



FACT SHEET

State Environmental Remediation Program

**Consolidated Edison Echo Avenue Site
Site # 360016
New Rochelle, NY**

November 2009

Cleanup Action Completed at The Echo Avenue Con-Ed Site

Action has been completed to address contamination related to the Consolidated Edison (Con-Ed) Echo Avenue Site (“site”) located on Echo Bay in the city of New Rochelle. This 3 acre site is bordered to the north by Echo Bay, to the west and south by residential properties, to the southwest by Echo Bay Avenue, and to the west by a landscaping company which was formerly a fuel oil terminal. See map for site location.

The cleanup activities were performed by Consolidated Edison of New York (the “responsible party”) with oversight provided by the NYSDEC. All the former structures and underground utility services have been removed, and the site has been leveled, top-soiled and grassed.

NYSDEC has reviewed and approved a final Remedial Cleanup Summary Report submitted by Con Ed. The Remedial Cleanup Summary Report states that cleanup requirements have been achieved to fully protect public health and the environment. The Remedial Cleanup Summary Report is available at the New Rochelle Public Library and the New Paltz office of the New York State Department of Environmental Conservation identified below under “Where to Find Information”.

Highlights of the Remedial Cleanup Summary Report

1. The site has been the subject of an investigation, conducted in multiple phases, which delineated the nature and extent of contamination attributed to past on-site operations. Based on the findings of the investigation, the site has been divided into two parcels, the Eastern Parcel and the Western Parcel (see attached Figure). Analytical data confirmed the primary soil contaminant on both parcels was polychlorinated biphenyls (PCBs). Cadmium, copper, zinc and lead were identified on the Western Parcel within a cinder ash layer in the former transformer yard. Volatile organic compounds (VOCs) and semi-VOCs (SVOCs) associated with a fuel oil release originating from a former oil terminal on an adjacent property, were also identified on the Western Parcel.

2. Various interim remedial measures (IRMs) were performed at the site from 1996 to 2004. These IRMs entailed the removal and proper off-site disposal of all identified on- and off-site PCB-containing soils with concentrations greater than 1 part per million (ppm) in the top 2 feet and greater than 10 ppm below two feet. The IRMs also included the removal of all identified PCB-containing sediment in the bay with concentrations greater than 1 ppm.

PCBs had been found at elevated levels in the former substation building, the transformer yard and surrounding soil on the Eastern Parcel. The cleanup of PCBs and other detected contaminants on the Eastern Parcel has mitigated the threat to the environment, and in particular to the adjacent natural habitat in Echo Bay.

The cleanup on the Western Parcel included the removal of the identified cinder ash layer containing cadmium, copper, zinc and lead in the former transformer yard. The petroleum contaminated soil associated with a fuel oil release originating from the former oil terminal on an adjacent property was also removed. There are no known drinking water supply wells in the vicinity.

In addition, soil sampling at adjacent residential properties found PCBs in four yards above the cleanup guideline of 1 ppm. These PCB contaminated soils were excavated and properly disposed of off-site. On- and off-site cleanup of PCBs has been completed, and the majority of the site (both parcels) and the off-site areas excavated have been covered with clean fill. The final IRM, which entailed the off-site removal of sediment in an adjacent mud flat area, was completed in 2004.

3. Based on the results of the remedial activities conducted to date, no further remedial action is required for the Western Parcel. The NYSDEC has selected a remedy for the Eastern Parcel where the following controls must be adhered to:

Since the remedy resulted in residual soil contamination above unrestricted use levels remaining below 2 feet in depth, a site management plan (SMP) will be developed and implemented. The SMP will include institutional controls to: (a) address residual contaminated soils that may be excavated from the site during future redevelopment; (b) require soil characterization and, where applicable, disposal/reuse in accordance with the NYSDEC regulations; (c) provide for the operation and maintenance of the components of the remedy; (d) monitor the groundwater and (e) identify any restrictions on use of the site and groundwater.

The SMP will require the property owner to provide a periodic Institutional Control (IC) certification, prepared and submitted by a professional engineer or environmental professional acceptable to the Department, which would certify that the ICs put in place remain unchanged from the previous certification and nothing has occurred that would impair the ability of the control to protect public health or the environment or constitute a violation or failure to comply with any operation and maintenance or soil management plan.

Imposition of an IC in the form of a Deed Restriction or Environmental Easement that would: (a) require compliance with the approved site management plan; (b) restrict the residential use and development of the property to require that there be a common ownership or single owner/managing entity; c) restrict use of groundwater as a source of potable or process water without necessary water quality treatment as determined by the Westchester County Department of Health and (d) require the property owner to complete and submit to the NYSDEC a periodic IC certification.

The Deed Restriction on the Eastern Parcel will;

- Prevent future excavation unless the Site Management Plan is strictly adhered to,
- Prevent individual ownership of land parcels,
- Restrict the use of groundwater,
- Restrict gardens for food purposes,
- Require periodic IC/EC certification.

The Site Management Plan on the Eastern Parcel will;

- Include a Health and Safety Plan,
- Include a Soil Management and Disposal Plan,
- Impose restrictions that will be protective of human health.

Next Steps

The NYSDEC intends to reclassify the site to an N site on the Registry. The N site designation means that the degree of contamination does not warrant additional remedial work at this time.

FOR MORE INFORMATION

Where to Find Information

Project documents are available at the following location(s) to help the public stay informed. These documents include the Remedial Cleanup Summary Report described above.

New Rochelle Public Library
1 Library Plaza
New Rochelle, NY 10801
Phone: 914- 632-7878
Hours:
Mon. Tues. Thurs. 9am – 8pm
Wednesday 10am – 6pm
Fri. Sat. 9am – 5pm
Sunday 1pm - 5pm

New York State Department of Environmental
Conservation
21 South Putt Corners Road
New Paltz, New York 12561
Phone: 845-256-3154
Call for Appointment

Who to Contact

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

Project Related Questions

Michelle Tipple
New York State Department of Environmental
Conservation
21 South Putt Corners Road
New Paltz, New York 12561
845-256-3146

Site-Related Health Questions

Nathan Walz
New York State Department of Health
Flannigan Square
547 River Street
Troy, New York 12180
518-402-7870

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.

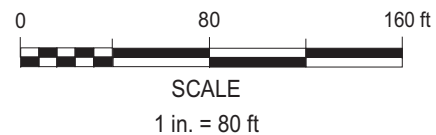
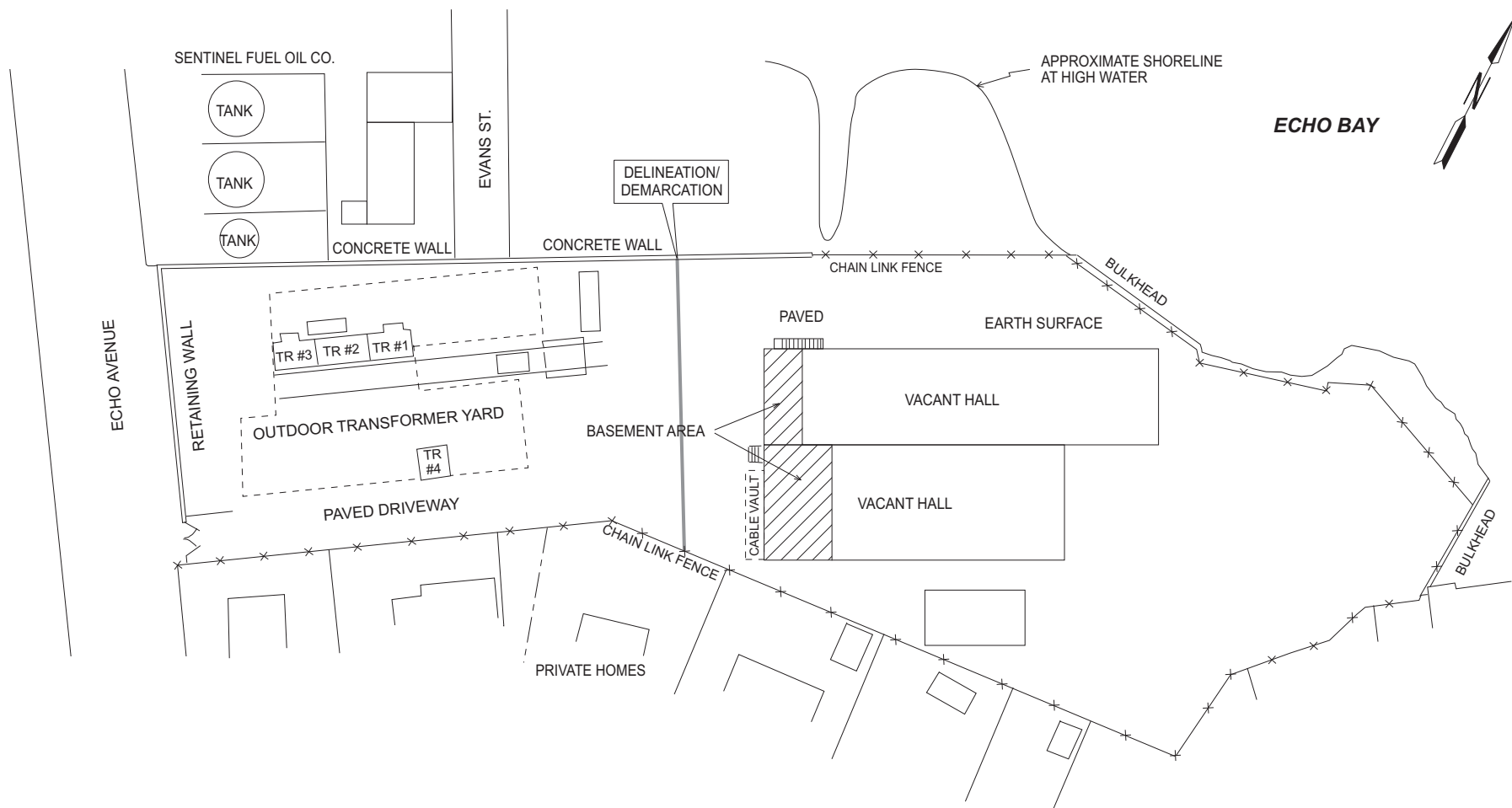


Figure 1-2*

Site Sketch

ECHO AVENUE SITE
CONSOLIDATED EDISON COMPANY OF NEW YORK, Inc.

LAWLER, MATUSKY & SKELLY ENGINEERS LLP
Pearl River, New York