



FACT SHEET

Manufactured Gas Plant Program

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Far Rockaway Former Manufactured Gas Plant Site
Site #2-41-032
1200 – 1224 Brunswick Avenue
Far Rockaway, New York 11691

February 2012

Remedial Investigation Completed at Far Rockaway Former MGP Site; Remedy Proposed; Public Comment Period and Public Meeting Announced

The public is invited to a Public Meeting at which the results of the Remedial Investigation and Feasibility Study for the former Far Rockaway Manufactured Gas Plant (MGP) site (“Site”) will be presented and discussed. At the meeting the New York State Department of Environmental Conservation will also present the proposed remedy for cleanup of the Site located between 1200 and 1224 Brunswick Avenue in Far Rockaway on parcels owned by private parties. See the attached map for site location. A predecessor company of National Grid operated the MGP, making the company responsible for remediating the Site to a level protective of public health and the environment. The

investigation and remediation is being performed by National Grid with the oversight of the NYSDEC and the New York State Department of Health (NYSDOH). For additional information on MGPs, please visit www.dec.ny.gov/chemical/8430.html.

Public Meeting **March 6th, 2012** **7-9 p.m.**

Alternate Date in the event of severe weather:
March 8, 2012

P.S. 253
1307 Central Avenue
Far Rockaway NY 11691

NYSDEC invites you to a Public Meeting at which representatives of the NYSDEC, NYSDOH, National Grid and its contractor will present and discuss the Remedial Investigation and Feasibility Study Reports and the proposed remedy for the Site. You are encouraged to provide comments at the meeting and during the 30-day comment period described in this Fact Sheet.

The Proposed Remedy

The remedy proposed for the Site includes excavating MGP contaminated soil to depths up to 15 feet below the ground surface, groundwater treatment and institutional and engineering controls to address remaining site contamination.

The proposed remedy is described in a draft cleanup plan called a “Proposed Remedial Action Plan,” developed under New York State’s Manufactured Gas Plant Program. The document is available for public review at the locations identified below under “Where to Find Information.”

How to Comment

NYSDEC is accepting written comments about the proposed remedy for 30 days, from February 21, 2012 through March 22, 2012.

Submit written comments to:

William Ports NYSDEC Project Manager
New York State Department of Environmental Conservation
625 Broadway
Albany, NY 12233
Tel: 518-402-9662
Email: wfports@gw.dec.state.ny.us

Summary of Remedial Investigation (RI) and Feasibility Study (FS) Reports

The RI was conducted through analysis of samples taken from soils, groundwater, sub-slab soil vapor and indoor air. The summarized key findings are:

- Visible impacts (staining, tar droplets) in on-site soil were generally limited to the parking lot area of the 1224 Brunswick Avenue property and off-site locations adjacent to the former gas holder area at depths of 5 to 15 ft below ground surface (bgs). A discontinuous lens (approximately 0.1 foot thick) of MGP contamination was observed at depths of 25 to 27 ft. bgs.
- The primary chemical compounds detected in soil include benzene, toluene, ethylbenzene, and xylenes (known as BTEX) and polycyclic aromatic hydrocarbons (known as PAHs). These compounds are frequently associated with former MGP operations. Metals which may be associated with former MGP operations were also detected.
- MGP associated contaminants – BTEX, styrene and naphthalene – as well as iron and mercury were found in groundwater in shallow and deeper wells. Groundwater impact is limited to a portion of the adjacent parking lot at 1250 Brunswick Avenue, the LIRR property, and two commercial properties (1211 and 1263 Redfern Avenue) immediately downgradient from the Site.
- The results from soil gas sampling demonstrated that the most significant concentrations were observed in the parking lot adjacent to the former gas holder. Results from indoor air samples within the occupied structures conclude that subsurface impacts are not posing a potential risk to building occupants.
- The qualitative human health assessment from the investigation concluded that the potential risk from exposure to MGP residuals is associated with construction workers who may perform excavation work on the Site or immediately adjacent to the properties. The potential risk can be mitigated through the use of appropriately trained staff; a site-specific health and safety plan; and a site management plan.

Summary of the Proposed Remedy:

The proposed remedy represents the alternative preferred by NYSDEC, NYSDOH and National Grid to address site impacts. The draft cleanup plan includes:

1. Excavation of approximately 4,500 cubic yards of source materials to a maximum depth of 15 feet below the ground surface (bgs) to meet soil cleanup objectives (SCOs) to allow for the commercial use of the site.
2. Installation of excavation shoring to protect the integrity of the railroad and adjacent buildings during excavation.
3. Backfilling of the excavation areas with clean fill from a certified off-site location to replace the excavated soil.

4. Treating the remaining impacted groundwater using in-situ treatment such as oxygen injection system to enhance natural attenuation.
5. Development of a Site Management Plan which includes an environmental easement to manage future excavations and prevent exposure to subsurface soil.

The estimated cost to implement the remedy is \$6,020,000 of which the cost of construction is estimated to be \$4,170,000. The remainder of the cost is associated with long term monitoring and maintenance. National Grid will be financially responsible for implementation of the remedy.

Next Steps

NYSDEC will consider public comments as it finalizes the remedy for the Site. The selected remedy will be described in a document called a “Record of Decision” that will explain why the remedy was selected and respond to public comments. This document will be made available to the public (see “Where to Find Information” below). The project then moves to designing and performing the cleanup action to address the site contamination.

NYSDEC will keep the public informed during the cleanup of the Site.

Background:

The Far Rockaway MGP was operated by Hempstead Gas and Electric Light Company in the late 1800’s until approximately 1909. In 1902, the operations were transferred to the Queensborough Gas and Electric Company. The Long Island Lighting Company (LILCO) acquired that company in 1923. The plant was decommissioned between 1950 and 1981, and subsequently used by LILCO as office space. It is currently owned by parties unrelated to National Grid. The Site contains three two-story buildings and parking lots which are used for office space and warehousing. A Preliminary Site Assessment conducted in 2002 determined the presence of MGP materials from the former MGP operations in soils and groundwater.

FOR MORE INFORMATION

Project documents are available at the following locations to help the public to stay informed.

Queens Community Board 14
1931 Mott Avenue
Far Rockaway, NY 11691
(718) 471-7300
Call for Appointment

New York State DEC
William Ports, P.E., Project Manager
NYSDEC
625 Broadway
Albany, NY 12233-7014
Tel: (518) 402-9662

Who to Contact

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

Project Related Questions

William Ports, P.E., Project Manager
NYSDEC
625 Broadway, 11th Floor
Albany, NY 12233-7014
Phone: 518-402-9662
Email: wfports@gw.dec.state.ny.us

Site-Related Health Questions

Stephanie Selmer, Project Manager
NYSDOH
547 River St., Room 300
Troy, NY 12180-2216
Phone: (518) 402-7860
Email: bee@health.state.ny.us

National Grid’s Telephone Hotline to ask questions or comment: (718) 403-3007.

Site Figure



If you know someone who would like to be added to the site contact list, have them contact the NYSDEC project manager listed above. 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.

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 are 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.

You may continue also to receive paper copies of site information for a time after you sign up with a county listserv, until the transition to electronic distribution is complete.