



FACT SHEET

Manufactured Gas Plant Program

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Far Rockaway Former Manufactured Gas Plant Site
Site #2-41-032
1200 – 1224 Brunswick Avenue
Far Rockaway, New York 11691

June 2013

Construction To Begin June 2013 at Former Far Rockaway MGP Site

The public is invited to a Public Availability Session to discuss and ask questions regarding the approved Construction Plan for the remediation of the former Far Rockaway Manufactured Gas Plant (MGP) site (“Site”). The Site is located between 1200 and 1224 Brunswick Avenue in Far Rockaway on parcels owned by private parties (see the attached map for Site location). A predecessor company operated the MGP making National Grid responsible for remediating the Site to a level protective of public health and the environment. The remediation is being performed by National Grid with the oversight of the NYSDEC and the New York State Department of Health (NYSDOH). For additional information on MGPs, please visit www.dec.ny.gov/chemical/8430.html.

BACKGROUND AND SUMMARY

The Far Rockaway MGP was operated by the Hempstead Gas and Electric Light Company in the late 1800s until approximately 1909. In 1902, the operations were transferred to the Queensborough Gas and Electric Company. The Long Island Lighting Company (LILCO) acquired that company in 1923. The plant was decommissioned between 1950 and 1981, and subsequently used by LILCO as office space.

In March 2012, the NYSDEC finalized its Record of Decision (ROD) for the Site. The ROD identified excavation of contaminated material to a maximum depth of 15 feet below ground surface (bgs) to meet Soil Cleanup Objectives (SCOs) to allow commercial use of the Site.

The site-related documents are available for public review at the locations identified, below, under “Where to Find Information” and on the Site’s website, also listed below.

Public Availability Session

Tuesday, June 18, 2013

6:30-8:30 PM

P.S. 253

1307 Central Avenue

Far Rockaway, NY 11691

NYSDEC invites you to a public availability session at which representatives of the NYSDEC, NYSDOH, National Grid and its contractor will present and discuss the selected Site remedy and the Remedial Design Work Plan approved by NYSDEC for the remediation of this Site. You are encouraged to provide comments at the session.

SUMMARY OF THE SELECTED SITE REMEDY AND CONSTRUCTION PLAN

Approximately 4,500 cubic yards of soil will be excavated and sent off-site for disposal/treatment at a thermal desorption facility. The bulk of the contaminated material is located beneath the parking lot of the 1224 Brunswick Avenue property and the soil will be removed from this area and a limited area adjacent to the property. The actual extent of removal will be based on visual observations as the excavation proceeds, with the concurrence of the NYSDEC on-site representative and will be documented with sampling and analysis.

Based on the proximity of the excavation to a building located on 1224 Brunswick Avenue and to the Long Island Railroad (LIRR), temporary excavation shoring will be required to allow excavation of the full depth required, with a maximum depth of 15 feet below ground surface.

About the NYSDEC's Manufactured Gas Plant Program:

NYSDEC has one of the most aggressive Manufactured Gas Plant (MGP) site investigation and remediation programs in the country. Since the problems associated with the former MGP sites were identified, NYSDEC has been working with all the utilities on a state-wide basis to identify and address the issue of MGP sites for which they may have responsibility. This effort has resulted in approximately 235 sites identified for action by the eight utilities operating in New York State.

Currently NYSDEC has multi-site orders or agreements with six utilities, including National Grid, and several other individual site volunteers, to address 222 MGP sites in New York. Multi-site agreements are under negotiation with a seventh utility and several other responsible parties which have newly-identified sites.

NYSDEC continues to seek to identify any other possible MGP sites throughout the State.

For more information about the NYSDEC's MGP program, visit:

www.dec.ny.gov/chemical/8430.html

Prior to commencement of work, a structural pre-condition survey will be conducted of the adjacent structures to document any impacts due to construction. The pre-condition survey will consist of an exterior inspection; video and photographic survey of all buildings, utilities, and other site features in and adjacent to the work area before work begins.

Settlement and Vibration Monitoring Plan (SVMP) will be developed and implemented to include requirements for the following items: vibration and crack monitoring; settlement monitoring at adjacent building foundations; settlement and horizontal movement monitoring along the shoring; and settlement and horizontal movement monitoring along the LIRR rail line.

Noise monitoring will be conducted at the site perimeter to ensure that the construction activities conform to the noise mitigation plan and New York City noise codes.

Construction water will be collected and treated during the dewatering activities and storm events. The water will be treated through an on-site water treatment plant prior to discharge to the storm sewer in Brunswick Ave. The treated water will meet discharge requirements.

Site perimeter and work zone air monitoring will be performed per NYSDOH and Occupational Safety and Health Administration (OSHA) requirements, and

according to the site-specific Health and Safety Plan (HASP) and Community Air Monitoring Plan (CAMP). The contaminants of concern are volatile organic compounds (VOCs) and particulates. Monitoring will be continuous during the excavation and handling of impacted soils. Summaries of all air monitoring data will be provided to the appropriate parties and regulatory agencies on a weekly

basis. In addition, the excavation will be performed inside a temporary fabric structure to further minimize and reduce odors from these activities.

A Community and Environmental Response Plan (CERP) was developed. The CERP summarizes the controls, monitoring, and work practices that will be used during the construction activities and how they will protect the community.

In addition to remedial construction, National Grid will develop a long-term Site Management Plan (SMP) to ensure the integrity of the remediation; and develop Institutional Controls to limit the future use of the parcel to operations and activities that will not adversely impact any element of the remedy and reflect the remaining conditions on the Site.

Following excavation activities, demarcation fabric will be placed at the bottom of the excavation and the excavation will be backfilled with verified clean soil to restore the Site to an acceptable condition based on consultation with the property owners. In areas outside the limits of excavation a demarcation layer will be placed prior to placement of the asphalt.

NEXT STEPS

National Grid is presently in the process of selecting the remedial contractor to complete the remediation. The remedial construction program is expected to begin on June 24, 2013 and take up to 12 weeks to complete.

National Grid will be providing activity updates for neighbors and interested parties of the former Far Rockaway MGP site. The updates will describe site activities and will provide next steps for upcoming work, including information about any work that may impact normal community activities. Each of these updates can be accessed in the "Site Updates" section of the Site's website at www.FarRockawayFormerMGP.com.

FOR MORE INFORMATION

Project documents are available at the following locations to help the public to stay informed.

Queens Community Board 14
1931 Mott Avenue
Far Rockaway, NY 11691
(718) 471-7300
Call for Appointment

New York State DEC
William Ports, P.E., Project Manager
NYSDEC
625 Broadway
Albany, NY 12233-7014
Tel: (518) 402-9662

WHO TO CONTACT

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

Project-Related Questions

William Ports, P.E., Project Manager
NYSDEC
625 Broadway, 11th Floor
Albany, NY 12233-7014
Phone: 518-402-9662
Email: wfports@gw.dec.state.ny.us

Site-Related Health Questions

Stephanie Selmer, Project Manager
NYSDOH
Empire State Plaza, Corning Tower, Room 1787
Albany, New York 12237
Phone: (518) 402-7860
Email: beei@health.state.ny.us

National Grid's Far Rockaway Telephone Hotline for questions and/or to comment: (718) 403-3007

Site Figure



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

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 are available at the following web page: 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.

You may continue also to receive paper copies of site information for a time after you sign up with a county listserv, until the transition to electronic distribution is complete.