

(Fact Sheet Begins Next)

Act Now to Continue Receiving Information About This Site!

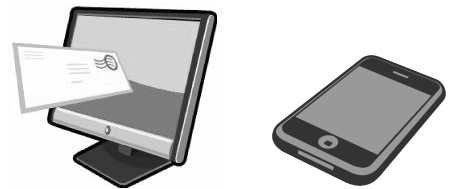
DEC's Division of Environmental Remediation (DER) now distributes information about contaminated sites *electronically by email*.

If you would like to continue to receive information about the contaminated site featured in this fact sheet:

You must sign up for the DER email listserv:

www.dec.ny.gov/chemical/61092.html

DER cannot register your email address - only the email address owner can do so. If you already have signed up for the listserv for the county in which the site is located, you need do nothing.



Why You Should Go “Paperless”:

- ☒ Get site information faster and share it easily;
- ☒ Receive information about all sites in a chosen county - read what you want, delete the rest;
- ☒ It helps the environment and stretches your tax dollars.

If “paperless” is not an option for you, call or write to the DER project manager identified in this fact sheet. Indicate that you need to receive paper copies of fact sheets through the Postal Service. Include the site name in your correspondence. The option to receive paper is available to individuals only. Groups, organizations, businesses, and government entities are assumed to have email access.



Department of
Environmental
Conservation

FACT SHEET

November 2020

Former West 45th Street Gas Works MGP
Manufactured Gas Plant (MGP) Program
West 45th Street
New York, NY

SITE No. 231109
NYSDEC REGION 2

Remedy Proposed for MGP Site Contamination; Public Comment Period Announced

Where to Find Information

Access project documents through the
DECinfo Locator
<https://www.dec.ny.gov/data/DecDocs/231109/>
and at these location(s):

Manhattan Borough President Gail Brewer's Office*

1 Centre Street, 19th Floor
New York, NY 10007
(212) 669-8300

www.coned.com/mgp (W45th St tab)

*(*Repositories may be temporarily
unavailable due to COVID-19 precautions.
If you cannot access the online repository,
please contact the NYSDEC project
manager below for assistance.)*

Who to Contact

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

Project-Related Questions

Greta White, P.G., Project Manager
NYSDEC
625 Broadway, Albany, NY 12207
(518) 402-2029
greta.white@dec.ny.gov

Project-Related Health Questions

Anthony Perretta
NYSDOH
BEEI Empire State Plaza
Corning Tower Room 1787
Albany, NY 12237
(518) 486-7186
bee@health.ny.gov

For more information about New York's
Manufactured Gas Plant Program, visit:
<https://www.dec.ny.gov/chemical/8430.html>

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 Operable Unit Two of the Former West 45th Street Gas Works site (the "site"), a historic Manufactured Gas Plant (MGP). For administrative purposes, this site has been divided into Operable Unit One (OU-1), which includes the blocks between West 43rd and West 46th Streets and 11th and 12th Avenues (Decision Document issued in 2019), and Operable Unit Two (OU-2), which includes the block between W. 45th and W. 46th Streets and 11th and 12th Avenues, Manhattan, New York County. Refer to Figure 1 for the site location.

How to Comment: NYSDEC is accepting written comments about the proposed plan, called an "Alternative Analysis Report (AAR)" for 30 days, from **November 18 through December 18, 2020**.

- Access the AAR and other project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/231109/>.
- 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.

Alternative Analysis Report: The proposed remedy consists of:

- In-situ (in-place) solidification (ISS) in three areas of the site, as shown on Figure 2. The contaminated soil will be mixed in-place with a binder agent, such as Portland cement and blast furnace slag. The result is a low permeability soil mix that slows groundwater flow and inhibits the migration of contaminants. The solidification will extend to depths greater than 30 feet below the surface;
- Excavation and off-site disposal of the top five feet of soil in areas that require solidification;
- Placement of a cover system across the site, including a demarcation layer over areas without hardscape (buildings, asphalt or concrete) to address contamination remaining above commercial use soil cleanup objectives;
- Implementing a Health and Safety Plan and Community Air Monitoring Plan during all ground intrusive activities;
- Implementation of a Site Management Plan (SMP) for long-term maintenance of the remedial systems; and
- Recording of an Environmental Easement to ensure proper future use of the site.

MANUFACTURED GAS PLANT PROGRAM

The proposed remedy was developed by Consolidated Edison Co. of New York, Inc. (“Volunteer”) after performing a detailed investigation of the site. A “Site Characterization Report”, which describes the results of the site investigation was submitted in December 2003 with a report on additional site characterization activities submitted in May 2006, both of which are available for review at the locations identified on Page 1.

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(s) may 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 cleanup of the site.

Summary of the Investigation: This site formerly included two gasholders and associated structures, and a purifying house. MGP operations caused these structures to leak coal tar to the subsurface. The coal tar also acts as a source of groundwater and soil contamination, causing elevated levels of volatile and semi-volatile organic compounds in both the soil and groundwater.

Site Description: The site was operated as a manufactured gas plant (MGP) by the Consolidated Gas Company from 1877 to 1913. It is located on the west side of mid-town Manhattan in an urban area. Since the MGP was demolished, 12th Avenue has been relocated and widened, and the rebuilt roadway now covers many of the original MGP structures. OU-2, the subject of this proposed remedy, consists of the northeastern portion of the original MGP plant, which once held two gas holders and a purifying house. It is currently owned by NYSDOT and is used as a parking area for visitors to the adjacent Intrepid Museum.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, 231109) at:

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

Manufactured Gas Plant Program: New York's MGP Program oversees the investigation and cleanup of former MGP sites. These sites undergo a process of investigation, evaluation, cleanup and long-term monitoring.

The gas manufacturing process involved the heating of coal and/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 much like natural gas is used today. In the early years, the gas was also used for lighting in homes and streetlights. Coal tar is a common by product of the MGP process.

NYSDEC attempts to identify parties responsible for site contamination and require cleanup before committing State funds.

For more information about the MGP Program, visit:

<https://www.dec.ny.gov/chemical/8430.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.

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>

MANUFACTURED GAS PLANT PROGRAM

Figure 1 - Site Location**Figure 2 - Proposed Remedial Action**