



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

August 26, 2019

Mr. Daniel Lanners

New York Department of Environmental Conservation  
Division of Environmental Remediation  
625 Broadway  
Albany, New York 12233-1011

**Re: Consolidated Edison Company of New York, Inc.  
Farrington Street Former Gas Holder Site Periodic Review Report  
NYSDEC Site #2-41-034**

Dear Mr. Lanners:

The enclosed 2019 Periodic Review Report has been prepared under Order of Consent Site #2-41-034 for the Farrington Street Former Gas Holder Site located in Flushing, New York (Site). This report has been prepared in accordance with the Site Management Plan for the Site and provides a summary of a recent annual inspection as it relates to the engineering and institutional controls that have been established at the Site.

Please feel free to contact me at (718) 204-4205 should you have any questions or if you need any assistance during your review of this submittal.

Sincerely,

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

Yelena Skorobogatov  
Project Manager  
EH&S, Remediation  
Consolidated Edison Company of NY, Inc.

Attachments:  
Periodic Review Report

Cc: Anthony Perretta,, NYSDOH  
Dolores Touhy, Esq.,NYSDEC  
Jane O'Connell, NYSDEC – Region 2  
Kenneth Kaiser, Con Edison  
Dan Martocchia, Parsons

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

**NYSDEC SITE NO. 2-41-034**

*Prepared For:*



**CONSOLIDATED EDISON CO. OF NEW YORK, INC.  
31-01 20<sup>th</sup> Avenue  
Long Island City, NY 11105**

*Prepared By:*

**PARSONS**

200 Cottontail Lane  
Somerset, New Jersey 08873  
Phone: (732) 537-3500  
Fax: (732) 537-3502

**AUGUST 2019**

# TABLE OF CONTENTS

	<b>Page</b>
<b>1.0 INTRODUCTION.....</b>	<b>2</b>
<b>2.0 INTRUSIVE SITE ACTIVITIES.....</b>	<b>2</b>
2.1 Post-IRM Groundwater Sampling .....	3
<b>3.0 ANNUAL SITE INSPECTION.....</b>	<b>4</b>
<b>4.0 DECLARATION OF COVENANTS AND RESTRICTIONS .....</b>	<b>4</b>

## FIGURE

**FIGURE 1 MONITORING WELL LOCATION MAP**

## ATTACHMENTS

**ATTACHMENT 1 PHOTO LOG**

**ATTACHMENT 2 INSTITUTIONAL AND ENGINEERING CONTROL  
CERTIFICATION FORM**

**ATTACHMENT 3 RECENTLY OBTAINED PERMITS**

## 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.

Remedial activities completed at the Site were conducted in accordance with the New York State Department of Environmental 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 INTRUSIVE SITE ACTIVITIES

As indicated in the June 11, 2019 correspondence from Con Edison to the NYSDEC, monitoring well MW-14 was located within the footprint of upcoming intrusive construction activities associated with the planned modifications to the Flush Truck Facility at the Site, and Con Edison

requested authorization to abandon this monitoring well. The NYSDEC provided its approval of this request through an email correspondence on July 1, 2019.

As such, Aquifer Drilling & Testing (ADT) was subcontracted by Parsons and abandoned monitoring well MW-14 on July 22, 2019 (with oversight provided by Parsons) on behalf of Con Edison. Monitoring well MW-14 was abandoned in accordance with NYSDEC CP-43: Groundwater Monitoring Well Decommissioning Policy. Prior to abandonment, the total depth of the monitoring well was observed to be 20.10 feet from top of casing and the depth to groundwater was observed to be 13.66 feet from top of casing. The abandonment activities consisted of demolishing/removing the monitoring well pad and cover, exposing and removing the upper portion of the well riser and filling the remaining portion of the well riser with grout. The upper portion of the well riser was exposed using soft dig techniques, and the excavation was backfilled following abandonment with Site soils removed from the monitoring well location. Following backfilling, the location was restored to a gravel surface matching the surrounding area. All construction debris was containerized in a 55-gallon drum and staged on-site for transportation to a Con Edison approved disposal facility.

No other intrusive activities requiring NYSDEC notification were conducted at the Site during the Annual Inspection period between July 14, 2018 and August 2, 2019.

## **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 Test America of Edison, 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 2003 *IRM Report* (Parsons, 2003) required that groundwater samples be collected semi-annually for at least two years following installation of the original monitoring wells. Since that time, sampling continued on a semi-annual basis, when possible for over ten (10) years, with periodic evaluations/recommendations based on analytical sampling results. Based upon the consistency in groundwater data through November 2014, it was recommended, and subsequently approved by NYSDEC, that the frequency of groundwater sampling events be reduced. On May 26<sup>th</sup> 2015, the NYSDEC approved the frequency reduction to annual sampling events.

A post-IRM annual groundwater sampling event was conducted on November 6<sup>th</sup> through November 8<sup>th</sup>, 2018 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 ([Figure 1](#)). Groundwater samples were analyzed as previously described. A letter report summarizing the results of these groundwater sampling events was submitted to the NYSDEC on February 6, 2019. The next post-IRM groundwater sampling event is scheduled to take place in November/December 2019.

Additionally, sampling for emerging contaminants was conducted on November 6<sup>th</sup> and November 7<sup>th</sup>, 2018, in accordance with the NYSDEC approved *Emerging Contaminant Sampling Work Plan* prepared by GEI Consultants, Inc. (GEI, 2018). Groundwater samples were collected from monitoring wells CMW-36, MW-14, and MW-17 ([Figure 1](#)). Groundwater samples were analyzed for 1,4-dioxane and per- and polyfluoroalkyl substances (PFAS). A letter report summarizing the results of emerging contaminant sampling was submitted to the NYSDEC on February 2, 2019.

### **3.0 ANNUAL SITE INSPECTION**

A Site inspection was conducted on August 2, 2019 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. Photographs of these monitoring well locations are included in [Attachment 1](#).

Based on the Site inspection performed on August 2, 2019, 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](#).

Local permits associated with occupancy and operation of the Site's flush truck facility which have been obtained by Con Edison since the 2018 Site inspection are included as [Attachment 3](#).

### **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 1**



# ATTACHMENT 1

## PHOTOLOG



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



Photo 2: Location of Former Monitoring Well MW-14 (Facing East)



Photo 3: Monitoring Well MW-13 (Facing North East)



Photo 4: Monitoring Well MW-9 (Facing South)



Photo 5: Monitoring Well MW-17 (Facing South)



Photo 6: Monitoring Well MW-16 (Facing North)

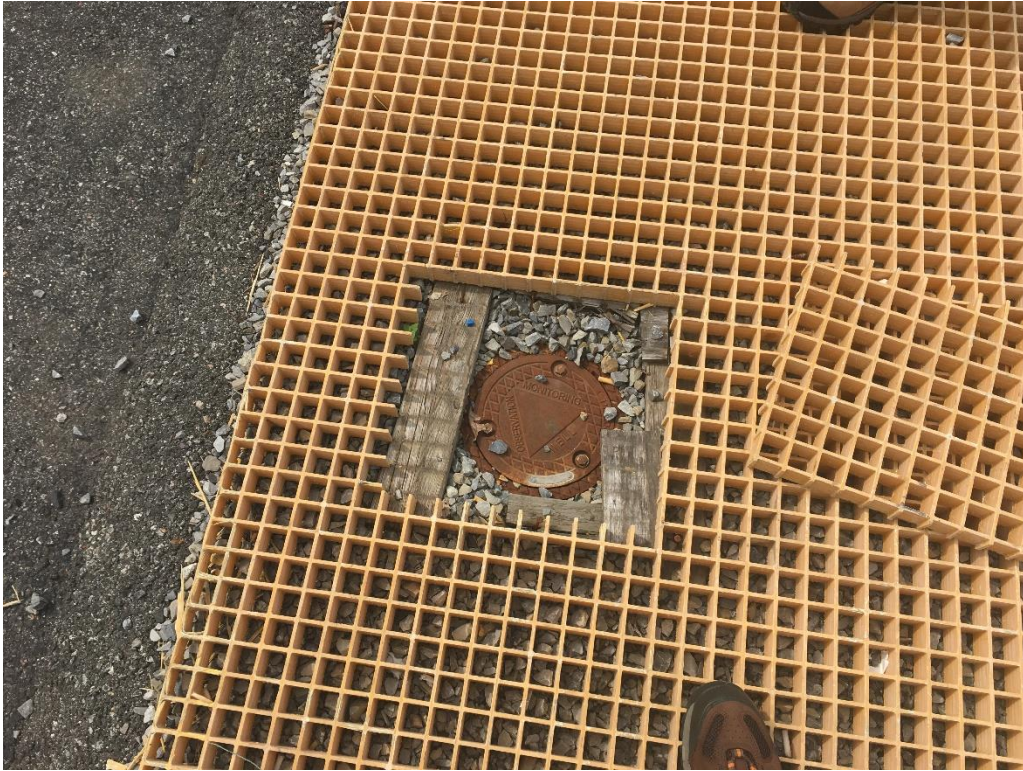


Photo 7: Monitoring Well MW-15 (Facing South)



Photo 8: Monitoring Well MW-3 (Facing North)



Photo 9: Perimeter Chain-link Fencing (Facing East)



Photo 10: Perimeter Chain-link Fencing (Facing East)

**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 14, 2018 to August 2, 2019

- |                                                                                                                                                                    | YES                      | NO                       |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|
| 1. Is the information above correct?                                                                                                                               | X                        | <input type="checkbox"/> |
| 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?                              | <input type="checkbox"/> | X                        |
| 3. Has there been any change of use at the site during this Reporting Period (see 6NYCRR 375-1.11(d))?                                                             | <input type="checkbox"/> | 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                        | <input type="checkbox"/> |
| <b>If you answered YES to questions 2 thru 4, include documentation or evidence that documentation has been previously submitted with this certification form.</b> |                          |                          |
| 5. Is the site currently undergoing development?                                                                                                                   | <input type="checkbox"/> | X                        |

**Box 2**

- |                                                                                   | YES | NO                       |
|-----------------------------------------------------------------------------------|-----|--------------------------|
| 6. Is the current site use consistent with the use(s) listed below?<br>Industrial | X   | <input type="checkbox"/> |
| 7. Are all ICs/ECs in place and functioning as designed?                          | X   | <input type="checkbox"/> |

**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. Kowchogoch*

8/9/19

\_\_\_\_\_  
Signature of Owner, Remedial Party or Designated Representative

\_\_\_\_\_  
Date

**Description of Institutional Controls**

<u>Parcel</u>	<u>Owner</u> Consolidated Edison Company of New York	<u>Institutional Control</u> Declaration of Covenants and Restrictions Soil Management Plan
---------------	---------------------------------------------------------	---------------------------------------------------------------------------------------------------

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.**



8/9/19

\_\_\_\_\_  
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 20<sup>TH</sup> AVE BLDG 136 L.I.C. NY 11105,  
print name print business address

I 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

8/9/19  
Date

IC/EC CERTIFICATIONS

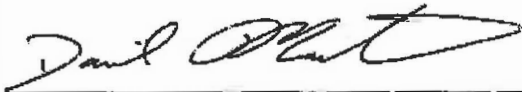
Box 7

Qualified Environmental Professional Signature

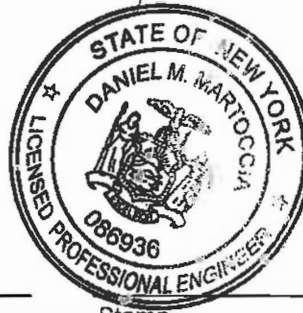
I certify that all information in Boxes 4 and 5 are true. I understand that a false statement made herein is punishable as a Class "A" misdemeanor, pursuant to Section 210.45 of the Penal Law.

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)

8/9/2019

Date

**ATTACHMENT 3**

**RECENTLY OBTAINED PERMITS**

FIRE DEPARTMENT, CITY OF NEW YORK - BUREAU OF FIRE PREVENTION



PERMIT IS NOT TRANSFERABLE TO ANY OTHER PERSON, FIRM OR CORPORATION AND MAY BE REVOKED AT ANY TIME BY THE FIRE COMMISSIONER

PERMIT SHALL BE PROMINENTLY DISPLAYED ALL TIMES ON PREMISES

FIRE DEPARTMENT, CITY OF NEW YORK **PERMIT** BUREAU OF FIRE PREVENTION

ACCOUNT NUMBER	TYPE	A.P.	D.O.	ADM. CO.	ISSUANCE DATE	PERMIT EXPIRES
34068049	10	1	27	E777	05/30/18	03/19

PREMISES ADDRESS: WATER TREATMENT FACILITY 31-39 FARRINGTON ST QUEENS NY  
 ACCOUNT NAME: CON EDISON, INC.

ITEM CODE	DESCRIPTION	FLOOR NO.	FEE
114 02 1	STR/HANDLE/USE CORR LIQUID	1	PAID

PERMIT TYPE  
1

- 1=REGULAR
- 2=SUPPLEMENTAL
- 3=DUPLICATE

CON EDISON, INC.  
 ATT:ASTOR.ENV.OPRTNS SECTN MGR  
 3101 20TH AVE  
 ASTORIA NY 11105-2014

ANNUAL FEE	PAID
------------	------



WATER TRET.M.CHEM STG/USE: CORR NAOH 50%,FECL3 MAQ 500G;POLYMER-COMB.FL. PT400F;ENDIMAL-N/HAZ,COF C42 OR C91

BY ORDER OF THE COMMISSIONER

FIRE DEPARTMENT, CITY OF NEW YORK - BUREAU OF FIRE PREVENTION



PERMIT IS NOT TRANSFERABLE TO ANY OTHER PERSON, FIRM OR CORPORATION AND MAY BE REVOKED AT ANY TIME BY THE FIRE COMMISSIONER

PERMIT SHALL BE PROMINENTLY DISPLAYED ALL TIMES ON PREMISES

FIRE DEPARTMENT, CITY OF NEW YORK				PERMIT		BUREAU OF FIRE PREVENTION	
ACCOUNT NUMBER	TYPE	A.P.	D.O.	ADM. CO.	ISSUANCE DATE	PERMIT EXPIRES	
34090381	10	S	14	L144	10/03/18	09/19	
PREMISES ADDRESS					ACCOUNT NAME		
PLANT(FLUSHING) 31-39 FARRINGTON ST QUEENS, NY 11354					CON ED WATER TREATMENT		
ITEM CODE	SUB CODE	QTY	DESCRIPTION			FLOOR NO.	FEE
373	00	1	A/C UP TO 3 UNITS			1	PAID

PERMIT TYPE
1

- 1=REGULAR
- 2=SUPPLEMENTAL
- 3=DUPLICATE

CON ED WATER TREATMENT  
ASTORIA ENVOPS BLDG #97  
3101 20TH AVE  
ASTORIA NY 11105-2014

ANNUAL FEE	PAID

3 4 0 9 0 3 8 1 7 5 7 4  
2018129148

2-INGERSOLL RAND AIR COMPR

BY ORDER OF THE COMMISSIONER



Melanie E. Rocca  
Commissioner

Derek Lee, RA  
Queens Borough Commissioner  
[dlee@buildings.nyc.gov](mailto:dlee@buildings.nyc.gov)

120-55 Queens Blvd.  
Kew Gardens, NY 11424  
[www.nyc.gov/buildings](http://www.nyc.gov/buildings)

718 286-7670 tel  
718 286-0774 fax

**DATE:** August 9, 2019  
**BLOCK:** 4408  
**LOT:** 01  
**PREMISES:** 31-39 Farrington Street  
**BOROUGH:** QUEENS  
**SUBJECT:** Temporary Use Letter (temporary construction trailer with 2 person occupancy)  
TUP# 2019-20

---

This is in response to request from Alexander Hoffman, PE dated July 9, 2019 for **Temporary Use Letter** for office occupancy within a 1 story temporary trailer in pursuant to section AC 28-111.

The Department has **no objection** to said use, provided it complies with NYC building code. Therefore, this letter with such use as specified above for the following time period **August 9, 2019 through September 8, 2019** as requested by Alexander Hoffman, PE.

A copy of this letter, along with a copy of plan ALT2 approved plan dated June 20, 2019; shall be available on the premise for inspection by officials. Any deviation from the above provisions will automatically revoke this permission.

The temporary trailer shall be installed as per the approved/ permitted application 421327344.

Note, prior to temporary trailer be altered or its use changed, a new request must be resubmitted to Commissioner's office for review and possible approval for such alteration or change of use.

For more specific property information, please visit the "Building Information System" on our web site: [www.nyc.gov/buildings](http://www.nyc.gov/buildings).

Sincerely,

  
Derek Lee, R.A.  
Queens Borough Commissioner

DL:AP

cc :Aaron Williamson of Development, Derek Peeples, Chief of Enforcement, ERT