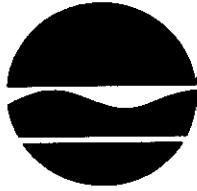


VOLUNTARY CLEANUP PROGRAM

NEW YORK STATE
DEPARTMENT OF



ENVIRONMENTAL
CONSERVATION

**Remedial Action Work Plan
Public Comment Period
December 22, 2004 to January
28, 2005**

What Happens Next: Written and oral comments on the Remedial Action Work Plan (RAWP) will be accepted until January 28, 2005. Comments should be directed to the Project Manager at the address below. The Work Plan can be viewed at the NYSDEC Region 2 Office, at the Queens Borough Public Library (see below right for address), or at the Queens Community Board #5 office. Written and oral comments expressing objection or opposition to the Work Plan must explain the basis of that opposition and identify the specific grounds which could lead the Department to impose significant changes to the Work Plan. Based on these comments, the NYSDEC may require the Volunteer to make revisions to the Work Plan. No formal response will be made to comments received by NYSDEC.

NYSDEC Region 2 Office
1 Hunters Point Plaza
47-40 21st Street
Long Island City, NY 11101
Telephone: (718)482-4973
Attn: Jane O'Connell, Project
Manager

FACT SHEET

Former Maspeth Substation Site
Site No: V-00326-2
Maspeth, Queens, New York
NYSDEC Region 2

December 2004

Remedial Action Work Plan Proposed for the Former Maspeth Substation Site

Public Comment Period Announcement

The New York State Department of Environmental Conservation (NYSDEC) working cooperatively with the New York State Department of Health (NYSDOH) has completed review of the Remedial Action Work Plan (RAWP) to address soil and groundwater contamination at the site (hereafter referred to as the "Site") located at 57-77 Rust St. (a.k.a. Former Maspeth Substation Site) in the Maspeth neighborhood of Queens, New York (see map of Site, last page of this fact sheet). The RAWP was prepared under the Voluntary Cleanup Agreement executed between NYSDEC and the Consolidated Edison Company of New York, Inc. ("Volunteer") in order to cleanup the aforementioned Site.

The Proposed Action: The remedy would consist of excavation and off-site disposal of contaminated soil and groundwater; collection of confirmatory soil samples; and monitoring of groundwater at the Site following completion of remediation to assess the effectiveness of the remedy. The proposal is described thoroughly in the Site's proposed RAWP. The RAWP was developed following investigations of the Site.

A summary of the RAWP is contained herein. The full RAWP and supporting documents are available for your review at the document repository listed below.

Your Opportunity to Comment on the Proposed Remedy: Your comments and input about the proposed remedy are important and encouraged. Your oral and written comments about the RAWP are welcome via telephone or in writing during the public comment period which runs until January 28, 2005. Written comments should be sent to the NYSDEC by the end of the comment period and addressed to:

Jane O'Connell, Project Manager
NYSDEC, Division of Environmental Remediation
1 Hunters Point Plaza
47-40, 21st Street
Long Island City, NY 11101
(718) 482-4973

Public Comment Period: December 22, 2004 to January 28, 2005

Document Repositories: (To access the complete RAWP)

NYSDEC Region 2 Office	Queens Public Library	Community Board #5
1 Hunters Point Plaza	6970 Grand Avenue.	61-23 Myrtle Ave.
4740 21st Street	Flushing, NY 11378	Glendale, NY 11385
Long Island City, NY 11101	Phone: 718-639-5228	Phone: 718-366-1834
Phone: 718-482-4973		

VOLUNTARY CLEANUP PROGRAM

The former Con Edison Maspeth Substation (the "Site") is located on approximately 0.5 acres in a mixed light industrial and residential neighborhood at 57-77 Rust Street in the Maspeth section of Queens, New York. Between 1922 and 1985, Con Edison and its predecessor, the New York and Queens Electric Light & Power Company, operated an electric distribution substation at the Site. The structures currently located on the Site include a one-story brick building and a fenced/gated yard. The brick building formerly housed electric equipment and control rooms of the former substation. Oil-filled transformers and electrical equipment were formerly housed within large above ground vaults and on concrete pads located in the Site's fenced-in yard.

During the course of operation, leaks and spills of dielectric oil, including polychlorinated biphenyls (PCBs) or PCB-contaminated fluids, occurred as a result of normal use and equipment installations. In 1988, during substation decommissioning, all electrical equipment was removed from the site, at which time Con Edison initiated Site environmental assessments, which included limited soil removal activities.

In June 1996, Con Edison sold the Site to LDC Realty Holdings, L.L.C. ("Encore"). In December 1997, RAW Realty & Equipment Company ("RAW") acquired the Site from Encore. Encore and RAW conducted tire-recapping operations at the Site. The Site is presently owned and occupied by M & A Linens, a wholesale fabric supplier. Con Edison is currently in a lease agreement with the current owners in order to remediate the Site.

History and Previous Site Investigations

In 1988, Con Edison initiated environmental assessments at the Site that included asbestos/lead surveys and abatement, decontamination of PCB contaminated surfaces within the manholes and transformer vaults, and surface and subsurface soil sampling analysis throughout the open yard. The results of the testing indicated that PCB-contaminated soils were present at several locations throughout the site ranging in depth from one foot below grade to eight feet below grade. In 1996 the soils were excavated and appropriately disposed off-site in accordance with federal, state and local regulations. Subsequent confirmatory samples were collected in these areas and laboratory analytical data indicated that the cleanup objectives for PCBs were achieved. The site cleanup objective of 10 parts per million (ppm), or less, was consistent with the most stringent levels specified in the United States Environmental Protection Agency's (USEPA) PCB spill cleanup policy.

Upon completion of the soil excavation activities in April 1996, the New York State Department of Health issued a letter to Con Edison stating that the site was remediated appropriately for the intended commercial use of the property. At that time, the NYSDEC recommended that groundwater testing be conducted at the site.

In December 1996, three (3) monitoring wells were installed and groundwater samples were collected for PCB analysis. During sample collection free-phase product was observed in one well located in the northeast section of the property. Analysis indicated that the oily liquid contained PCBs at concentrations greater than 50 ppm.

During subsequent investigations, additional monitoring wells were installed and groundwater was monitored and tested. Routine gauging of these monitoring wells verified that free-phase product was present in some of these wells on Site. Interim remedial measures designed to remove the product from groundwater have been ongoing from 1996 to the present. Soil has been tested extensively and characterized generally as non-hazardous for disposal purposes.

Site Contamination

Soil and Groundwater: Residual separate-phase product containing elevated concentrations of PCBs (e.g., maximum of 328 ppm Aroclor 1260) have been detected in the soil and groundwater beneath the Site as a result of previous Site usage.

Health Exposure Assessment

Direct contact exposure to contaminated soil at the Site is unlikely as such soil is at a depth of approximately 15 to 20 feet below grade. Groundwater beneath the Site is not used as a source of drinking water; therefore exposure through groundwater is not expected.

During the remediation extensive efforts will be made to protect the community from exposure to potential hazards. These measures include placing physical barriers to prevent unauthorized access to the Site work areas, continuous community air monitoring during remedial activities for dust and other airborne contaminants, and controlling dust during the excavation activities.

Remedial Action Objectives

Remedial action objectives (RAOs) are established to ensure that the proposed Site remediation is protective of human health and the environment. The RAOs provide a basis on which to select and evaluate remedial alternatives. The RAOs proposed for the Site are:

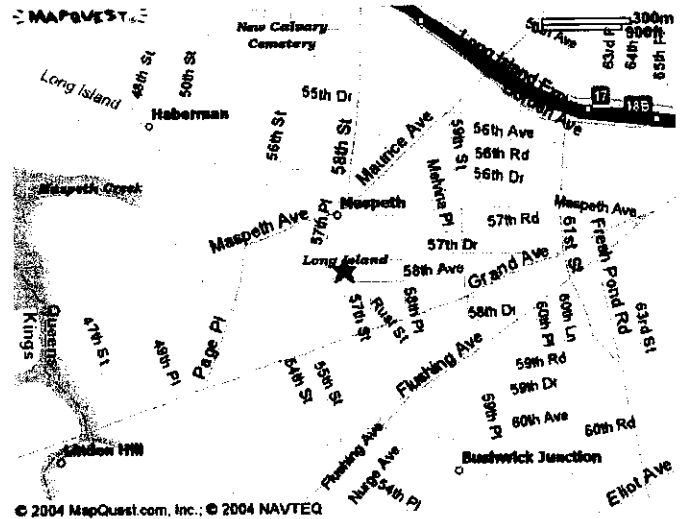
1. Ensure that on-Site contaminant levels in soil and groundwater are protective for the proposed future use of the Site.
2. Reduce current soil contamination levels of PCBs to 10 ppm in subsurface soil.
3. Assure that separate-phase product is removed and groundwater levels of PCBs are reduced to concentrations approaching asymptotic or background conditions.

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Summary of Proposed Remedial Action

The Remedial Action Work Plan for the Site consists of the following:

- Excavation and removal of soil, NAPL and groundwater (to approximately 2 feet below the water table, which is approximately 16 feet below grade).
- Prior to initiating excavation, sheeting will be driven at the limits of the excavation to provide structural stability and allow for maximum excavation and removal of contaminants.
- Remedial goals will be attained when soil monitoring data indicate that PCB concentrations are below 1 ppm for surface soil and 10 ppm for subsurface soil.
- The goal is to also achieve 6 NYCRR Part 703 standards for Class GA groundwater in on-site monitoring wells. Once the excavation is completed and the Site is backfilled with clean soil, a minimum of eight additional quarterly monitoring well sampling and analysis events will be conducted. Remedial monitoring will be performed until low levels are measured and the point of diminishing returns is reached, as determined by NYSDEC. If these samples remain consistent, the project will be closed out. These requirements will be contained in the site's Operation, Maintenance and Monitoring Plan.
- A Site Management Plan would be required to control residual contamination in soil.
- A Deed Restriction would be required to monitor residual contamination.



For project-related questions contact:

Jane O'Connell
 NYSDEC
 47-40, 21st Street
 Long Island City, NY 11101
 (718) 482-4973

For health-related questions contact:

Dawn Hettrick
 NYS Department of Health
 547 River Street
 Troy, NY 12180
 (518) 402-7880
 (800) 458-1158, ext. 27880