



FACT SHEET

Brownfield Cleanup Program

**West 42nd Street Works
C231024 and C231012
City and County of New York**

January 2005

Draft Remedial Work Plan Available for Public Comment; Public Meeting Announced

The New York State Department of Environmental Conservation (NYSDEC) requests public comments as it reviews a proposed remedy to address contamination related to West 42nd Street Works located at 640 West 42nd Street and 533-543 11th Avenue in the City and County of New York (see attached map for site location). The proposed remedy is described in a draft "Remedial Work Plan" that was submitted by Con Edison, River Place I Holdings LLC (see note at end of fact sheet) and River Place II LLC under New York's Brownfield Cleanup Program (BCP) to address BCP Site ID no. C231024 (River Place I, Tax Lot 1) and BCP Site ID no. C231012 (River Place II or Tax Lot 3), which is currently a parking lot adjacent to River Place I.

NYSDEC previously accepted applications submitted by Con Edison, River Place I Holdings LLC and River Place II LLC to participate in the BCP. The applications propose that the sites will be used for residential purposes.

Public Comments About the Draft Remedial Work Plan

Brownfield Cleanup Program: New York's Brownfield Cleanup Program (BCP) encourages the voluntary cleanup of contaminated properties known as "brownfields" so that they can be reused and redeveloped. These uses include recreation, housing and business.

A **brownfield** is any real property that is difficult to reuse or redevelop because of the presence or potential presence of contamination.

For more information about the BCP, visit:
www.dec.state.ny.us/website/der/bcp

NYSDEC is accepting written public comments about the draft Remedial Work Plan for 45 days, from January 5, 2005 through February 18, 2005. The draft Remedial Work Plan is available for public review at the document repositories identified in this fact sheet.

Written comments should be submitted to:

Joe Moloughney, P.E., Project Manager
New York State Department of Environmental
Conservation
625 Broadway
Albany, NY 12233-7010

**Public Meeting
Wednesday, January 19, 2005
7:00pm – 9:00pm**

**In the event of severe weather, the alternate public
meeting date will be
Wednesday, January 26, 2005
7:00pm – 9:00pm**

**River Place I Apartment Complex
640 West 42nd Street
New York, New York**

NYSDEC invites you to a public meeting to discuss the draft Remedial Work Plan to address contamination at West 42nd Street Works. You are encouraged to provide comments at the meeting, or during the 45-day comment period described in this fact sheet.

Introduction

West 42nd Street Gas Works was a historic manufactured gas plant (MGP) that closed in the 1920s. As indicated in the attached map, the grounds of the MGP encompassed 533-543 11th Avenue (River Place II) and 640 West 42nd Street (River Place I), and the section of Eleventh Avenue, Route 9A, and the Hudson River Park between West 41st and West 42nd Streets. Con Edison conducted a site characterization investigation in 2003 to evaluate actual and potential risk to the public through exposure to MGP contaminants from these historical operations. MGP residuals or soil contamination have been located at depth below the present surface of the site. Therefore, direct contact exposure is not anticipated. The following remedy is being provided to address the contamination that was found.

Highlights of the Draft Remedial Work Plan

The Draft Remedial Work Plan covers Tax Lots 1 and 3 has several goals:

- 1) Removal of contaminated material to depths of approximately 10 - 20 feet below grade where possible and controlling exposures to remaining contamination; and
- 2) The results of the remediation will be protective of human health and the environment because a significant amount of contaminated material will be removed, remaining contamination that cannot be removed will be covered beneath several feet of clean soil or the buildings, a plan will be put in place to prevent uncontrolled exposure to contamination remaining on-site, and monitoring will be conducted to confirm that levels of contamination in the groundwater decrease; and
- 3) Because these sites were determined to be a significant threat as noted below, NYSDEC will select the remedies for each site. The proposed remedy for Site ID no. C231024 (River Place I) includes the excavation and removal of accessible soil to the top of the underlying clay layer at a depth of approximately 10-15 feet below grade and the implementation of institutional controls to control exposure to the contamination remaining on the property. A permanent sheetpile will be left in place between this site and the adjacent site to prevent contamination remaining beneath the River Place I building from possibly migrating to the other site.

The proposed remedy for Site ID no. C231012 (River Place II) includes the excavation and removal of accessible soil to a depth of approximately 20 feet below grade, removal of the gas holder foundations, construction of the new building foundation, installation of a groundwater/vapor barrier beneath the building slab, and the implementation of institutional controls to control exposure to the contamination remaining on the property.

Engineering controls include the building foundations as cover above any remaining contamination, placement of clean fill soil cover atop excavation backfill (both sites) and the placement of a vapor barrier (Site ID no. C231012 only). Institutional controls include the recording of an environmental easement for both properties noting the existence of contamination, requiring that NYSDEC approve any change of use for the properties and prohibiting groundwater use. An Operation, Maintenance and Monitoring (OMM) Plan will be implemented containing procedures for performing work below the engineering controls, and handling material that might be contaminated. Institutional controls also require that an annual certification of the remedial controls be performed.

On-site contamination is addressed by these remedies. Off-site contamination is being addressed by Con Edison as part of its Voluntary Cleanup Agreement with NYSDEC for the West 42nd St. Works Site.

Remedies for both sites will be integrated into the construction of the new building on the River Place II parcel. During remediation and construction, odor and air emissions controls will be implemented to minimize the potential for emissions from disturbing the surrounding community. Perimeter air monitoring will be conducted to measure any impacts at the property lines. Con Edison, River Place I Holdings LLC and River Place II LLC will perform the work, with oversight by NYSDEC and the New York State Department of Health (NYSDOH).

“Remediation” means all necessary actions to address any known or suspected contamination associated with the site.

Significant Threat Determination

NYSDEC has determined that the West 42nd Street Works poses a significant threat to the environment. NYSDEC made the determination that the site poses a significant threat because:

- The site is significantly impacted from previous operations with light- to heavily-stained contaminated soils present across the site that exceed NYSDEC recommended soil cleanup objectives for MGP-related constituents, and
- Coal tar DNAPL-impacted soils are present on the western end of the site.

The West 42nd Street MGP will not be placed on the Registry of Inactive Hazardous Waste Disposal Sites, unless:

1. The project is not meeting the objectives of the Brownfield Cleanup Agreement executed by Con Edison, River Place I Holdings LLC, River Place II LLC and NYSDEC, or
2. Con Edison, River Place I Holdings LLC, River Place II LLC or NYSDEC terminates the Brownfield Cleanup Agreement.

Next Steps

NYSDEC will consider public comments when it completes its review, has any necessary revisions made and, if appropriate, approves the Remedial Work Plan. NYSDOH must concur in the approval of the Remedial Work Plan. The approved Remedial Work Plan will be placed in the document repository. When NYSDEC approves the Remedial Work Plan, Con Edison, River Place I Holdings LLC and River Place II LLC may proceed with the design and construction of the site remedy. It is estimated that design and construction activities will take approximately four months.

The remedial action proposed for West 42nd Street Works is relatively simple. Site-specific technical plans will be added to the Remedial Work Plan as they are developed. Collectively, these plans and the RWP will serve as a Remedial Action Work Plan that will guide construction of the remedy.

NYSDEC will keep the public informed during the remediation of West 42nd Street Works.

Background

The site is approximately 3.5 acres. The area in which the West 42nd Street Gas Works Site is located maintains a high population density due to the presence of residential high-rises, office buildings, local attractions, and rental facilities as well as the influx of the workforce population on any given day of the workweek.

A Site Characterization investigation was conducted on the properties by Con Edison between August and October 2003. The results of this investigation showed soil and groundwater contamination present on the properties. Volatile organic compound and semivolatile organic compound contamination was found

in the subsurface soils at depths of between 5 and approximately 32 feet below the ground surface. This contamination is associated with the operation of the former MGP on these properties. Also noted during the site investigation on Tax Lot 3 was some contamination resulting from leaking gasoline tanks from an Exxon-Mobil gas station across 42nd St. to the north of Tax Lot 3. Several previous investigations were conducted by the property owner in the mid-1990's on Tax Lot 1 prior to construction of the apartment building to investigate contamination from underground storage tanks. Under NYSDEC oversight, the underground storage tanks were removed, and some soil remediation was conducted on that property prior to construction of the building.

The remedial investigation was performed from August through October 2003, the Remedial Investigation Report was submitted on April 2004 and approved on April 14, 2004. The Brownfield Cleanup Application was submitted and determined to be complete on June 9, 2004. The Brownfield Cleanup Agreement was executed for River Place I on December 23, 2004 and for River Place II on January 4, 2005.¹

FOR MORE INFORMATION

Document Repository

A local document repository has been established at the following locations to help the public to review important project documents. These documents include the draft Remedial Work Plan and the application to participate in the BCP accepted by NYSDEC:

Manhattan Borough President Virginia Fields' Office
One Centre Street 19th Floor
New York, NY 10007
(212) 669-8300

Mid-Manhattan Library
455 Fifth Avenue
New York, NY 10016
(212) 340-0833

Who to Contact

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

Project Related Questions

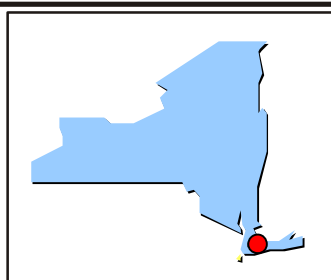
Joe Moloughney, P.E., Project Manager
NYS Department of Environmental
Conservation
625 Broadway
Albany, NY 12233-7010
(518) 402-9564
jmmoloug@gw.dec.state.ny.us

Health Related Questions

Dawn Hettrick, P.E.
New York State Department of Health
Flanigan Square
547 River Street, Room 300
Troy, NY 12180
(800) 458-1158, Ext. 2-7880
deh02@health.state.ny.us

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

¹ River Place I, LLC and Con Edison and River Place II, LLC and Con Edison submitted joint applications to participate in the BCP with respect to the River Place I (Tax Lot 1) and River Place II (Tax Lot 3) sites, respectively. NYSDEC has entered into Brownfield Cleanup Agreements for both sites. The BCA for the River Place I was entered into between NYSDEC, Con Edison and River Place I Holdings, LLC. The agreement incorporated a corrected reference to the current owner of the site, River Place I Holdings, LLC, in lieu of River Place I, LLC, an affiliated entity in the ownership structure of the River Place I parcel.



New York Quadrangle

LATITUDE: N40° 45' 41"
LONGITUDE: W73° 59' 58"



0.200 MI

Figure 1

CONSOLIDATED EDISON
NEW YORK, NEW YORK

SITE LOCATION MAP FORMER WEST 42ND STREET GAS WORKS

PARSONS

DESIGN * RESEARCH * PLANNING

290 Elwood Davis Road, Suite 312, Liverpool, New York 13088 * (315) 451-9560
Offices in Principal Cities