



FACT SHEET Voluntary Cleanup Program

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Site Name: Consolidated Edison (CE) - Hester St. Gas Works
DEC Site #: V00528
Address: Hester Street
New York, NY 10013

Have questions? See "Who to Contact" Below

Remedy Proposed for Voluntary Cleanup Site Contamination; Public Comment Period Announced

The New York State Department of Environmental Conservation (NYSDEC) has released a proposed cleanup plan for the CE - Hester St. Gas Works site ("site") located at 200, 202A and 204 Hester Street, and 126-128 Baxter Street, New York, NY. Please see the map for the site location. Documents related to the cleanup of this site can be found at the location(s) identified below under "Where to Find Information."

How to Comment

NYSDEC is accepting written comments about the proposed plan for 30 days, from January 31, 2018 through March 2, 2018. The proposed plan is available for public review at the location(s) identified below under "Where to Find Information." Please submit comments to the NYSDEC project manager listed under Project Related Questions in the "Who to Contact" area below.

Decision Document

The cleanup plan is described in Consolidated Edison's Site Characterization Report, which recommends the following remedy:

- A deed restriction will be placed on the site, which will allow the use and development of the controlled property for restricted residential, commercial, and industrial uses and restrict the use of groundwater as a source of potable or process water.
An interim site management plan will be established, which will detail the requirements for future excavations and existing site cover monitoring. This plan will also require that, when the site becomes accessible, the responsible party will conduct a remedial investigation and, if required, develop a remedy for the site.

The proposed remedy was developed by the Voluntary Cleanup Program (VCP) volunteer after performing a detailed investigation of the site under New York's VCP.

Summary of the Investigation

Con Edison conducted site investigations to determine the presence and extent of Manufactured Gas Plant (MGP) residuals, in accordance with work plans approved by the NYSDEC and New York State Department of Health (NYSDOH).

The field investigation found low levels of MGP-related impacts from volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs) and metals in soil, and VOCs and SVOCs in groundwater, resulting from former MGP operations.

Groundwater at two off-site (adjacent to site) monitoring well locations exceeded standards and guidance values for tetrachloroethene (PCE), a chlorinated solvent. This compound is not attributable to the former MGP operations.

Because the soil contamination was found well below the surface, the public is not exposed through direct contact. Exposure to contaminated groundwater through ingestion is also not likely because New York City is served by a municipal water system.

Next Steps

NYSDEC will consider public comments, revise the plan as necessary, and issue a final Decision Document, and the document will be made available to the public. NYSDOH must concur with the proposed remedy. After approval, the proposed remedy becomes the selected remedy. The volunteer may then design and perform the cleanup action to address the site contamination, with oversight by NYSDEC and NYSDOH.

NYSDEC will keep the public informed throughout the investigation and cleanup of the site.

Background

Location: The former Con Edison Hester Street site is located on Hester Street between the west side of Baxter Street and the east side of Centre Street in Manhattan. The site is comprised of eight parcels identified as Block 207, Lots 6-8, 10, 12-15.

Site Features: The main site features are two commercial/residential mixed use buildings, with the remainder of the site covered with asphalt. The site is approximately one-half acre in size.

Current Zoning and Land Use: The site is currently zoned for M1-5B, which allows commercial and light industrial uses. However, existing residences remain as non-conforming uses because of historic land use patterns. The site contains an active parking lot along Hester Street, and two five-story buildings along Baxter Street, with commercial use on the ground floors and residential use above. Surrounding parcels consist of a mix of industrial, commercial and residential applications. The nearest residential area is within 500 feet to the east of the site.

Past Use of the Site: The former MGP was constructed in 1824 and operated until 1848, when it was destroyed by a fire. The site was sold in 1849 and was vacant until the on-site buildings were constructed in approximately 1960.

Site Geology and Hydrogeology: The site is underlain by 9 to 20 feet of fill material. Below the fill material was a unit consisting of fine to coarse sands, which ranged between 8 and 14 feet in thickness. A sand and gravel layer was found below the sand unit and was approximately 30 feet thick. This layer was underlain by a silty sand unit approximately 25 feet thick. Bedrock (Gneiss) was encountered at approximately 90 feet below ground surface. The depth to groundwater was approximately 20 feet below ground surface across the site, and generally flows to the southwest.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's website at:

<http://www.dec.ny.gov/cfm/external/derexternal/haz/details.cfm?pageid=3&prognosis=V00528>

Voluntary Cleanup Program: New York's Voluntary Cleanup Program (VCP) was developed to encourage private sector volunteers to investigate and clean up contaminated properties and return these sites to productive use. Once cleaned up, the properties may be redeveloped for commercial, industrial, residential or public use.

For more information about the VCP, visit: <http://www.dec.ny.gov/chemical/8442.html>

FOR MORE INFORMATION

Where to Find Information

Project documents are available at the following location(s) to help the public stay informed.

Manhattan Community Board #2
3 Washington Square Village, #1A
New York, NY 10012
Robert Gormley, District Manager
Phone: (212) 979-2272
Email: bgormley@cb.nyc.gov

New York Public Library
Mulberry Street Branch
10 Jersey Street
New York, NY 10012
Phone: (212) 966-3424

Who to Contact

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

Project Related Questions

Scott Deyette
NYS Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7014
Phone: (518) 402-9794
Email: scott.deyette@dec.ny.gov

Site-Related Health Questions

Wendy Kuehner
New York State Department of Health
Bureau of Environmental Exposure Investigation
Corning Tower, Room 1739
Empire State Plaza
Albany, NY 12237
Tel: 518-402-7860
Email: BEEI@health.ny.gov

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.

Receive Site Fact Sheets by Email

Have site information such as this fact sheet sent right to your email inbox. NYSDEC invites you to sign up with one or more contaminated sites county email listservs available at the following web page: <http://www.dec.ny.gov/chemical/61092.html>. It's quick, it's free, and it will help keep you *better informed*.



As a listserv member, you will periodically receive site-related information/announcements for all contaminated sites in the county(ies) you select.