



In conjunction with



Fact Sheet

December 2008

Cedar Street Works

Dear Interested Citizen:

This fact sheet is to inform you of the future site characterization activities planned for the former Cedar Street Works Site.

If you have questions or would like more information, please contact:

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For site-related environmental questions, please contact:

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Introduction

Consolidated Edison Company of New York, Inc. (Con Edison), together with the New York State Department of Environmental Conservation (NYSDEC) and the New York State Department of Health (NYSDOH), is providing this fact sheet on the upcoming investigation activities planned for the former Cedar Street Works in New Rochelle, New York (see Figure 1). A portion of this property was once occupied by a historic manufactured gas plant (MGP).

Project Status and Schedule

Con Edison has entered into a Voluntary Cleanup Agreement (VCA) with the NYSDEC to investigate, and if necessary, remediate potential impacts at former MGP sites. One of these MGP sites, the former Cedar Street Works, operated on a property formerly owned by Con Edison, which is currently a Toyota car dealership located at 247 Cedar Street in New Rochelle, New York.

Previous investigation efforts at the site have included the collection of historic data and installation of a limited number of soil borings and groundwater monitoring wells. The results of these previous efforts indicate remnants from the MGP operations may be present at the site. In order to confirm whether MGP residuals are present, and if those remnants are impacting subsurface soil or groundwater, Con Edison, NYSDEC and NYSDOH determined that additional investigation is required.

Between December 2008 and January 2009, Con Edison will conduct a Site Characterization Study at the site. Field activities will include the collection of soil, groundwater, soil vapor, and air samples. Work will be limited to the Toyota dealership property. During the site characterization study activities, extensive efforts will be made to protect the community from potential hazards, including the use of real-time air monitoring in accordance with the NYSDOH's Community Air Monitoring Plan.

Investigation Goal

The primary goal of the Site Characterization Study is to evaluate if remnants from MGP operations have impacted human health or the environment. If remnants from MGP operations are present, additional sampling may be needed to determine their nature and extent and the

Documents related to this project are available at the following locations:

New Rochelle Public Library, 1 Library Plaza, New Rochelle, NY 10801, 914-632-7878, Hours: Mon, Tues. and Fri. 9am to 8pm, Wed 11am to 6pm, Sat 9am to 5pm, Sun. 1pm to 5pm. **NYSDEC**, 625 Broadway, Albany, NY 12233, 518-402-9662 and **NYSDEC Region 3**, 21 S. Putt Corners Road, New Paltz, NY 12561, 845-256-3146

need for remediation to protect site occupants. Because MGP remnants are typically found many feet beneath the surface, the public is not exposed through direct contact. Exposure to impacted groundwater through ingestion is also not expected because the area is served by a municipal water system.

If remedial planning is necessary based on the site investigation, the scope and basis for a remedial plan will be developed in cooperation with the NYSDEC and NYSDOH and presented to the public for review and comment.

Site Background

The former Cedar Street Works grounds encompassed approximately two-thirds of the city block bound to the north by Spring Street, south by Ramada Plaza, east by River Street and west by Cedar Street. Gas manufacturing and gas storage began at the Cedar Street Works in the 1860's and continued until sometime between 1925 and 1931. After MGP operations ceased, the property was used as a car dealership and continues to be used for this purpose today (see Figure 2).

What are former Manufactured Gas Plants?

Manufactured gas plants were operated between the 1800s and mid-1900s, before the development of natural gas systems, to convert coal and oil into gas for heating, lighting and cooking.

Public Involvement

Public understanding and involvement are an integral part of a successful investigation and remediation program. To provide you with the most up-to-date and accurate information regarding manufactured gas plants, Con Edison has created a series of informational resources including fact sheets, a toll-free hotline, and internet content at www.coned.com/publicissues. Information can also be found at the NYSDEC website at www.dec.ny.gov/chemical/24904.html. In addition, a Citizen Participation Plan has been approved by NYS DEC that outlines the steps to be taken to provide for public participation in the remedial program. Document repositories for site related documents have also been established so that concerned citizens can review available information.

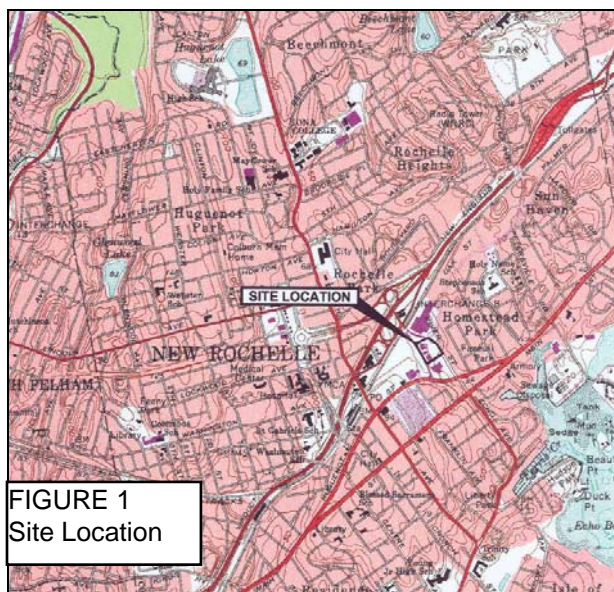


FIGURE 1
Site Location

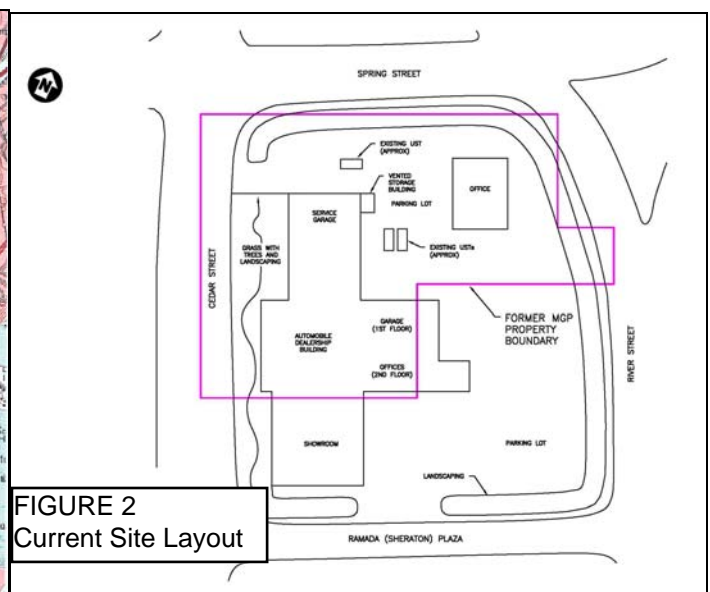


FIGURE 2
Current Site Layout