



Consolidated Edison Company of New York
31-01 20th Avenue
Long Island City, NY 11105-2048
www.conEd.com

September 2, 2015

By E-mail and United Parcel Service

Mr. Anthony Karwiel
New York Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway, 12th Floor
Albany, New York 12233-7014

Re: Farrington Street Former Gas Holder Site
Site #2-41-034
Flushing, New York

Dear Mr. Karwiel:

Enclosed for filing with the Department is the 2015 Periodic Review Report for the above-referenced site.

If you have any questions or require further information, please do not hesitate to call me at (718) 204-4205 or via email at skorobogatovy@coned.com.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Y. Skorobogatov'.

Yelena Skorobogatov
Technical Specialist
MGP Remediation
Environmental, Health and Safety

Enc:

Cc: Joe Crua, NYSDOH
Dena Putnick, Esq., NYSDEC Albany
Kenneth Kaiser, Con Edison
Dan Martoccia, Parsons

PERIODIC REVIEW REPORT
FARRINGTON STREET FORMER GAS HOLDER SITE
Flushing, Queens, New York

Prepared For:



CONSOLIDATED EDISON COMPANY OF NEW YORK, INC.

31-01 20th Avenue
Long Island City, NY 11105

Prepared By:

PARSONS

200 Cottontail Lane
Somerset, New Jersey 08873
Phone: (732) 537-3500
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SEPTEMBER 2015

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FIGURE

FIGURE 1 MONITORING WELL LOCATION MAP

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1.0 INTRODUCTION

This Periodic Review Report (PRR) has been prepared as part of the remedial program at the Consolidated Edison Company of New York, Inc. (Con Edison) Farrington Street Former Gas Holder Site located in Flushing, Queens County, New York (the “Site”) under the Order of Consent Site #2-41-034, which was executed on December 4, 2001. A Site plan is included as [Figure 1](#).

Remedial activities completed at the Site were conducted in accordance with the New York State Department of Conservation (NYSDEC) approved Interim Remedial Measure (IRM) Work Plan for the Farrington Street Former Gas Holder Site (Parsons, 2002). Since some contamination was left in the subsurface, a Site Management Plan (Parsons, 2010) was prepared and approved by the NYSDEC to manage the remaining contamination at the Site in perpetuity or until extinguishment of the Declaration of Covenants and Restrictions for the Site in accordance with the Consent Order.

As part of the remedial action for the Site, engineering and institutional controls were implemented for the continued protection of human health and the environment. Engineering controls included the perimeter chain-link fencing surrounding the Site (including gates, locks and signs) and the on-site groundwater monitoring well network. Institutional controls included the filing of the Declaration of Covenants and Restrictions to place restrictions on the future use of the Site and the development of a Site Management Plan (SMP) to set guidelines for future intrusive activities at the Site.

In accordance with the SMP, a comprehensive Site-wide inspection of the remedial components installed at the Site will be conducted annually to confirm that the engineering controls continue to perform as designed, that the institutional controls have not been altered, and that the conditions at the Site are protective of public health and the environment. The monitoring wells, protective casings and covers, and surrounding surface areas are inspected during each annual inspection event to determine if, and when, maintenance activities are required. In addition, the perimeter chain-link fencing surrounding the Site, including gates and signs, is inspected during the annual inspection. The inspections are performed to confirm that these items are present, functioning properly, and have not been damaged so as to compromise the effectiveness of each feature. Maintenance activities are performed, as appropriate, based on the findings of the annual inspections. Maintenance activities may include, but are not limited to: the repair/replacement of damaged fencing, gates, and locks; the repair/replacement of damaged or missing well or vault covers; and the repair of damaged concrete or asphalt surfaces immediately surrounding the wells.

The annual certification is a written statement by a New York State-licensed professional engineer that the engineering controls employed at the Site are unchanged from the previous certification or that any changes to the controls employed at the Site were approved by the NYSDEC, and that nothing has occurred that would impair the ability of such controls to protect the public health and the environment or constitute a violation or failure to comply with the SMP.

2.0 SITE ACTIVITIES CONDUCTED IN 2015

No intrusive activities requiring NYSDEC notification were conducted at the Site in 2015.

2.1 Post-IRM Groundwater Sampling

Post-IRM groundwater monitoring is performed at the Site on a periodic basis to assess the performance of the remedy. During each sampling event, groundwater samples are collected from the monitoring wells and submitted to Chemtech of Mountainside, New Jersey, a New York State Department of Health Environmental Laboratory Analysis Program (ELAP) approved laboratory for analysis of volatile organic compounds (VOCs) via USEPA Method 8260 and semi-volatile organic compounds (SVOCs) via USEPA Method 8270.

The post-IRM groundwater monitoring plan presented in the IRM Report (Parsons, 2004) required that groundwater samples be collected semi-annually for a period of two years following installation of the new monitoring wells. The October 2014 sampling event represented the fourth of four sampling events. Based on consistency of data during the semi-annual events, extent of data collected and current Site use, reduction to annual sampling events was recommended. On May 26th 2015, the NYSDEC approved the frequency reduction to annual sampling events.

A post-IRM annual groundwater sampling event was conducted on October 27th and 28th, 2014 in accordance with the post-IRM groundwater monitoring plan presented in the IRM Report (Parsons, 2004). Groundwater samples were collected from monitoring wells MW-3, MW-6, MW-9, MW-13, MW-14, MW-15, MW-16, and MW-17. Groundwater samples were analyzed as previously described. Letters summarizing the results of these groundwater sampling events were submitted to the NYSDEC on March 16th, 2015. The next post-IRM groundwater sampling event is scheduled to take place in the fourth quarter of 2015.

3.0 ANNUAL SITE INSPECTION

A Site inspection was conducted on July 31, 2015 by Parsons. Inspection activities consisted of visually observing and documenting the condition of the monitoring wells, including protective casings and covers, and surrounding surface areas. In addition, the perimeter chain-link fencing surrounding the Site, including gates and signs, was inspected. The inspection was performed to confirm that these items are present, functioning properly, and have not been damaged so as to compromise the effectiveness of each feature.

The results of the inspection indicated no signs of breaching or holes in the perimeter chain-link fencing or gates. The concrete pad for monitoring, MW-6 was observed to be deteriorating and cracks are visible. In addition, a cleanout port for the underground 14,100 gallon storm water storage tank located in the southern portion of the Site (to the west of MW-6) was observed to have a slight separation from the surrounding asphalt pavement. Photographs of these two locations are included in [Attachment 1](#). Currently, these two conditions do not appear to be resulting in exposure pathways. However, it is recommended that these locations be closely monitored during future Site inspections in the event that conditions worsen.

Based on the Site inspection performed on July 31, 2015, the Site continues to be used as a flush truck facility and storage yard with restricted access to authorized personnel only. A completed Institutional and Engineering Control Certification (IECC) Form is included as [Attachment 2](#).

4.0 DECLARATION OF COVENANTS AND RESTRICTIONS

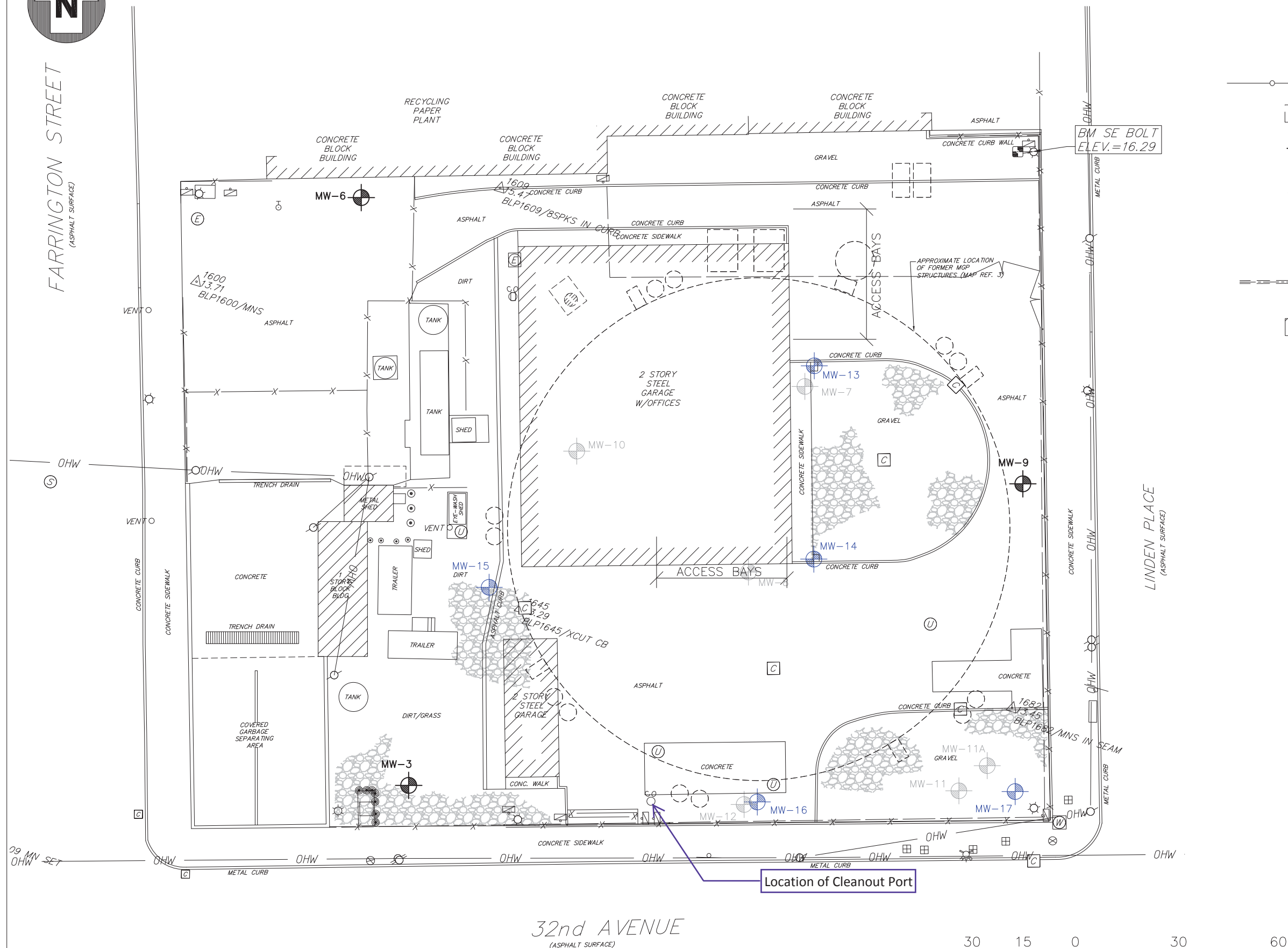
A Declaration of Covenants and Restrictions has been executed by Con Edison and recorded in the Queens Office of the New York City Register as City Register File No. 2011000016192. The

Declaration of Covenants and Restrictions provides an enforceable legal instrument to ensure compliance with the SMP and required engineering and institutional controls for the Site.

FIGURE



FARRINGTON STREET
(ASPHALT SURFACE)



LEGEND

- CHAIN LINK FENCE
- FORMER MGP STRUCTURES
- EXISTING MONITORING WELL LOCATION
- FORMER MONITORING WELL LOCATION
- NEW MONITORING WELL LOCATION
- NEW PIPING
- NEW BUILDING

FIGURE 1

CONSOLIDATED EDISON COMPANY
OF NEW YORK

MONITORING WELL LOCATION MAP
FARRINGTON STREET SITE

PARSONS

301 PLAINFIELD ROAD * SUITE 350 * SYRACUSE, NY 13212 * 315/451-9560
OFFICES IN PRINCIPAL CITIES

ATTACHMENT 1

PHOTOLOG



Photo 1: Monitoring Well MW-6 (Facing North)



Photo 2: Cleanout Port (Facing North)

ATTACHMENT 2

**INSTITUTIONAL AND ENGINEERING CONTROL
CERTIFICATION FORM**



Enclosure 2
NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
Site Management Periodic Review Report Notice
Institutional and Engineering Controls Certification Form



Site Details

Box 1

Site No. 2-41-034

Site Name Consolidated Edison Farrington Street Former Gas Holder Site

Site Address: 31-47 Farrington Street Zip Code: 11354

City/Town: Flushing

County: Queens

Site Acreage: 1.1

Reporting Period: July 19, 2014 to July 31, 2015

- | | YES | NO |
|--|--------------------------|--------------------------|
| 1. Is the information above correct? | X | ☐ |
| If NO, include handwritten above or on a separate sheet. | | |
| 2. Has some or all of the site property been sold, subdivided, merged, or undergone a tax map amendment during this Reporting Period? | ☐ | X |
| 3. Has there been any change of use at the site during this Reporting Period (see 6NYCRR 375-1.11(d))? | ☐ | X |
| 4. Have any federal, state, and/or local permits (e.g., building, discharge) been issued for or at the property during this Reporting Period? | ☐ | X |
| If you answered YES to questions 2 thru 4, include documentation or evidence that documentation has been previously submitted with this certification form. | | |
| 5. Is the site currently undergoing development? | ☐ | X |

Box 2

- | | YES | NO |
|---|-----|--------------------------|
| 6. Is the current site use consistent with the use(s) listed below?
Industrial | X | ☐ |
| 7. Are all ICs/ECs in place and functioning as designed? | X | ☐ |

**IF THE ANSWER TO EITHER QUESTION 6 OR 7 IS NO, sign and date below and
DO NOT COMPLETE THE REST OF THIS FORM. Otherwise continue.**

A Corrective Measures Work Plan must be submitted along with this form to address these issues.

Y. Kowchegor

8/20/15

Signature of Owner, Remedial Party or Designated Representative

Date

Description of Institutional Controls

<u>Parcel</u>	<u>Owner</u>	<u>Institutional Control</u>
	Consolidated Edison Company of New York	Ground Water Use Restriction Soil Management Plan Landuse Restriction

1. The property subject to this Declaration consists of that plot, piece, or parcel of land, together with the improvements thereon, situated on Block 4408, Lot 1 in the Borough and County of Queens, City and State of New York.
2. Except as otherwise provided herein, unless prior written approval by the Department, or if the Department no longer exists, by any New York State agency or agencies subsequently created to protect the environment of the State of New York, hereinafter referred to as "the Relevant Agency", is first obtained, there shall be no construction at or use or occupancy of the Property resulting in the disturbance or excavation of remaining contaminated soil at the site as defined by the August 31, 2010 Site Management Plan or that results in unacceptable human exposure to contaminated soils.
3. The owner of the Property shall prohibit the Property from ever being used for purposes other than for restricted industrial uses without the express written waiver of such prohibition by the Department or Relevant Agency.
4. The owner of the Property shall prohibit the use of the groundwater underlying the Property without treatment rendering it safe for drinking water or industrial purposes, as appropriate, unless the user first obtains permission to do so from the Department or the Relevant Agency.
5. The owner of the Property shall continue in full force and effect any and all institutional and engineering controls required under the Agreement and shall maintain such controls unless said owner first obtains permission to discontinue such controls from the Department or the Relevant Agency. Such institutional and engineering controls consist of: (1) compliance with the Soil Management Plan that is included in the Site Management Plan that has been reviewed and approved by the Department for work that results in the disturbance or excavation of remaining contaminated soil.
6. This Declaration is and shall be deemed a covenant that runs with the land and shall be binding upon all future owners of the Property and its successors and assigns consent to enforcement by the Department and the Relevant Agency of the prohibitions and restrictions that Paragraph X of the Agreement requires to be recorded, and hereby covenant not to contest the authority of the Department and the Relevant Agency to seek enforcement of said prohibitions and restrictions and this Declaration.
7. Any and all deeds of conveyance of the Property, or any portion thereof, shall recite, unless the Department or the Relevant Agency has consented to the termination of such covenants and restrictions, that said conveyance to this Declaration of Covenants and Restrictions.

Description of Engineering Controls

Parcel

Engineering Control
Monitoring Well Network
Fencing/Access Control

Box 5

Periodic Review Report (PRR) Certification Statements

1. I certify by checking "YES" below that:

a) the Periodic Review report and all attachments were prepared under the direction of, and reviewed by, the party making the certification;

b) to the best of my knowledge and belief, the work and conclusions described in this certification are in accordance with the requirements of the site remedial program, and generally accepted engineering practices; and the information presented is accurate and complete.

YES NO

X ☐

2. If this site has an IC/EC Plan (or equivalent as required in the Decision Document), for each Institutional or Engineering control listed in Boxes 3 and/or 4, I certify by checking "YES" below that all of the following statements are true:

(a) the Institutional Control and/or Engineering Control(s) employed at this site is unchanged since the date that the Control was put in-place, or was last approved by the Department;

(b) nothing has occurred that would impair the ability of such Control, to protect public health and the environment;

(c) access to the site will continue to be provided to the Department, to evaluate the remedy, including access to evaluate the continued maintenance of this Control;

(d) nothing has occurred that would constitute a violation or failure to comply with the Site Management Plan for this Control; and

(e) if a financial assurance mechanism is required by the oversight document for the site, the mechanism remains valid and sufficient for its intended purpose established in the document.

YES NO

X ☐

**IF THE ANSWER TO QUESTION 2 IS NO, sign and date below and
DO NOT COMPLETE THE REST OF THIS FORM. Otherwise continue.**

A Corrective Measures Work Plan must be submitted along with this form to address these issues.



8/20/15

Signature of Owner, Remedial Party or Designated Representative

Date

IC CERTIFICATIONS
SITE NO. 2-41-034

Box 6

SITE OWNER OR DESIGNATED REPRESENTATIVE SIGNATURE

I certify that all information and statements in Boxes 1,2, and 3 are true. I understand that a false statement made herein is punishable as a Class "A" misdemeanor, pursuant to Section 210.45 of the Penal Law.

I YELENA SKOROBOGATOV at CON EDISON 31-01 20TH AVE BLDG 136 L.I.C. NY 11105,
print name print business address

am certifying as OWNER (Owner or Remedial Party) for the Site named in the Site Details Section of this form.



Signature of Owner, Remedial Party, or Designated Representative
Rendering Certification

8/20/15

Date

IC/EC CERTIFICATIONS

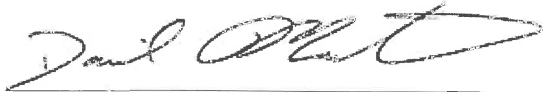
Box 7

Qualified Environmental Professional Signature

I certify that all information in Boxes 4 and 5 are true. I understand that a false statement made herein is punishable as a Class "A" misdemeanor, pursuant to Section 210.45 of the Penal Law.

I DANIEL MARTOCCIA at PARSONS 200 COTTONTAIL LANE SOMERSET, NJ 08873,
print name print business address

am certifying as a Qualified Environmental Professional for the OWNER
(Owner or Remedial Party)



Signature of Qualified Environmental Professional, for
the Owner or Remedial Party, Rendering Certification



Stamp
(Required for PE)

8/14/2015
Date