

**New York State  
Department of**



**Environmental  
Conservation**

**MEETING VENUE:**

This Fact Sheet provides a summary of a Final Remedial Investigation Report related to this site, and announces a **Public Meeting at 7:00PM June 28 at Adelphi University, University Center, Rooms 202-203, One South Avenue, Garden City, NY 11530- 0701 at which the report will be discussed.**

**Project Related Issues:**

Mr. Amen Omorogbe, P.E  
NYSDEC  
Division of Environmental  
Remediation  
625 Broadway  
Albany, NY 12233-7014  
(518) 402-9564

**Health-Related Concerns:**

Ms. Sharon McLelland  
NYSDOH, BEEI  
Flanigan Square  
547 River St., Room 300  
Troy, NY 12180-2216  
(800) 458-1158 Ext. 27880

**KeySpan Representative:**

KeySpan's Community Representative for the Site is Lillie Manjarrez. The company's Telephone Hotline for Hempstead and Garden City residents in the vicinity of the site is: (516) 545-6161

**Former Hempstead  
Intersection Street  
Manufactured Gas Plant  
Nassau County, NY  
Site No.: D1-0002-98-11**

# FACT SHEET

June 2007

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**KeySpan Completes Final Remedial Investigation Report on former Manufactured Gas Plant Site. Public Meeting to be held June 28, 2007 at Adelphi University.**

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**Site Location and History:**

The 7.5 acre Hempstead Intersection Street Former MGP site is located primarily within the Village of Garden City in central Nassau County, New York. However, the border between Garden City and the Village of Hempstead is located just within the former MGP site's southern property boundary, and a small portion of the site is located within the Village of Hempstead. An automobile dealership and commercial businesses are located east of the site along Franklin Avenue, and residential properties are located north along Second Street in Garden City. Property owned by the Village of Garden City is to the west of the site. Intersection Street and a parking lot for a medical office building are located immediately south. An inactive Long Island Rail Road (LIRR) right-of-way borders the eastern portion of the site.

The Hempstead MGP began operations in the early 1900s. The facility originally produced coal gas but was converted to a carbureted water gas (CWG) process some time after 1910. Following the arrival of natural gas, the Hempstead Site served as a peak/emergency facility to ensure gas supply until all MGP operations ceased in the mid-1950s. The plant was demolished shortly thereafter. The majority of the former MGP structures and operations were located in the southernmost portion of the site, including a 0.8 acre parcel that was sold to a third party in the early 1980's and which is currently used for vehicle storage. LILCO acquired the former MGP site in the early 1930s. In 1998, LILCO merged with Brooklyn Union Gas forming KeySpan Corporation. Following this merger, all but the previously sold property became KeySpan property. KeySpan entered into an Order on Consent agreement with the New York State Department of Environmental Conservation in 1998 to conduct a Remedial Investigation to support the remediation of the site. As required by the Consent Order, the Remedial Investigation was completed in accordance with the scope of work presented in the Hempstead Intersection Street Former MGP Site Investigation Work Plan, dated June 2000; and the Phase II Investigation Workplan, dated June 2001. A Remedial Investigation Report was accepted by the NYSDEC in June 2003, and NYSDEC/NYSDOH required Supplemental RI Investigation work (including more soil and water testing, further evaluation of Public Water Supply Wells, and a private groundwater well survey) which is included in the Final RI Report that NYSDEC approved in 2007. The Final RI Report includes data and analysis from the 2003 RI and also includes data and analysis from the Supplemental RI work.

## Document Repositories:

The Final Remedial Investigation Report and other documents associated with the Hempstead Intersection Street site are available for review at the document repositories identified below:

**Garden City Public Library**  
60 7th Street  
Garden City NY 11530

**Hempstead Public Library**  
115 Nichols Court  
Hempstead NY 11550

Repositories are open during normal library hours.

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**NYSDEC Region 1 Office**  
SUNY-Stonybrook  
Stony Brook, NY 11790  
Contact: Mr. Walter Parish  
(631) 444-0241  
Hours: M-F: 9-5  
(by appointment)

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### Vapor Intrusion Concerns

If you have questions regarding possible vapor intrusion concerns as a result of the operation of the former MGP site, please contact the NYSDOH contact person, Sharon McLelland using the contact information listed above.

## Key Findings of the Final Remedial Investigation Report:

1. The investigation found the presence of materials typically associated with gas manufacturing, including BTEX (benzene, toluene, ethylbenzene and xylene), PAH's (polycyclic aromatic hydrocarbons), and total cyanide. These are wastes expected at a former MGP site and they were found in both soil and groundwater. Most of the materials were found either in shallow soils in the upper 8 feet of the Site near where the actual MGP operations were located, and/or in a zone approximately 24-34 feet below grade both on and off-site.
2. There is a plume of groundwater containing BTEX and PAHs, flowing generally south from the site. It is about 600 feet wide and extends for about 3,800 feet. It is at a depth of between approximately 24 and 30 feet beneath the ground surface. The concentrations of BTEX and the PAHs diminish as the plume migrates away from the site, primarily because of natural attenuation. The investigation also found other local non-MGP, non-KeySpan related source contributors for the BTEX and PAH's which are outside of KeySpan's control. The area of the Site related groundwater plume is bounded approximately within Second Street to the North, Sealy and Terrace Avenue to the East, Hilton Avenue, Kensington Court and Cathedral Avenue to the West, and Front Street to the South.
3. The Remedial Investigation determined that chemical constituents from the site have not adversely impacted the drinking water supply wells serving the communities, and are not expected to adversely affect those wells based on anticipated normal pumping rates.
4. There are no current complete pathways through which people on or near the site are exposed to hazardous materials, but there are potential exposure pathways that will be mitigated as part of the Site remediation. Proper precautions need to be taken for future subsurface construction work and/or remediation work to prevent concerns with completing the potential exposure pathways via direct contact with soils, or inhalation of particulates and/or volatile organic vapors.
5. The potential exposure pathways can be eliminated or mitigated by known remediation technologies that are currently being evaluated in a Feasibility Study. Interim Remedial Measures are planned to accelerate the remediation program, while the Site Remedial Action Plan is completed.

*(Continued on Page 3)*

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### **Next Steps:**

The next phase of the project is to complete the Feasibility Study that is underway to help select the appropriate remedial technologies for the Site Remedial Action Plan. This phase of the project will also attempt to differentiate the non-KeySpan contaminant source contributions to the offsite groundwater plume. A supplemental soil vapor investigation is also planned in conjunction with this phase of the work to further evaluate potential exposure pathways associated with the Site related contamination plume.

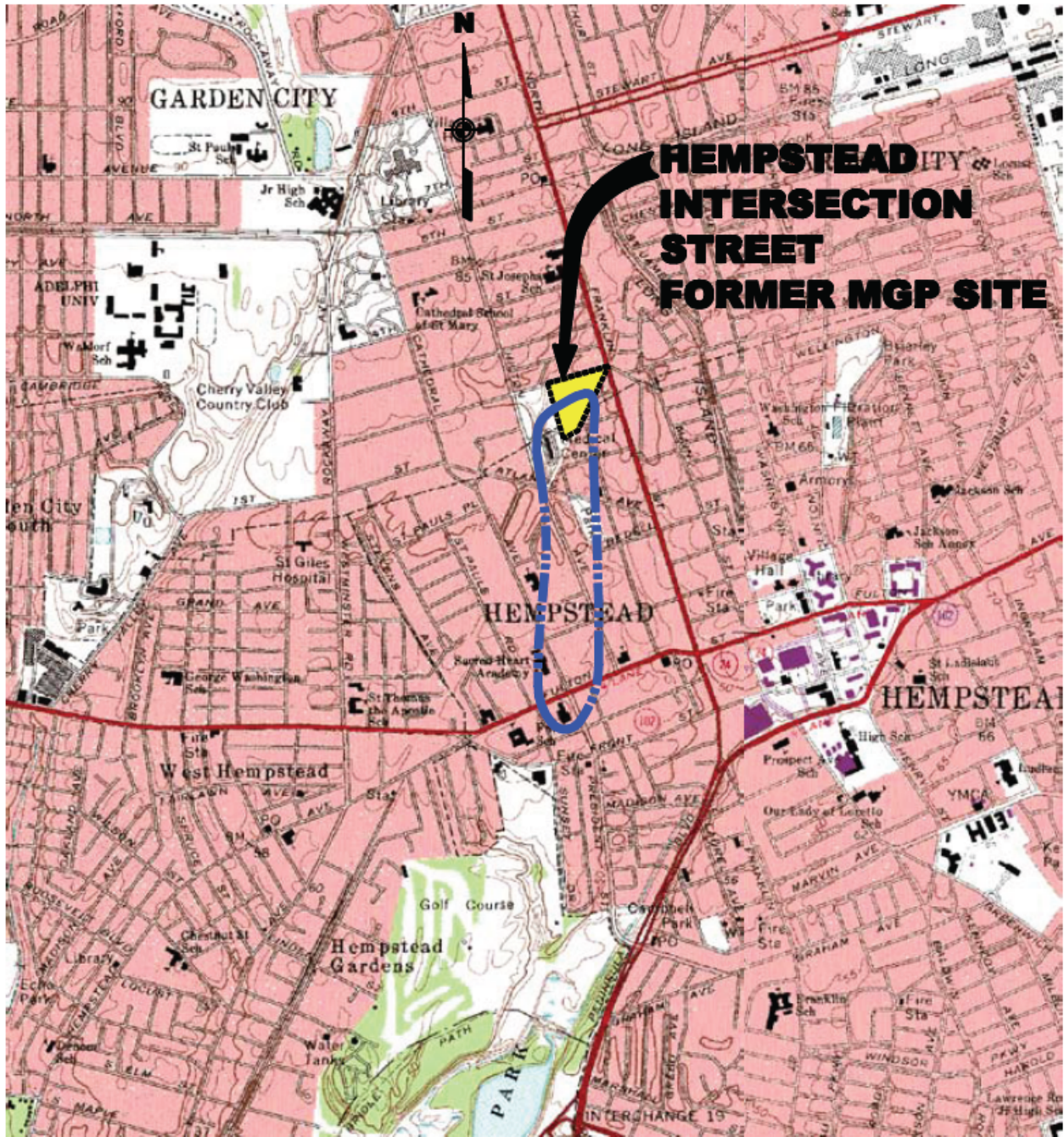
NYSDEC is also reviewing KeySpan's conceptual Plan to undertake an Interim Remedial Measure (IRM) in the Fall of 2007. This IRM will include the excavation of certain contaminated soil "hot spot" areas at the Site, and the installation of new recovery wells to remove recoverable coal tar from the subsurface. A Community Air Monitoring Plan (CAMP) will be implemented with any invasive action undertaken at the site.

### **Site Location:**

Enclosed is a map showing the location of the Site and the off-site area that the plume path travels under. The top of the groundwater plume is relatively deep (the water table is approximately 30 feet below the ground surface).

The concentration of chemicals of potential concern in the plume path diminishes significantly to the south of the Site.

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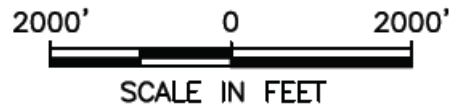


**HEMPSTEAD  
INTERSECTION  
STREET  
FORMER MGP SITE**

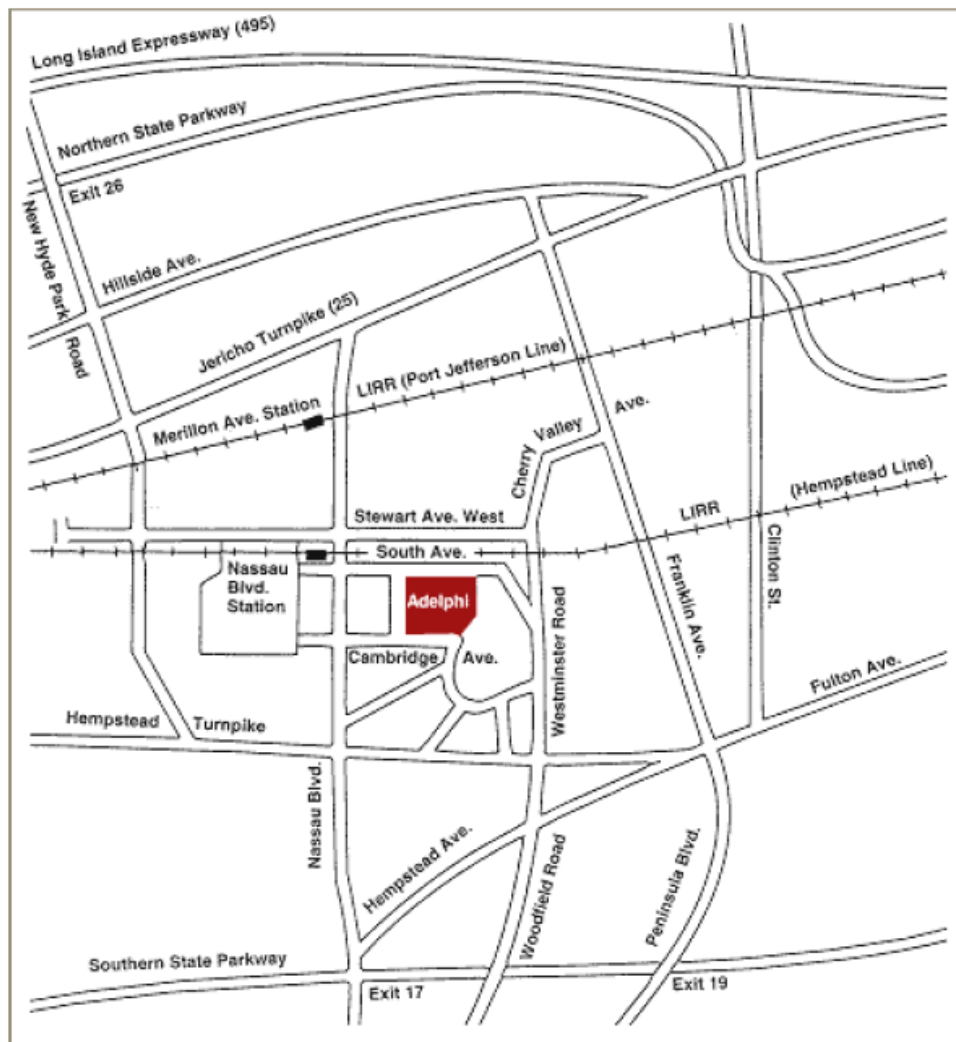
SOURCE:  
USGS 7.5 MINUTE SERIES  
TOPOGRAPHICAL QUADRANGLES:  
FREEPORT, NY (1969)  
LYNBROOK, NY (1969)

**LEGEND:**

 DISSOLVED PHASE  
GROUNDWATER PLUME



**KEYSPAN CORPORATION  
HEMPSTEAD INTERSECTION STREET  
FORMER MGP SITE  
GARDEN CITY/HEMPSTEAD, NY**



### Via the Li Expressway (Route 495)

#### *Traveling east*

Take the L.I.E. to Exit 34 South or the Northern State Parkway to Exit 26 South (New Hyde Park Road). Turn right onto New Hyde Park Road. Continue south on New Hyde Park Road for approximately 3 miles. Turn left onto Stewart Avenue. At the fourth light, turn right onto Nassau Boulevard. Continue approximately for a quarter of a mile. At the second light, make a left onto Cambridge Avenue. Drive another seven blocks, the entrance to campus will be on your left.

#### *Traveling west*

Take the L.I.E. to Exit 39 South or the Northern State Parkway to Exit 31 (Glen Cove Road). Go south. (Note: the road will change from Guinea Woods Road to Glen Cove Road to Clinton Road). Turn right onto Stewart Avenue. Go one mile and at T-junction turn left onto Hilton Avenue. Immediately after crossing the railroad tracks, turn right onto Sixth Street. Continue onto South Avenue. The entrance to campus will be on your left.

### Via the Southern State Parkway

Take the Southern Parkway to Exit 17 North (Hempstead Avenue). Continue on Hempstead Avenue traveling north. Make a left at the second traffic light (Nassau Boulevard). Continue north for approximately two miles to the eighth traffic light. Make a right turn onto Cambridge Avenue. Drive six blocks, the Adelphi campus will be on your left.

### Via Hempstead Turnpike

Turn onto Nassau Boulevard traveling north (right turn if coming from the east; left turn if coming from the west). Make a right turn onto Cambridge Avenue. Drive six blocks, the Adelphi campus will be on your left.

### Via Old Country Road

Turn onto Franklin Avenue traveling south (left turn if coming from the east; right turn if coming from the west). Make a right turn onto Sixth Street. Continue onto South Avenue. The entrance to campus will be on your left.

# **Public Meeting:**

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**A Public Meeting  
to present the  
Final Remedial  
Investigation Report  
will be held on**

**JUNE 28, 2007**

**at 7:00 PM**

**at Adelphi University,  
University Center  
(Rooms 202-203)  
One South Avenue  
in Garden City, NY.**

**See the enclosed map for directions**