



In conjunction with



Dear Interested Citizen:

This fact sheet is to inform you of the future remedial investigation activities planned for the former Ludlow Street Works Site.

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

Jim O'Toole
Con Edison
511 Theodore Fremd Ave
Rye, NY 10560.
Toll free (877) 602-6633

For site-related environmental questions, please contact:

Randy Whitcher
Project Manager
NYSDEC
625 Broadway
Albany, NY 12233
(518) 402-9662

For site-related health questions, please contact:

Anthony Perretta
NYSDOH
Empire State Plaza, Corning
Tower, Room 1739
Albany, NY 12237
(518) 402-7880

Fact Sheet

October 2012

Ludlow Street Works NYSDEC Site # V00562-3

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 fact sheet on the upcoming investigation activities planned for the former Ludlow Street Works located at 162 Downing Street in Yonkers, New York (see Figure 1). A portion of this property was once occupied by a manufactured gas plant (MGP).

Project Status and Schedule

Con Edison has entered into a Voluntary Cleanup Agreement (VCA) with the NYSDEC to investigate, and if necessary, remediate potential impacts at former MGP sites. One of these MGP sites, is the former Ludlow Street Works, which is currently owned and occupied by the Yonkers Department of Public Works (DPW) and utilized as the DPW storage yard.

Previous investigation efforts at the site have included the collection of historic data as well as a Site Characterization performed in 2010. The results of these previous efforts indicate remnants from the MGP operations are present at the site. In order to confirm whether the on-site MGP remnants are impacting subsurface soil or groundwater, Con Edison, NYSDEC and NYSDOH determined that additional investigation is required.

Between October and December 2012, Con Edison will conduct a Remedial Investigation at the site. Field activities will include the collection of soil, soil vapor and groundwater samples. The majority of the work will be conducted in the Yonkers DPW property with limited work occurring in an offsite area just west of the railroad tracks and immediately east of Federal Street, as well as an offsite area east of the site. During the field activities, extensive efforts will be made to protect the community from potential hazards. These efforts will include the use of real-time air monitoring in accordance with the NYSDOH's Community Air Monitoring Plan.

Investigation Goal

The primary goal of the Remedial Investigation is to evaluate whether remnants from MGP operations have impacted human health or the environment. Because MGP remnants are typically found many feet beneath the surface, the public is not exposed through direct contact. Exposure to impacted groundwater through ingestion is also not expected because the area is served by a municipal water system.

If remediation is necessary based on the remedial investigation results, the scope and basis for a remedial plan will be developed in cooperation with the NYSDEC and NYSDOH and presented to the public for review and comment.

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

Yonkers Public Library, 1 Larkin Center, Yonkers, NY 10701, 914-337-1500, Hours: Mon-Thurs 9am to 8pm, Fri 10am to 5pm, Sat 9am to 5pm. **NYSDEC**, 625 Broadway, Albany, NY 12233, 518-402-9662 and **NYSDEC Region 3**, 21 S. Putt Corners Road, New Paltz, NY 12561, 845-256-3154

Site Background

The former Ludlow Street Works occupied a parcel of land on the north side of Knowles Street, the east side of the New York Central Railroad, and the south side of Downing Street. Gas manufacturing and gas storage began at the Ludlow Street Site in 1879 and continued until 1946. After MGP operations ceased, the property was used for bus storage and parking till 1973 when it was acquired by the City of Yonkers to be used as a storage yard (see Figure 2).

What are former Manufactured Gas Plants?

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.

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. Information can also be found at the NYSDEC website at www.dec.ny.gov/chemical/24904.html. In addition, a Citizen Participation Plan has been approved by the NYSDEC that outlines the steps to be taken to provide for public participation in the remedial program. Document repositories for site related documents have also been established so that concerned citizens can review available information.

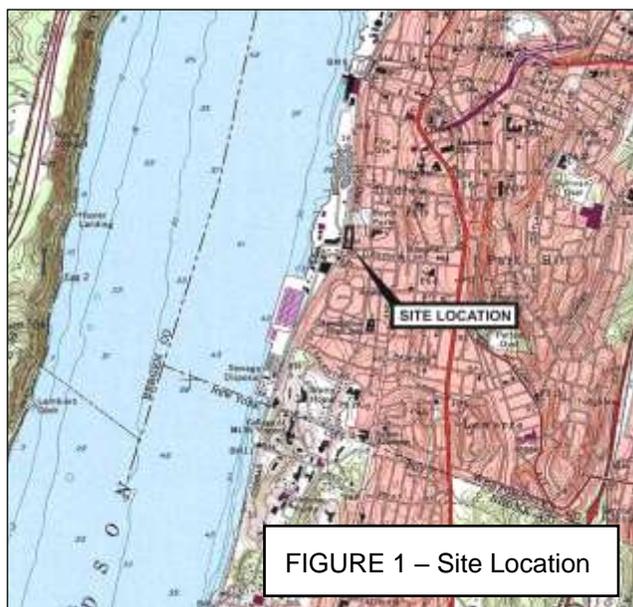


FIGURE 1 – Site Location

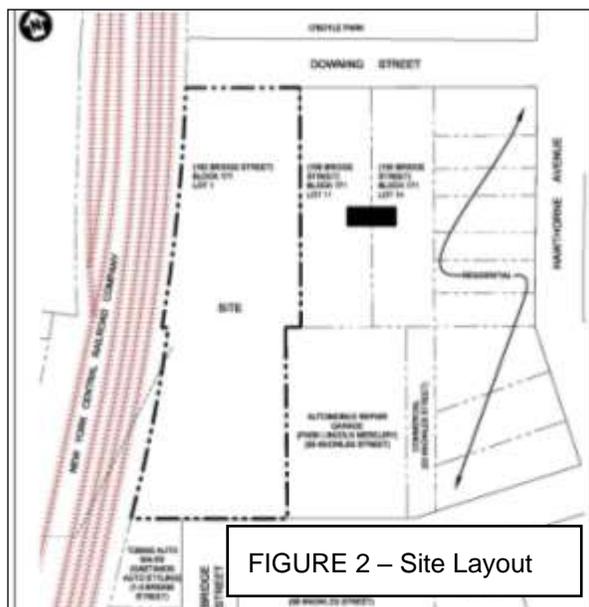


FIGURE 2 – Site Layout

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: 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.

Note: Please disregard if you already have signed up and received this fact sheet electronically.