



DAN GARODNICK
New York City Council Member

**FOUR MANUFACTURED GAS PLANT
(MGP) SITES AT STUYVESANT
TOWN-PETER COOPER VILLAGE**

*Frequently Asked Questions
November 1, 2017*

**Stuyvesant Town:
E. 14th St., 17th St. and 19th St.**

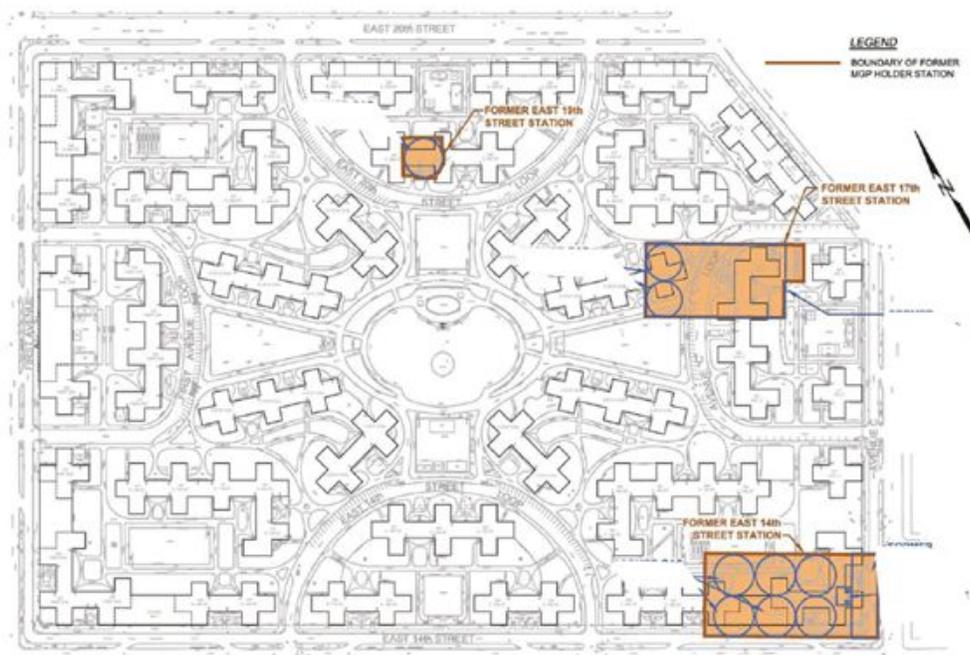


Image provided by Con Edison



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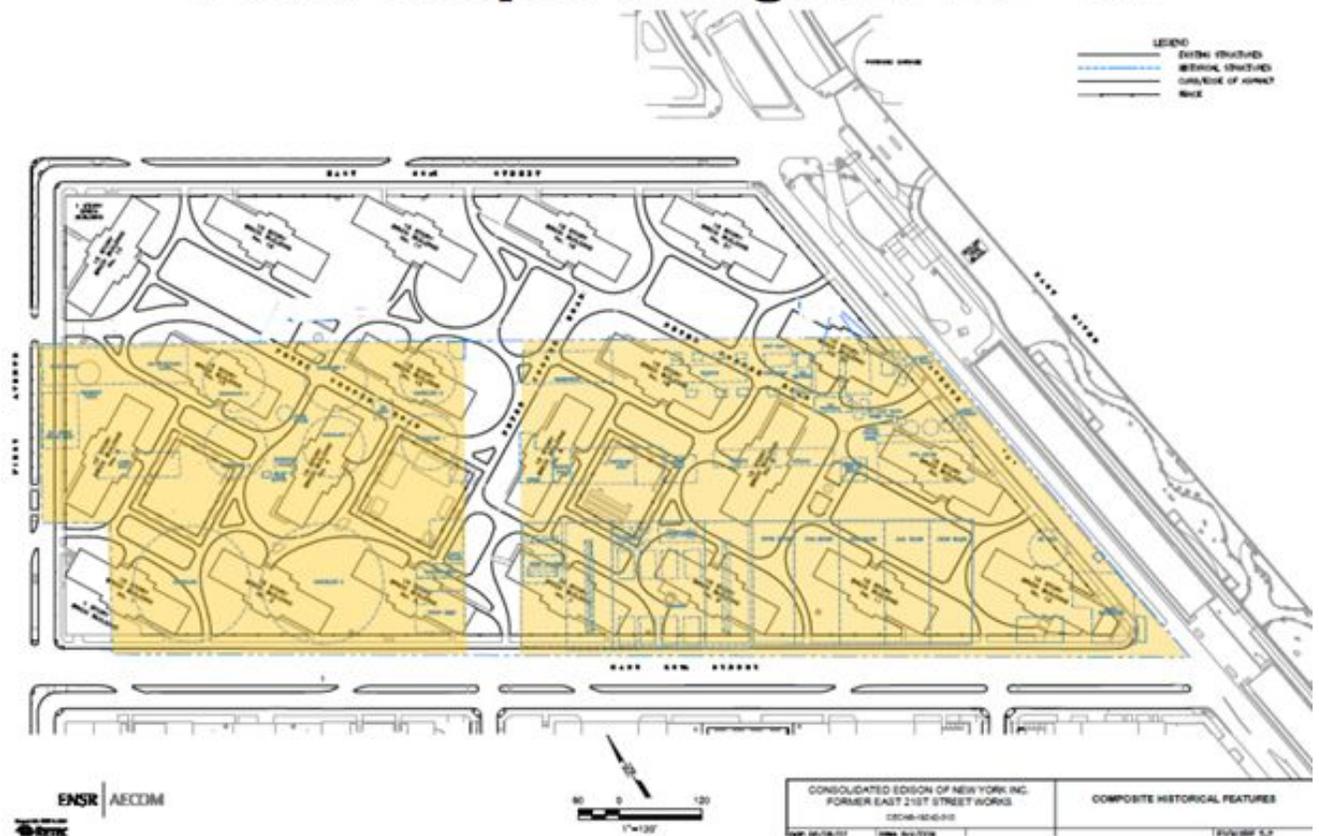
THE BACKGROUND

What is a Manufactured Gas Plant and what is its history in ST/PCV?

Manufactured Gas Plants (MGPs) operated from the early 1820s to mid-1900s, before the development of natural gas distribution systems. These plants used coal to produce a gas that could be used as fuel in street lights and for heating and cooking. However, waste from the production of gas, such as coal tar (oily waste containing chemicals) is potentially hazardous to human health and the environment. This tar often leaked from storage and processing facilities into the surrounding soils, and, in many locations, has not been entirely recovered.

The sites at Stuyvesant Town - Peter Cooper Village (ST/PCV) are just four of over 300 former sites across the state, and were operated prior to Metropolitan Life's acquisition of the property for the construction of ST/PCV. There were three sites at ST, and one large site in PCV.

Peter Cooper Village: E. 21st St.





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Who asked for these investigations? Why is Con Ed testing?

Former MGP sites were identified as having the potential to impact the environment and the New York State Department of Environmental Conservation (NYSDEC) has been working with utility companies to identify, investigate and, where necessary, clean up MGP sites.

Con Ed is the responsible party for the four sites at ST/PCV as well as 47 other sites, and voluntarily entered into a cleanup agreement with NYSDEC in 2002 to investigate and remediate any impacts. Under this agreement with NYSDEC, Con Ed is legally required to undergo the identification, investigation and clean-up process for the four MGP sites in ST/PCV.

The removal of contaminants at ST/PCV is intended to both stop the spread of MGP impacts underground and into the East River, as well as make the area safer if the soil needs to be dug up for any reason.

What are the impacts of the MGPs on ST/PCV?

Con Ed, under supervision of NYSDEC and New York State Department of Health (NYSDOH) looked for the presence of contamination in the ground, groundwater and air.

These investigations found contamination in soil five feet below the ground surface, with the vast majority of impacts much deeper. MGP contamination was also found in the groundwater deep beneath these sites. Residential indoor air samples were also tested, but indoor air was not affected.

NYSDEC and NYSDOH have concluded that today, residents are not exposed to any hazardous substances because the contamination is far below the surface. And NYC water is provided through a municipal water system that draws from reservoirs outside the city -- so contaminated groundwater does not come into contact with our drinking water.

Where are we in the process of investigation and remediation?

In 2002, Con Ed entered into a cleanup agreement with NYSDEC. In 2004, MGP impact investigation began at ST/PCV with a site characterization study to determine the presence of MGP contamination. In 2006 and 2008, remedial investigation studies were conducted to determine the extent of the contamination, which involved testing hundreds of soil and groundwater samples.



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By 2011, NYSDEC had directed Con Ed to prepare remedial alternatives analysis to assess appropriate remediation plans for sites at ST/PCV. Now, in 2017, NYSDEC issued a Proposed Decision Document regarding moving forward with the remediation plans.

Con Ed represented to us that this 5-year delay was caused in part by the rocky transition of property ownership at Stuyvesant Town Peter Cooper Village. Due to the high level of collaboration required by Con Ed and the private property owner, it was difficult to effectuate this remediation work while ST/PCV ownership was in flux.

THE WORK INVOLVED

What is the remediation process?

The remediation plan involves the placement of “Passive Product Recovery Wells” throughout ST/PCV. These wells are approximately four to six inches in diameter, installed in the ground (15-35 feet deep) to remove MGP waste materials like coal tar. As groundwater flows through the well, a special sump in the bottom of the well will collect coal tar. These wells will be regularly serviced to remove the waste.

Where are the wells going to be located?

There will be approximately six wells placed in Stuyvesant Town, and ten in Peter Cooper Village. The design plans and construction schedule for the wells have not been determined yet, but to the extent possible, the wells will be placed in locations that are unobtrusive to the owner and tenants. I am specifically asking that wells be placed far away from playgrounds and buildings.

Will these wells be disruptive, noisy, smelly, or unsafe?

Con Ed does not anticipate excessive disruptions related to this project. While collecting contaminants, Con Ed will ensure that the passive product recovery wells will be contained. When the wells are not being serviced, the wells are secured by a cover that resembles a small manhole cover.

During collection, there may be some odors that will smell like asphalt. Con Ed, NYSDEC and NYSDOH agree that the odors at these levels are not hazardous. While coal tar collection takes place, there will be tent protection around the well to separate residents from the cleaning process. All material collected will be contained and immediately removed from the property.



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A Site Management Plan (SMP), a written document outlining proper procedures and practices, will be in place to ensure safety and order throughout the remediation process. The SMP imposes controls on excavation or other intrusive activities, requires periodic indoor air monitoring throughout remediation, and works to ensure residents will not be exposed to contamination during this process and beyond.

If we're not exposed now, why not leave it under the ground?

DEC's goal is to remove contamination where feasible in order to prevent the coal tar from spreading, and to prevent possible future exposure to people and the environment.

Will Con Ed get all of the contaminants out?

This process will not remove all of the contaminants, but will significantly help reduce the spread of the MGP waste underground.

What about construction projects happening nearby, such as what's happening already on 14th Street?

DEC will be involved during all steps of construction in this area to ensure that contaminants are contained and removed as appropriate.

Where do I send my questions/ concerns/ ideas?

You can submit comments to Douglas MacNeal, project manager at the DEC at douglas.macneal@dec.ny.gov. For a presentation hosted by Con Ed, NYSDEC and NYSDOH, please come to the meeting on November 1st, at 7:00 PM at the Podell Auditorium, Bernstein Building, 10 Nathan D. Perlman Place (one block west of First Avenue), between 15th and 16th Streets.