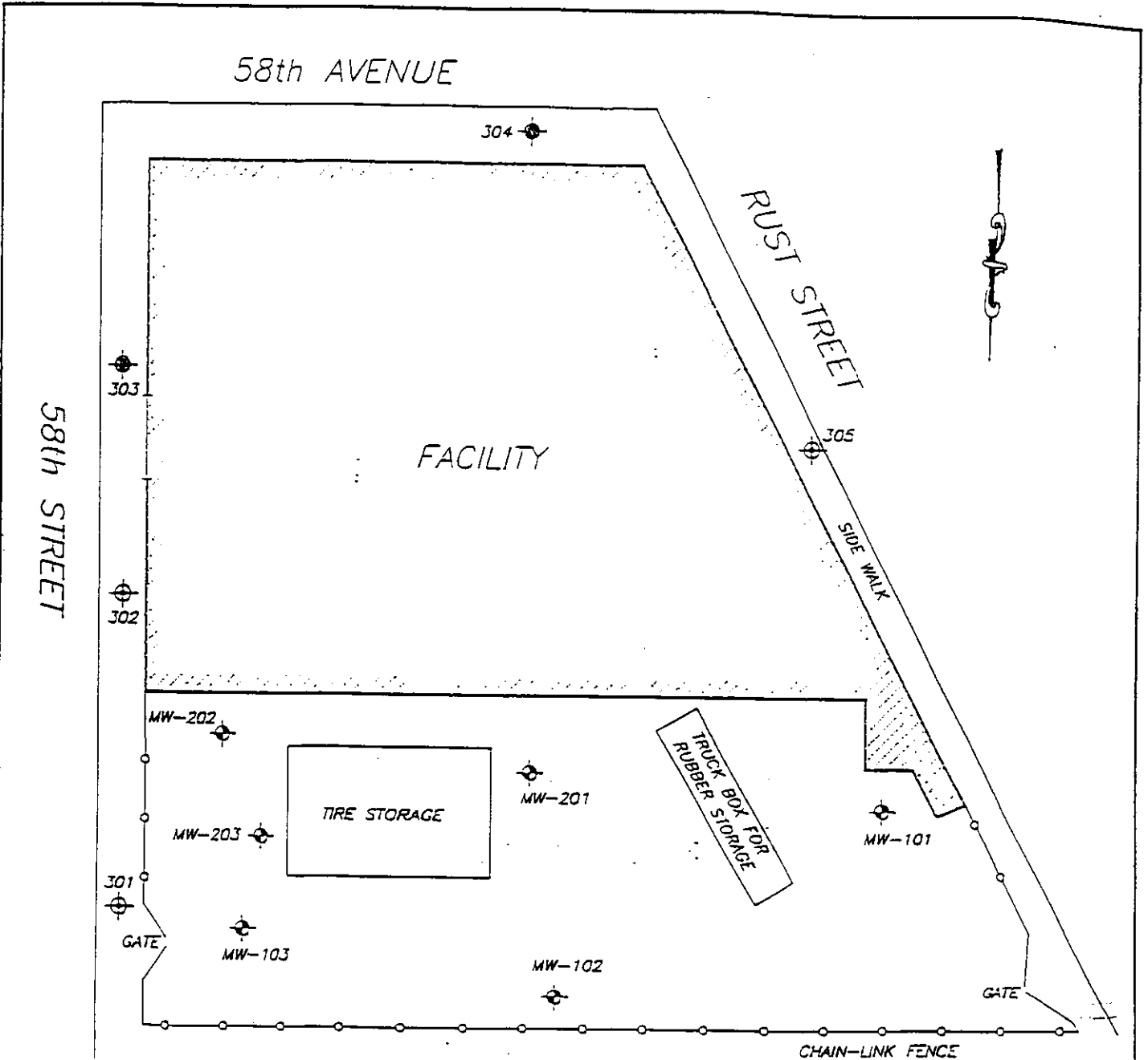


Horner Creative Products, Inc.



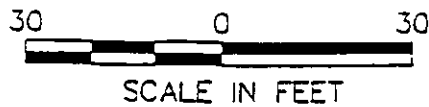
DISTRIBUTED BY:





Legend

- MW-1
- EXISTING MONITORING WELL LOCATION
- PROPOSED BORING/MONITORING WELL LOCATION
- 303
- PROPOSED BORING/POTENTIAL MONITORING WELL LOCATION
- 301



Jacques Whitford Company, Inc.



JACQUES WHITFORD LOCATION:
PORTSMOUTH, NEW HAMPSHIRE

DATE PREPARED: 5-3-99	DESIGNED BY: BPB	DRAWN BY: LDS	CHECKED BY: BPB	REVIEWED BY: DBH
REVISION DATE: 6-2-99	REVISION NO: 03	DRAWN BY: BSB	CHECKED BY: DBH	REVIEWED BY: DBH
PROJECT NAME/FILE NAME: MASPETH/6-2-99DWCS	PROJECT NUMBER/PHASE: 6006780/120	SCALE: 1"=30'	PREPARED FOR: CON. FRISON	

DRAWING TITLE:
PROPOSED MONITORING WELL LOCATIONS
FORMER MASPETH SUBSTATION
57-77 RUST STREET
MASPETH, QUEENS, NY

FIGURE NO. **9**

Table 3
Product and Groundwater Level Measurements
Consolidated Edison of New York Former Maspeth Substation

Well	Date	Depth to Product (feet TOPVC) ¹	Depth to Water (feet TOPVC) ¹	Measuring Point Elevation (feet AD ²)	Product Elevation (feet AD ²)	Groundwater Elevation (feet AD ²)	Product Thickness (feet)	Corrected Groundwater Elevation (feet AD ²)
MW-101	26-Apr-99	ND	18.21	99.78	N/A	81.57	N/A	81.57
MW-101	06-Apr-99	ND	18.26	99.78	N/A	81.52	N/A	81.52
MW-101	12-Mar-97	ND	18.44	99.78	N/A	81.34	N/A	81.34
MW-101	17-Dec-96	ND	18.45	99.78	N/A	81.33	N/A	81.33
MW-102	26-Apr-99	ND	15.63	99.57	N/A	83.94	N/A	83.94
MW-102	06-Apr-99	ND	15.95	99.57	N/A	83.62	N/A	83.62
MW-102	12-Mar-97	ND	15.09	99.57	N/A	84.48	N/A	84.48
MW-102	17-Dec-96	ND	13.23	99.57	N/A	86.34	N/A	86.34
MW-103	26-Apr-99	15.40	16.29	99.49	84.09	83.20	0.89	83.97
MW-103	06-Apr-99	15.72	16.26	99.49	83.77	83.23	0.54	83.70
MW-103	12-Mar-97	NM	13.29	99.49	N/A	86.20	N/A	86.20
MW-201	26-Apr-99	15.75	16.33	99.68	83.93	83.35	0.58	83.35
MW-201	06-Apr-99	*	15.88	99.68	N/A	83.80	N/A	83.80
MW-202	26-Apr-99	15.71	15.74	99.30	83.59	83.56	0.03	83.59
MW-202	06-Apr-99	ND	15.74	99.30	N/A	83.56	N/A	83.56
MW-203	26-Apr-99	15.82	17.59	99.79	83.97	82.20	1.77	83.74
MW-203	06-Apr-99	15.79	16.29	99.79	84.00	83.50	0.50	83.94

ND: indicates not detected

NM: Product detected but not measured, no interface probe

*: indicates a sheen but no measurable product

¹ Top of PVC riser pipe

² Assumed Datum: Paint spot on facility assumed to be 100.00 feet

Corrected Groundwater Elevation = Measuring Point Elevation - [DTW - PT(PD)], where

DTW is depth to water, PT is product thickness and PD is product density (assumed to be 0.87)

DRAFT

(See enclosed report)

**SCOPE OF WORK
EXPANDED INVESTIGATION
AT THE
FORMER MASPETH SUBSTATION**

Prepared for

Con Edison of New York EH&S
Queens, New York

Prepared by

Jacques Whitford Company, Inc.
New York, New England, Canada, and Worldwide

October 1999