DECISION DOCUMENT

CE - Unionport Works
Operable Unit Number 02: Off-site areas to the north of Watson Avenue
Operable Unit Number 03: Westchester Creek
State Superfund Project
Bronx, Bronx County
Site No. 203109
November 2019

Prepared by
Division of Environmental Remediation
New York State Department of Environmental Conservation

DECLARATION STATEMENT - DECISION DOCUMENT

CE - Unionport Works
Operable Unit Numbers: 02 and 03
State Superfund Project
Bronx, Bronx County
Site No. 203109
November 2019

Statement of Purpose and Basis

This document presents the remedy for Operable Unit Numbers: 02: Off-site Areas to the North of Watson Avenue and 03: Westchester Creek of the CE - Unionport Works site. The remedial program was chosen in accordance with the New York State Environmental Conservation Law and Title 6 of the Official Compilation of Codes, Rules and Regulations of the State of New York (6 NYCRR) Part 375, and is not inconsistent with the National Oil and Hazardous Substances Pollution Contingency Plan of March 8, 1990 (40CFR300), as amended.

This decision is based on the Administrative Record of the New York State Department of Environmental Conservation (the Department) for Operable Unit Numbers: 02 and 03 of the CE - Unionport Works site and the public's input to the proposed remedy presented by the Department.

Description of Selected Remedy

For OU 02

The elements of the selected remedy are as follows:

1. Remedial Design

A remedial design program will be implemented to provide the details necessary for the construction, operation, optimization, maintenance, and monitoring of the remedial program. Green remediation principles and techniques will be implemented to the extent feasible in the design, implementation, and site management of the remedy as per DER-31. The major green remediation components are as follows:

- Considering the environmental impacts of treatment technologies and remedy stewardship over the long term;
- Reducing direct and indirect greenhouse gases and other emissions;
- Increasing energy efficiency and minimizing use of non-renewable energy;
- Conserving and efficiently managing resources and materials;
- Reducing waste, increasing recycling and increasing reuse of materials which would

otherwise be considered a waste;
- Maximizing habitat value and creating habitat when possible;
- Fostering green and healthy communities and working landscapes which balance ecological, economic and social goals;
- Integrating the remedy with the end use where possible and encouraging green and sustainable re-development; and
- Additionally, to incorporate green remediation principles and techniques to the extent feasible in the future development at this site, any future on-site buildings will include, at a minimum, a 20-mil vapor barrier/waterproofing membrane on the foundation to improve energy efficiency as an element of construction.

2. Coal Tar Recovery

Installation of passive coal tar recovery wells along the northern portion of Watson Avenue to remove potentially mobile coal tar from the subsurface. The number, depth, type and spacing of the recovery wells will be determined during the design phase of the remedy. Coal tar will be collected periodically from each well; however, if wells are determined by the Department to accumulate large quantities of coal tar over extended time periods, they can be converted to automated collection. If automated collection is required, the Site Management Plan discussed in paragraph 3 will be updated to include operation and maintenance requirements for the wells.

3. Site Management Plan

A Site Management Plan is required, addressing on-site and off-site. For OU-2 it includes the following:

a. Institutional and Engineering Control Plan that identifies all use restrictions and engineering controls for the off-site areas and details the steps and media-specific requirements necessary to ensure the following institutional and/or engineering controls remain in place and effective:

Engineering Controls: The coal tar recovery system discussed in Paragraph 2.

This plan includes, but may not be limited to:

• an Excavation Plan which details the provisions for management of future excavations in areas of remaining contamination;
• an agreement with the off-site owner(s) to allow implementation of any future remedy, site management, land use and groundwater use restrictions on these offsite properties;
• a provision for further investigation and remediation should large scale redevelopment occur, if any of the existing structures are demolished, or if the subsurface is otherwise made accessible. The nature and extent of contamination in areas where access was previously limited or unavailable will be immediately and thoroughly investigated pursuant to a plan approved by the Department. Based on the investigation results and the Department determination of the need for a remedy, a Remedial Action Work Plan (RAWP) will be developed for the final remedy for the site, including removal and/or treatment of any source areas to the extent feasible. Citizen Participation Plan (CPP) activities will continue through this process. Any necessary remediation

will be completed prior to, or in association with, redevelopment.
• a provision for evaluation of the potential for soil vapor intrusion for any occupied buildings, including provision for implementing actions recommended to address exposures related to soil vapor intrusion;
• provisions for the management, maintenance and inspection of the identified engineering controls;
• maintaining site access controls and Department notification; and
• the steps necessary for the periodic reviews and certification of the institutional and/or engineering controls.

b. a Monitoring Plan to assess the performance and effectiveness of the remedy. The plan includes, but may not be limited to:

• monitoring of groundwater to assess the performance and effectiveness of the remedy;
• a schedule of monitoring and frequency of submittals to the Department;
• monitoring for vapor intrusion for any buildings, as may be required by the Institutional and Engineering Control Plan discussed above; and
• Monitoring of the coal tar recovery wells referred to in paragraph 2 above.

For OU 03

The elements of the selected remedy are as follows:

Based on the results of the investigation at the site and the evaluation presented here, the Department has selected No Action as the remedy for this operable unit. The findings of the investigation of this operable unit indicate that it does not pose a significant threat to human health or the environment.

Declaration

The remedy conforms with promulgated standards and criteria that are directly applicable, or that are relevant and appropriate and takes into consideration Department guidance, as appropriate. The remedy is protective of public health and the environment.

11/29/2019

Janet E Brown

Date

Janet Brown, Director
Remedial Bureau C

DECISION DOCUMENT

CE - Unionport Works
Bronx, Bronx County
Site No. 203109
November 2019

SECTION 1: SUMMARY AND PURPOSE

The New York State Department of Environmental Conservation (the Department), in consultation with the New York State Department of Health (NYSDOH), has selected a remedy for the above referenced site. The disposal of contaminants at the site has resulted in threats to public health and the environment that would be addressed by the remedy. The disposal or release of contaminants at this site, as more fully described in this document, has contaminated various environmental media. Contaminants include hazardous waste and/or petroleum.

Department has issued this document in accordance with the requirements of New York State Environmental Conservation Law and 6 NYCRR Part 375. This document is a summary of the information that can be found in the site-related reports and documents.

SECTION 2: CITIZEN PARTICIPATION

The Department seeks input from the community on all remedies. A public comment period was held, during which the public was encouraged to submit comment on the proposed remedy. All comments on the remedy received during the comment period were considered by the Department in selecting a remedy for the site. Site-related reports and documents were made available for review by the public at the following document repositories:

Bronx Community Board 9
Attn: William Rivera
1967 Turnbull Avenue, Room 7
Bronx, NY 10473
Phone:

New York Public Library
Attn: Castle Hill Branch
947 Castle Hill Avenue
Bronx, NY 10473
Phone: 718-665-4878

Receive Site Citizen Participation Information By Email

Please note that the Department's Division of Environmental Remediation (DER) is "going

paperless" relative to citizen participation information. The ultimate goal is to distribute citizen participation information about contaminated sites electronically by way of county email listservs. Information will be distributed for all sites that are being investigated and cleaned up in a particular county under the State Superfund Program, Environmental Restoration Program, Brownfield Cleanup Program and Resource Conservation and Recovery Act Program. We encourage the public to sign up for one or more county listservs at http://www.dec.ny.gov/chemical/61092.html

SECTION 3: SITE DESCRIPTION AND HISTORY

Location:
This site is located in the Unionport section of the Bronx. It is approximately 1 acre in size, located next to Westchester Creek, a tidal waterway, and is approximately one block north of the Bruckner Expressway. The site is bounded by Westchester Creek to the east, Zerega Avenue to the west, Watson Avenue to the north, and Blackrock Avenue to the south.

Site Features:
The site was formerly occupied by an inactive Major Oil Storage Facility (MOSF). The MOSF was closed in 2018 following the completion of remedial measures required under DEC's MOSF regulatory program. There are four above-grade structures at the site including a large cinder block building, and three smaller buildings. These structures were associated with the former MOSF and are in active commercial use, housing a cut stone dealer and a metal fabrication business

Current Zoning and Land Use:
Both the on-site and off-site areas are zoned M3-1, for industrial and manufacturing uses. Adjacent properties are occupied by commercial businesses, industrial businesses and parking lots. The nearest residential building is an apartment building located one block to the west.

Past Use of the Site:
Site contamination results from two separate periods of site activity. First, the site was operated by Con Edison's corporate predecessors as a manufactured gas plant (MGP) from the early 1900s until 1929 using a carbureted water gas process. Between 1945 and 2002, the site was utilized by a series of petroleum bulk storage and distribution facilities. Numerous historic petroleum releases have been documented at the site, in addition to the coal tar contamination from the MGP operation.

Operable Units:
The site was divided into three Operable Units. An operable unit represents a portion of a remedial program for a site that for technical or administrative reasons can be addressed separately to investigate, eliminate or mitigate a release, threat of release or exposure pathway resulting from the site contamination. Three operable units have been created at this site:

Operable Unit 1 (OU1) is the on-site source area, located on the original MGP footprint. The remedy for OU1 was the subject of a June 2017 Decision Document.

Operable Unit 2 (OU2) includes the off-site properties to the north of OU1, including Watson Avenue. OU-2 is approximately 5 acres in size and consists of two parcels. One parcel is owned by Sibling Fuel Oil and the other by the New York City Economic Development Corporation. OU-2 is bordered by Commerce Avenue to the north, Zerega Avenue to the west, OU-1 to the South and Westchester Creek to the east.

Operable Unit 3 (OU3) consists of the portion of Westchester Creek located to the east of OU-1 and OU-2.

Site Geology and Hydrogeology: The overburden consists of a silty sand fill unit, approximately 18 feet thick, which overlies a silty clay layer that ranges in thickness from 11 to 25 feet. Below that is a glacial till unit approximately 12 feet thick that lies above the bedrock. Bedrock underlies the site at depths ranging from 24 to 51 feet below ground surface (bgs) and generally slopes from west to east towards Westchester Creek.

Groundwater is encountered within the fill unit at approximately 10 feet bgs. Groundwater flow is toward the east, discharging into Westchester Creek.

Operable Unit (OU) Numbers 02 and 03 are the subject of this document.

A Decision Document will be issued for OU 01 in the future.

A site location map is attached as Figure 1. A figure depicting the Operable Units is attached as Figure 2.

SECTION 4: LAND USE AND PHYSICAL SETTING

The Department may consider the current, intended, and reasonably anticipated future land use of the site and its surroundings when evaluating a remedy for soil remediation. For this site, alternatives (or an alternative) that restrict(s) the use of the site to commercial use (which allows for industrial use) as described in Part 375-1.8(g) were/was evaluated in addition to an alternative which would allow for unrestricted use of the site.

A comparison of the results of the Remedial Investigation (RI) to the appropriate standards, criteria and guidance values (SCGs) for the identified land use and the unrestricted use SCGs for the site contaminants is available in the RI Report.

SECTION 5: ENFORCEMENT STATUS

Potentially Responsible Parties (PRPs) are those who may be legally liable for contamination at a site. This may include past or present owners and operators, waste generators, and haulers.

The PRPs for the site, documented to date, include:

TWIN PINES FUELS CORP.

Consolidated Edison Co of NY, Inc.

ConEdison

The Department and Con Edison entered into a Voluntary Cleanup Agreement on August 15, 2002. Upon termination of DEC's Voluntary Cleanup Program, the site transitioned into an Order on Consent that was signed on July 13th, 2018. The Order obligates Con Edison to implement a full remedial program for MGP-related contamination both on and off the site.

SECTION 6: SITE CONTAMINATION

6.1: Summary of the Remedial Investigation

A remedial investigation (RI) serves as the mechanism for collecting data to:

- characterize site conditions;
- determine the nature of the contamination; and
- assess risk to human health and the environment.

The RI is intended to identify the nature (or type) of contamination which may be present at a site and the extent of that contamination in the environment on the site, or leaving the site. The RI reports on data gathered to determine if the soil, groundwater, soil vapor, indoor air, surface water or sediments may have been contaminated. Monitoring wells are installed to assess groundwater and soil borings or test pits are installed to sample soil and/or waste(s) identified. If other natural resources are present, such as surface water bodies or wetlands, the water and sediment may be sampled as well. Based on the presence of contaminants in soil and groundwater, soil vapor will also be sampled for the presence of contamination. Data collected in the RI influence the development of remedial alternatives. The RI report is available for review in the site document repository and the results are summarized in section 6.3.

The analytical data collected on this site includes data for:

- groundwater
- soil
- sediment

6.1.1: Standards, Criteria, and Guidance (SCGs)

The remedy must conform to promulgated standards and criteria that are directly applicable or that are relevant and appropriate. The selection of a remedy must also take into consideration guidance, as appropriate. Standards, Criteria and Guidance are hereafter called SCGs.

To determine whether the contaminants identified in various media are present at levels of concern, the data from the RI were compared to media-specific SCGs. The Department has developed SCGs for groundwater, surface water, sediments, and soil. The NYSDOH has developed SCGs for drinking water and soil vapor intrusion. For a full listing of all SCGs see:

http://www.dec.ny.gov/regulations/61794.html

6.1.2: RI Results

The data have identified contaminants of concern. A "contaminant of concern" is a hazardous waste that is sufficiently present in frequency and concentration in the environment to require evaluation for remedial action. Not all contaminants identified on the property are contaminants of concern. The nature and extent of contamination and environmental media requiring action are summarized below. Additionally, the RI Report contains a full discussion of the data. The contaminant(s) of concern identified at this site is/are:

For OU 02

coal tar
benzene, toluene, ethylbenzene and xylenes (BTEX)
total polycyclic aromatic hydrocarbons (PAHS)

For OU 02, the contaminants of concern exceed the applicable SCGs for

- groundwater
- soil

For OU: 03

Site-related impacts to Westchester Creek were not identified, and as such there are no contaminants of concern associated with this operable unit.

6.2: Interim Remedial Measures

An interim remedial measure (IRM) is conducted at a site when a source of contamination or exposure pathway can be effectively addressed before issuance of the Decision Document.

There were no IRMs performed at this site during the RI.

6.3: Summary of Environmental Assessment

This section summarizes the assessment of existing and potential future environmental impacts presented by the site. Environmental impacts may include existing and potential future exposure pathways to fish and wildlife receptors, wetlands, groundwater resources, and surface water. The RI report presents a detailed discussion of any existing and potential impacts from the site to fish and wildlife receptors.

Separate investigations were completed for each operable unit. A Remedial Investigation was conducted for OU-3 in 2011 and for OU-2 in 2014.

Soil and groundwater were analyzed for volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), metals and polychlorinated biphenyls (PCBs). Pesticides were not detected on-site during OU-1 investigation and were not sampled for off-site. Based upon investigations conducted to date, the primary contaminants of concern include MGP coal tar in the form of non-aqueous phase liquid (NAPL), the related VOCs benzene, toluene, ethylbenzene and xylene (BTEX) and related SVOCs (i.e., polyaromatic hydrocarbons (PAHs)).

OU-2

Soil: The results of the RI indicated the presence of coal tar and petroleum contamination in subsurface soil below the water table. There were no site related impacts identified in the shallower soil, above the water table, during the RI. Visual impacts of coal tar contamination ranged from odors and staining to coal tar saturated soil. Coal tar saturated soils were generally observed on top of the clay unit and were limited to locations beneath Watson Avenue. The top of the clay is present at depths generally ranging from eighteen to twenty-five feet below grade in this area. The most contaminated impacts were observed in SB-209 which had approximately 8 feet of coal tar saturated and coated soil at a depth of approximately eighteen to twenty-six feet below grade. BTEX was detected in four soil samples at concentrations exceeding the protection of groundwater soil cleanup objectives (SCOs). Subsurface soil samples that exhibited elevated BTEX concentrations were generally collected from intervals where visual impacts were observed. The highest concentration was observed in a sample collected from soil boring SB-301 from 36 - 36.5 feet, below ground surface (bgs). Ethylbenzene was detected at 3.8 parts per million (ppm) and xylene at 2.8 ppm from this location. PAHs were detected at concentrations exceeding the protection of groundwater SCOs in seven subsurface soil samples. The highest concentration of PAHs was also observed in SB-301 with total PAHs of 2,200 ppm with naphthalene being the largest contributor at 280 ppm.

PCBs and metals were analyzed for, but were not found to be site-related contaminants of concern off-site.

Groundwater: BTEX and PAH compounds were detected at concentrations exceeding groundwater quality standards. BTEX exceedances were only observed in monitoring wells located within Watson Avenue. The highest concentration of BTEX was observed in monitoring well MW-114A which had total BTEX of 940 parts per billion (ppb). This well also contained the most elevated levels of total PAH compounds at 1,900 ppb (naphthalene at 1,700 ppb). This well was screened from 20 feet to 30 feet below grade.

Soil Vapor: Since none of the structures at the site were occupied at the time of the Remedial Investigation, no soil vapor investigation was conducted.

OU-3

Sediments: The results of the RI showed no impacts from the site to Westchester Creek. The concentrations of constituents in sediments adjacent to the site were similar to or lower than those concentrations detected in sediment samples collected in background locations.

6.4: Summary of Human Exposure Pathways

This human exposure assessment identifies ways in which people may be exposed to site-related contaminants. Chemicals can enter the body through three major pathways (breathing, touching or swallowing). This is referred to as *exposure.*

There is the potential for direct contact, incidental inhalation, or ingestion of dust containing site-related contaminants by digging or otherwise disturbing the soil both on and off-site. People are not drinking contaminated groundwater because the area is served by a public water supply that is not affected by this contamination. Volatile organic compounds in the soil vapor (air spaces within the soil) may move into overlying buildings and affect the indoor air quality. This process, which is similar to the movement of radon gas from the subsurface into the indoor air of buildings, is referred to as soil vapor intrusion. The potential exists for the inhalation of site contaminants due to soil vapor intrusion for any occupied buildings on and off-site.

6.5: Summary of the Remediation Objectives

The objectives for the remedial program have been established through the remedy selection process stated in 6 NYCRR Part 375. The goal for the remedial program is to restore the site to pre-disposal conditions to the extent feasible. At a minimum, the remedy shall eliminate or mitigate all significant threats to public health and the environment presented by the contamination identified at the site through the proper application of scientific and engineering principles.

The remedial action objectives for this site are:

For OU 02:

Groundwater

RAOs for Public Health Protection

- Prevent ingestion of groundwater with contaminant levels exceeding drinking water standards.
- Prevent contact with, or inhalation of volatiles, from contaminated groundwater.

RAOs for Environmental Protection

- Restore ground water aquifer to pre-disposal/pre-release conditions, to the extent practicable.
- Prevent the discharge of contaminants to surface water.
- Remove the source of ground or surface water contamination.

Soil

RAOs for Public Health Protection

- Prevent ingestion/direct contact with contaminated soil.
- Prevent inhalation of or exposure from contaminants volatilizing from contaminants in soil.

RAOs for Environmental Protection

- Prevent migration of contaminants that would result in groundwater or surface water contamination.
- Prevent impacts to biota from ingestion/direct contact with soil causing toxicity or impacts from bioaccumulation through the terrestrial food chain.

Soil Vapor

RAOs for Public Health Protection

- Mitigate impacts to public health resulting from existing, or the potential for, soil vapor intrusion into buildings at a site.

For OU 03:

There are no remedial action objectives chosen for this OU.

SECTION 7: ELEMENTS OF THE SELECTED REMEDY

The alternatives developed for the site and the evaluation of the remedial criteria are presented in the Alternative Analysis. The remedy is selected pursuant to the remedy selection criteria set forth in DER-10, Technical Guidance for Site Investigation and Remediation.

For OU 02: Off-site areas to the north of Watson Avenue, the selected remedy is referred to as the Coal Tar Recovery and Site Management remedy.

The elements of the selected remedy, as shown in Figure 3, for OU 02 are as follows:

1. Remedial Design

A remedial design program will be implemented to provide the details necessary for the construction, operation, optimization, maintenance, and monitoring of the remedial program. Green remediation principles and techniques will be implemented to the extent feasible in the design, implementation, and site management of the remedy as per DER-31. The major green remediation components are as follows:
the environmental impacts of treatment technologies and remedy stewardship over the long term;
direct and indirect greenhouse gases and other emissions;
energy efficiency and minimizing use of non-renewable energy;
and efficiently managing resources and materials;
waste, increasing recycling and increasing reuse of materials which would otherwise be considered a waste;
habitat value and creating habitat when possible;
green and healthy communities and working landscapes which balance ecological, economic and social goals;
the remedy with the end use where possible and encouraging green and sustainable re-development; and
, to incorporate green remediation principles and techniques to the extent feasible in the future development at this site, any future on-site buildings will include, at a minimum, a 20-mil vapor

barrier/waterproofing membrane on the foundation to improve energy efficiency as an element of construction.

2. Coal Tar Recovery

Installation of passive coal tar recovery wells along the northern portion of Watson Avenue to remove potentially mobile coal tar from the subsurface. The number, depth, type and spacing of the recovery wells will be determined during the design phase of the remedy. Coal tar will be collected periodically from each well; however, if wells are determined by the Department to accumulate large quantities of coal tar over extended time periods, they can be converted to automated collection. If automated collection is required, the Site Management Plan discussed in paragraph 3 will be updated to include operation and maintenance requirements for the wells.

3. Site Management Plan

A Site Management Plan is required, addressing on-site and off-site. For OU-2 it includes the following:

a. Institutional and Engineering Control Plan that identifies all use restrictions and engineering controls for the off-site areas and details the steps and media-specific requirements necessary to ensure the following institutional and/or engineering controls remain in place and effective:

Engineering Controls: The coal tar recovery system discussed in Paragraph 2.

This plan includes, but may not be limited to:

- an Excavation Plan which details the provisions for management of future excavations in areas of remaining contamination;
- an agreement with the off-site owner(s) to allow implementation of any future remedy, site management, land use and groundwater use restrictions on these offsite properties;
- descriptions of the provisions for agreements with the offsite property owners including any land use, and groundwater use restrictions;
- a provision for further investigation and remediation should large scale redevelopment occur, if any of the existing structures are demolished, or if the subsurface is otherwise made accessible. The nature and extent of contamination in areas where access was previously limited or unavailable will be immediately and thoroughly investigated pursuant to a plan approved by the Department. Based on the investigation results and the Department determination of the need for a remedy, a Remedial Action Work Plan (RAWP) will be developed for the final remedy for the site, including removal and/or treatment of any source areas to the extent feasible. Citizen Participation Plan (CPP) activities will continue through this process. Any necessary remediation will be completed prior to, or in association with, redevelopment.
- a provision for evaluation of the potential for soil vapor intrusion for any occupied buildings, including provision for implementing actions recommended to address exposures related to soil vapor intrusion;

• provisions for the management, maintenance and inspection of the identified engineering controls;
• maintaining site access controls and Department notification; and
• the steps necessary for the periodic reviews and certification of the institutional and/or engineering controls.

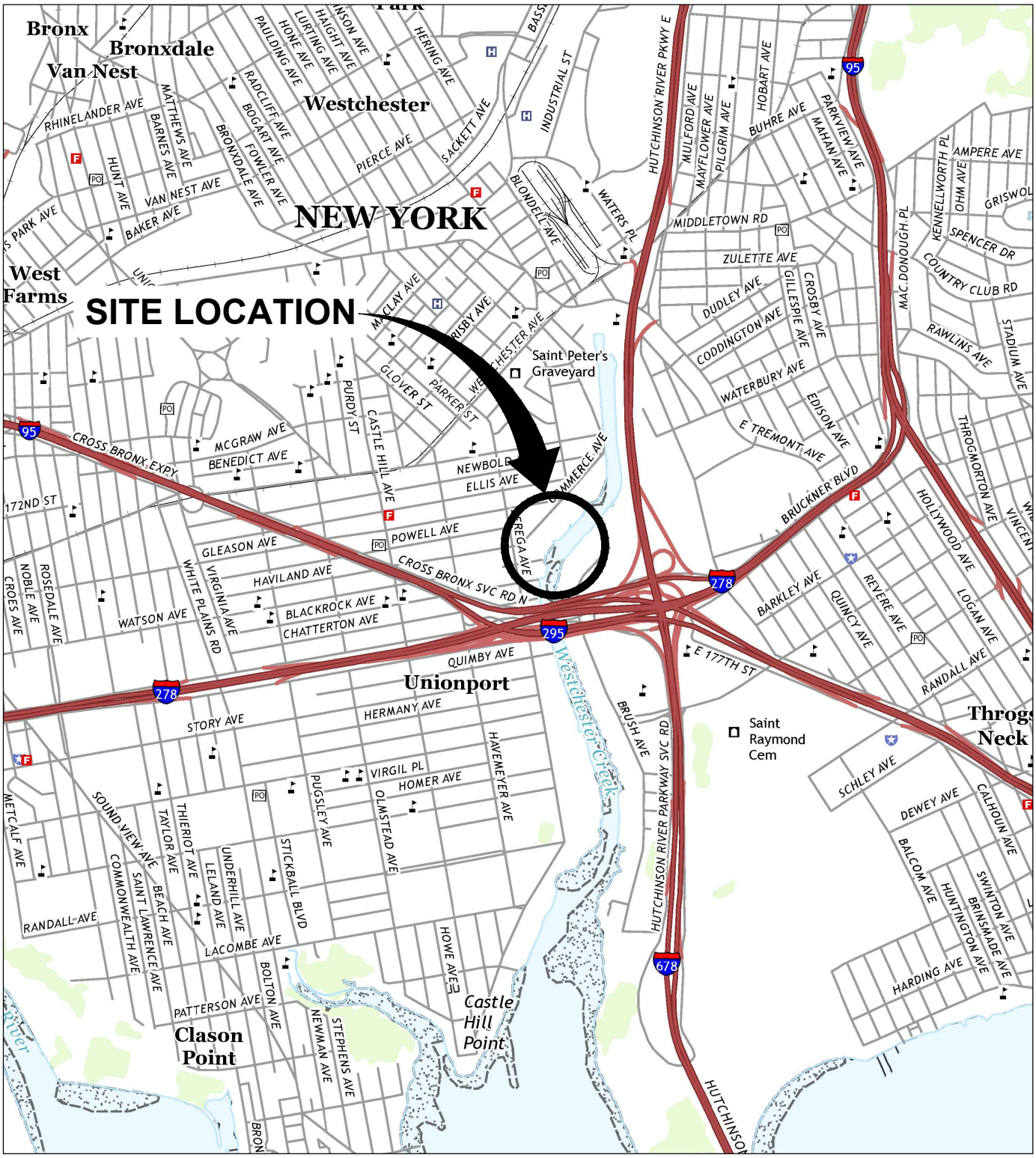
b. a Monitoring Plan to assess the performance and effectiveness of the remedy. The plan includes, but may not be limited to:

• monitoring of groundwater to assess the performance and effectiveness of the remedy;
• a schedule of monitoring and frequency of submittals to the Department;
• monitoring for vapor intrusion for any buildings, as may be required by the Institutional and Engineering Control Plan discussed above; and
• Monitoring of the coal tar recovery wells referred to in paragraph 2 above.

For OU 03: Westchester Creek, the selected remedy is referred to as the No Action remedy.

The elements of the selected remedy, as shown in Figure 2, for OU 03 are as follows:

Based on the results of the investigation at the site and the evaluation presented here, the Department has selected No Action as the remedy for this operable unit. The findings of the investigation of this operable unit indicate that it does not pose a significant threat to human health or the environment.



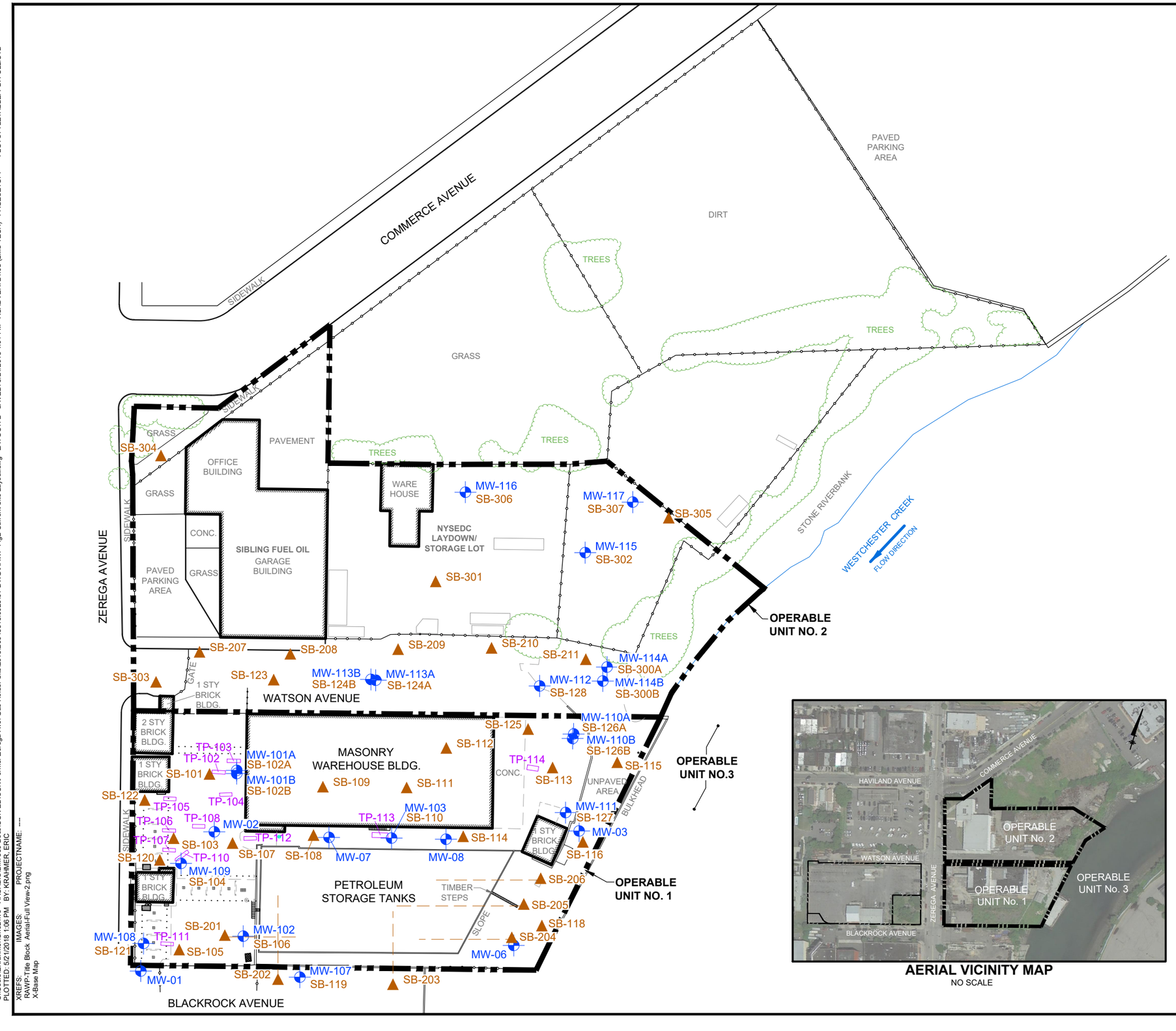
REFERENCE: BASE MAP USGS 7.5. MIN. TOPO. QUAD., FLUSHING, NY, 2016.

CONSOLIDATED EDISON COMPANY OF NEW YORK, INC.
FORMER UNIONPORT GAS WORKS SITE - OU-2
BRONX, NEW YORK
REMEDIAL ACTION WORK PLAN

SITE LOCATION MAP

ARCADIS Design & Consultancy for natural and built assets

FIGURE 1



LEGEND:

- CHAINLINK FENCE
- X FENCE
- OPERABLE UNIT BOUNDARY
- OVERHEAD STRUCTURE
- CATCH BASIN
- OIL RECOVERY SHED
- OIL/WATER SEPARATOR
- MW-103 GROUNDWATER MONITORING WELL
- SB-111 SOIL BORING
- TP-106 TEST PIT
- INDICATES BORING DRILLED AT AN ANGLE BELOW PETROLEUM STORAGE TANK

NOTES:

1. BASEMAP PREPARED FROM SURVEYS BY MUÑOZ ENGINEERING P.C., 2008 & 2014. AERIAL PHOTO FROM GOOGLE EARTH PR0, DATED JUNE 16, 2010.
2. FLOW IN WESTCHESTER CREEK IS TIDALLY INFLUENCED.

0 80' 160'

GRAPHIC SCALE

AERIAL VICINITY MAP
NO SCALE

CONSOLIDATED EDISON COMPANY OF NEW YORK, INC.
FORMER UNIONPORT GAS WORKS SITE - OU-2
BRONX, NEW YORK

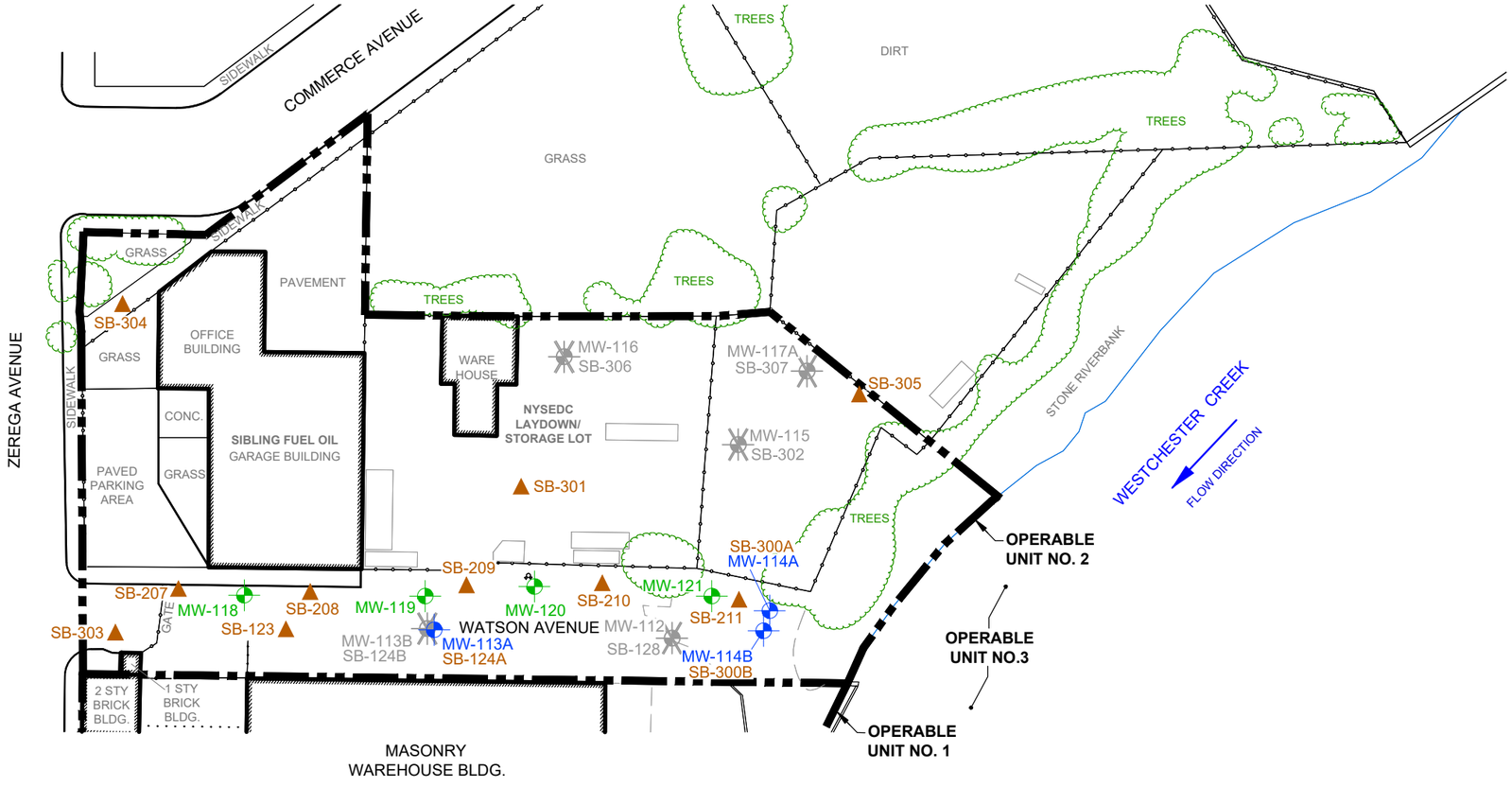
REMEDIAL ACTION WORK PLAN

CURRENT SITE LAYOUT

ARCADIS Design & Consultancy for natural and built assets

FIGURE 2

CITY: SYRACUSE NY GROUP: EnvCAD DB: R.ALLEN, E. KRAHMER LD:(Opt.) PIC: M. MILLER PM/TM: M. JONES TR: M. KISER LYR:ON=*;OFF=REF, (FRZ)
C:\Users\EKrahmer\OneDrive - ARCADIS\BIM 360 Docs\CON EDISON\Former Zerega Ave. Gas Holder Site\2018\B0043515.0020\01-DWG\RAWP-Fig2-Current Site Layout.dwg
PLOTTED: 5/21/2018 1:06 PM BY: KRAHMER, ERIC
XREFS: IMAGES: PROJECTNAME: ---
RAWP-Title Block Aerial-Full View-2.png
X-Base Map
LAYOUT: 2 SAVED: 5/21/2018 1:04 PM ACADVER: 21.0S (LMS TECH) PAGESETUP: ---- PLOTSTYLETABLE: PLTFULL.CTB



LEGEND:

- CHAINLINK FENCE
- OPERABLE UNIT BOUNDARY
- OVERHEAD STRUCTURE
- CATCH BASIN
- MW-118 — PROPOSED NAPL MONITORING/ RECOVERY WELL
- MW-103 — GROUNDWATER MONITORING WELL
- MW-113A — MONITORING WELL TO BE DECOMMISSIONED
- SB-111 — SOIL BORING

NOTES:

1. BASEMAP PREPARED FROM SURVEYS BY MUÑOZ ENGINEERING P.C., 2008 & 2014.
2. FLOW IN WESTCHESTER CREEK IS TIDALLY INFLUENCED.

0 80' 160'

GRAPHIC SCALE

CONSOLIDATED EDISON COMPANY OF NEW YORK, INC.
FORMER UNIONPORT GAS WORKS SITE - OU-2
BRONX, NEW YORK
REMEDIAL ACTION WORK PLAN

PROPOSED REMEDIAL ALTERNATIVE

ARCADIS Design & Consultancy for natural and built assets

FIGURE 3

CITY: SYRACUSE NY GROUP: ENV/IM-DV DB: E. KRAHMER, R. ALLEN LD: (Opt.) PIC: M. MILLER PM/TM: M. JONES TR: D. A. RODRIGUEZ LYR:ON=*;OFF=REF; (FRZ)
C:\Users\EKrahmer\OneDrive - ARCADIS\BIM 360 Docs\CON EDISON\Former Zerega Ave. Gas Holder Site\2018\B0043515.0020\01-DWG\RAWP-Fig16-Prop Remedial Alt.dwg LAYOUT: 16 SAVED: 5/21/2018 12:58 PM ACADVER: 21.0S (LMS TECH) PAGESETUP: ---- PLOTSTYLETABLE: PLTFULL.CTB
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XREFS: PROJECTNAME: ---
IMAGES:
RAWP-Title Block
X-Base Map