



**Department of
Environmental
Conservation**

Where to Find Information

Access project documents through the DECinfo Locator/On-line Repository
<https://www.dec.ny.gov/data/DecDocs/231110/>
and at these location(s):

Manhattan Borough President

1 Centre Street, 19th Floor
New York, NY 10007
(212) 669-8300
info@manhattanbp.nyc.gov

Manhattan Community Board 3

59 E. 4th Street
New York, NY 10003
(212) 533-5300
mn03@cb.nyc.gov

New York Public Library Tompkins Square Branch

331 E. 10th Street
New York, NY 10009
(212) 228-4747
tompkinssquare@nypl.org

Who to Contact

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

Project-Related Questions

Sydney Sobol, Project Manager NYSDEC
625 Broadway, 12th Floor
Albany, NY 12233-7014
(518) 402-4799
sydney.sobol@dec.ny.gov

Project-Related Health Questions

Steven Berninger
NYSDOH
Empire State Plaza
Corning Tower, Rm 1787
Albany, NY 12237
(518) 402-7860
beci@health.ny.gov

For more information about New York's
Brownfield Cleanup Program, visit:
www.dec.ny.gov/chemical/8450.html

FACT SHEET

**Manufactured Gas Plant (MGP)
Program**

April 2023

**CE- E. 11th Street MGP OU-1
East 11th to East 13th Street
New York, NY 10029
SITE No. 231110
NYSDEC REGION 2**

Remedy Proposed for Site Contamination; Public Comment Period and Public Meeting Announced

**Public Meeting
Tuesday, April 11
6:00 PM – 8:00 PM**

**Center for Wellbeing & Happiness
101 Avenue D (between 7th and 8th Street)
New York, NY 10009**

At the meeting, DEC will discuss and answer questions regarding the proposed cleanup plan for the Site. The meeting is also an opportunity to present your comments on proposed cleanup activities.

The public is invited to comment on a proposed remedy being reviewed by the New York State Department of Environmental Conservation (NYSDEC), in consultation with the New York State Department of Health (NYSDOH), to address contamination related to the CE- E. 11th St. MGP site ("site") located on the Jacob Riis Housing properties between E. 11th and E. 13th Streets, Manhattan, New York County. Please see the map for the site location. The proposed remedy is summarized below.

How to Comment: NYSDEC is accepting written comments about the proposed plan, called an "Alternative Analysis Report (AAR)," for 45 days, from **April 5 through May 22, 2023**.

- Access the AAR and other project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/231110/>.
- Documents also are available at the location(s) identified at left under "Where to Find Information."
- Please submit comments to the NYSDEC project manager listed under Project-Related Questions in the "Who to Contact" area at left.

Draft Remedial Work Plan: The proposed remedy will allow for the continued Restricted Residential use of the property for housing and consists of:

- Excavation and off-site disposal of approximately 5,000 cubic yards of surface soil that exceeds the soil cleanup objectives for restricted residential use;
- Installation of a demarcation barrier at the limits of the excavation;
- Placement of backfill that meets the requirement for restricted residential use in the excavation areas to return the surface to its original grade;
- Installation of a concrete floor in the storage room areas of Jacob Riis Building 4;
- Installation of approximately 12 coal tar recovery wells across the site.

MANUFACTURED GAS PLANT PROGRAM

The placement of the wells will be determined during the design phase in consultation with the property owner to ensure limited impact on residents;

- Implementation of a Health and Safety Plan and Community Air Monitoring Plan during all ground intrusive activities to prevent any potential off-site impacts;
- Implementation of a Site Management Plan (SMP) for long-term maintenance of the remedial systems; and
- Recording of an Environmental Easement to ensure proper use of the site.

The proposed remedy was developed by Consolidated Edison of New York ("applicant") after performing a detailed investigation of the site under DEC oversight through New York's Manufactured Gas Plant (MGP) Program. Once approved and completed, the cleanup would authorize restricted residential use. NYSDEC provides stringent oversight to ensure cleanups are fully protective of public health and the environment. NYSDEC works closely with the NYSDOH to ensure requirements are in place to protect public health while remediation-related work is ongoing at the Jacob Riis Houses site.

Next Steps: NYSDEC will consider public comments, revise the cleanup plan as necessary, and issue a final Decision Document. NYSDOH must concur with the proposed remedy. After approval, the proposed remedy becomes the selected remedy. The applicant will then design and perform the cleanup action to address the site contamination, with oversight by NYSDEC and NYSDOH.

NYSDEC will keep the public informed throughout the investigation and cleanup of the site.

Site Description: This portion of the site, designated as Operable Unit (OU) 1, is roughly 5.5 acres and is bordered on the west by Avenue D, on the south by East 11th Street, on the north by East 13th Street, and on the east by FDR Drive. It is currently developed as multi-unit housing. The site was historically used as a Manufactured Gas Plant to manufacture gas from coal and other raw materials from approximately 1860 to 1933. The proposed remedy presented above addresses OU1.

OU2 encompasses the off-site area east of OU1 including FDR drive, the East River Park, and the East River sediments. OU3 addresses the portion of the site to the west of OU1, bounded by East 13th Street to the North, East 12th Street to

the South, Avenue D on the East, and OU4 to the West. OU4 addresses the portion of the site to the west of OU3 bounded by East 13th Street to the North, East 12th Street to the South, and Avenue C on the East. OUs 2, 3, and 4 are not being addressed by this AAR and will be addressed at a later date.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, 231110) at:

<https://www.dec.ny.gov/cfm/x/etapps/derexternal/index.cfm?pageid=3>

Summary of the Investigation: The primary contaminants of concern at the site are petroleum-related volatile organic compounds (VOCs) and semi-volatile organic compounds (SVOCs), both of which are components of coal tar, a byproduct of the gas manufacturing process. Coal tar and its components are found across the site in the soil and groundwater. The primary sources of the coal tar are the historic MGP structures on the site. Coal tar is primarily found on the eastern half of the site at depths ranging from 6 feet to 40 feet beneath the ground surface.

Manufactured Gas Plant Program: New York's MGP program oversees the investigation and cleanup of former manufactured gas plants that were historically used to manufacture gas at in the late nineteenth and into the twentieth century. Many of these gas plants were operated by the predecessor companies of our modern-day utility companies. Most of the sites under this program are being addressed under multi-site consent orders with the utility companies. The aim of the program is to prevent future impacts to human health and the environment and to ensure that the sites can be safely used. These uses may include recreation, housing, business or other uses.

The gas manufacturing process involved the heating of coal or petroleum products to produce a gas mixture. Once cooled and purified, the gas was distributed through a local pipeline network. The gas was used for heating and cooking in much the same way that natural gas is used today. In early years, the gas was also used for lighting in homes and streetlights.

For more information about the MGP program, visit:

<https://www.dec.ny.gov/chemical/8450.html>

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.

MANUFACTURED GAS PLANT PROGRAM

Stay Informed With DEC Delivers

Sign up to receive site updates by email: www.dec.ny.gov/chemical/61092.html

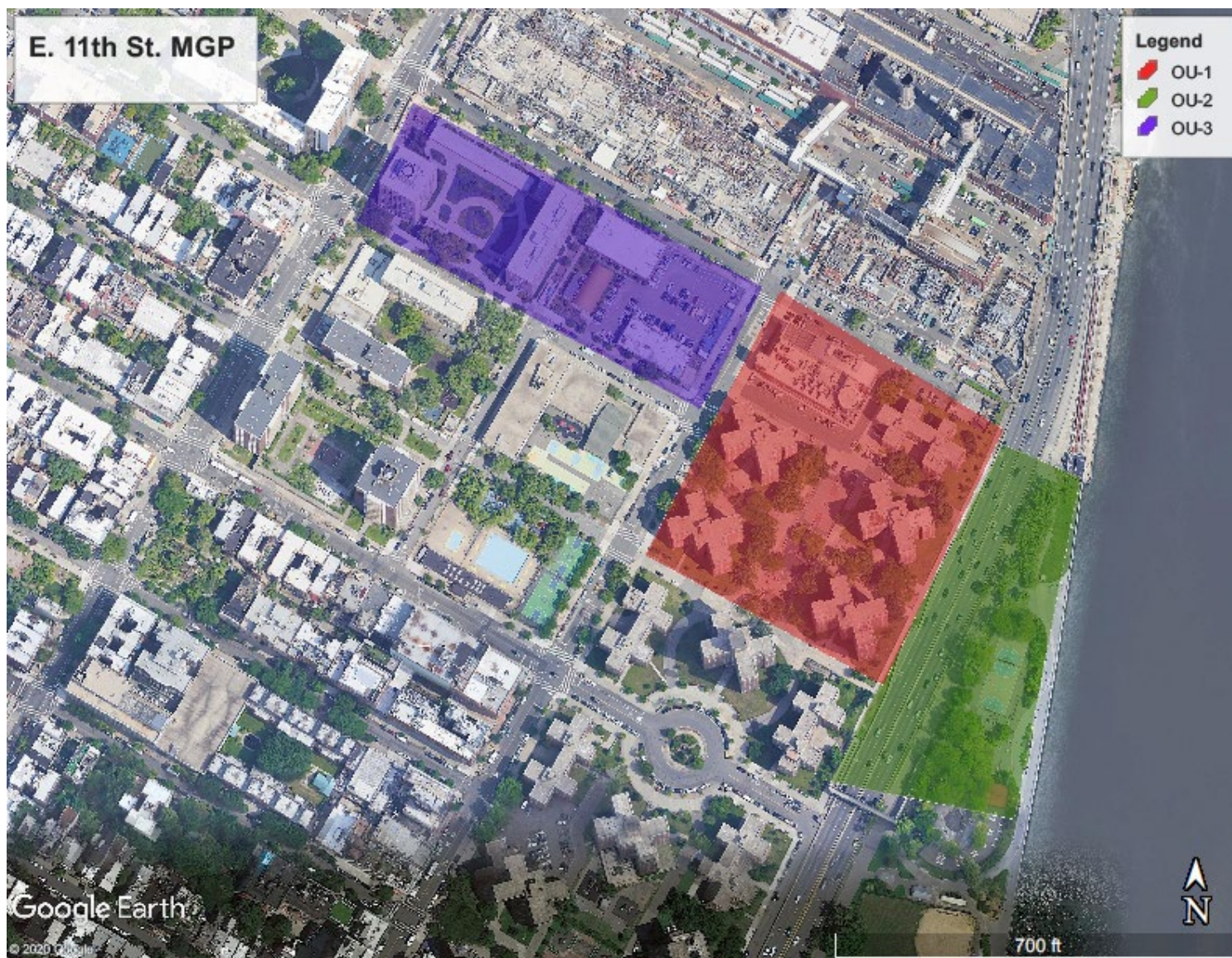
Note: Please disregard if you already have signed up and received this fact sheet electronically.

DECinfo Locator

Interactive map to access DEC documents and public data about the environmental quality of specific sites:

<https://www.dec.ny.gov/pubs/109457.html>

Site Location





Translation Available. Don't see your language? Ask!

English	To have this document translated into a language you can understand, contact the person below. There is no charge for the translation.
Español Spanish	Si necesita la traducción de este documento a un idioma que pueda entender, comuníquese con la persona indicada abajo. La traducción es gratis.
简体字 Simplified Chinese	如需將此文件翻譯成您能理解的語言版本，請聯絡下方人員。本次翻譯不收取費用。
Русский Russian	Чтобы получить перевод этого документа на понятный вам язык, свяжитесь с представителем, данные которого указаны ниже. Плата за эту услугу не взимается.
אידיש Yiddish	צו האבן די דאקומענט איבערגעטייטשט אין א שפראך וואס איר קענט פארשטיין, פארבינדט זיך מיט די פערזאן אונטן. די איבערטייטשונג איז פריי פון אפצאל.
বাঙালি Bengali	এই নথিটি আপনি বুঝতে পারেন এমন একটি ভাষায় অনুবাদ করতে, নিম্নলিখিত ব্যক্তির সাথে যোগাযোগ করুন। অনুবাদের জন্য কোন চার্জ দিতে হবে না।
한국어 Korean	이 언어를 본인이 이해할 수 있는 언어로 받아보려면 아래 담당자에게 문의하십시오. 번역료는 없습니다.
Kreyòl Ayisyen Haitian Creole	Pou yo ka tradwi dokiman sa nan yon lang ou ka konprann, kontakte moun ki anba a. Ou p'ap peye anyen pou tradiksyon an.
Italiano Italian	Per ottenere la traduzione di questo documento in un'altra lingua, contatti la persona indicata qui di seguito. La traduzione è gratuita.
العربية Arabic	لترجمة هذا المستند إلى لغة يمكنك فهمها، تواصل مع الشخص أدناه. لا يتم تطبيق رسوم مقابل الترجمة.
Języki Polski Polish	Aby uzyskać tłumaczenie tego dokumentu na język, który jest dla Ciebie zrozumiały, skontaktuj się z poniższą osobą. Za tłumaczenie nie jest pobierana żadna opłata.

Contact: Sydney Sobol, sydney.sobol@dec.ny.gov, (518) 402-4799