

**New York
State**



**Department of
Environmental
Conservation**

Dear Interested Citizen:

This Fact Sheet provides a summary of the Feasibility Study of Remedial Alternatives and selection of a Remedial Action Plan related to this site. It also announces a Public Meeting on February 26, 2008 from 7 to 9 pm at Hofstra University in Hempstead, NY, at which the information in this Fact Sheet will be discussed.

Project Related Contacts:

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Health-Related Concerns:

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KeySpan's 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.: 13086

FACT SHEET

February 2008

NYSDEC Announces Remedial Action Plan for former MGP Site; Plan to be Discussed at Public Meeting on Feb. 26, 2008.

Summary:

The New York State Department of Environmental Conservation (NYSDEC) is soliciting public comment on a Remedial Action Plan (RAP) for the former Hempstead (Intersection Street) Manufactured Gas Plant. The RAP is based on an evaluation of remedial alternatives in a Feasibility Study (FS) conducted by KeySpan (a National Grid company) under the NY-SDEC's oversight. The New York State Department of Health (NYSDOH) and the Nassau County Department of Health (NCDH) also reviewed the RAP to ensure that it met their standards for protection of human health and the environment. The RAP and the FS, along with other relevant project documents, are available for public review at the repositories identified on page 2 of this notice.

Interim Remedial Measures (IRMs), which were approved by the NYSDEC in November 2007, are already under way at the site and are anticipated to be completed within 2008. A summary of the IRMs appears in this Fact Sheet.

The Remedial Action Plan (RAP) builds on the IRMs with additional source removal excavation and In-Situ Solidification (ISS) of contaminated soils that are located too far below the ground surface to be reached by conventional excavation. The ISS process uses large augers to mix cement-based materials into the soil to solidify and immobilize contaminants in place.

The RAP also calls for enhanced bioremediation of the dissolved-phase groundwater plume that flows generally south from the site. This plume is approximately 600 feet wide and 3,800 feet long, and is found at a depth of approximately 30 feet beneath the ground surface.

Site Location and History:

The 7.5 acre Hempstead Intersection Street Former MGP site is located along the border between the Villages of Garden City and Hempstead in central Nassau County, New York. Most of the site is located in Garden City. The attached figure shows the site location. An automobile dealership and commercial businesses are located east of the site along Franklin Avenue. Residential properties are located on the north side of Second Street in Garden City. 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 Village of Garden City has two municipal water supply wells immediately west of the site.

The Remedial Investigation included an evaluation of these Garden City wells and public water supply wells in the Village of Hempstead. It was determined the wells are not impacted by MGP related contaminants.

A large Manufactured Gas Plant (MGP) operated on the site from the early 1900s to the mid 1950s. This plant used coal and petroleum products to create a flammable gas which was piped into the surrounding communities, where it was used for lighting, heating and cooking similar to how natural gas is used today. The gas manufacturing process produced a dark, oily liquid waste known as coal tar, and some of the coal tar escaped into the subsurface from plant related facilities. The tar has contaminated the soil and the groundwater which flows through the soil, both beneath the site itself and in some neighboring areas as well. The extent of the contamination is detailed in the Remedial Investigation Report, which can be viewed in the document repositories listed in the sidebar of this page.

Document Repositories:

The Feasibility Study and Remedial Action Plan 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.

NYSDEC Region 1 Office

50 Circle Road
Stony Brook, NY 11790
Contact: Mr. Walter Parish
(631) 444-0240
Hours: M-F: 9-5
(by appointment)

Vapor Intrusion Concerns

If you have questions regarding potential health concerns related to the operation of the former MGP site, please contact Sharon McLelland of NYSDOH at (800) 458-1158 Ext. 27880 or by email at: spm03@health.state.ny.us

For questions related to this Public Meeting, please contact:

Mr. Bill Fonda
NYSDEC Region 1 Office
50 Circle Road
Stony Brook, NY 11790
(631) 444-0350

Feasibility Study Summary

The Feasibility Study evaluated five remedial alternatives to build on the interim measures already underway.

The remedial alternatives evaluated are:

1. *No Action (an evaluation required by regulation).*
2. *Excavation of source soil and bioremediation of the dissolved phase plume.*
3. *Excavation of shallow source soil, recovery of liquid tar, In-Situ Chemical Oxidation of deeper soils, and bioremediation of the dissolved phase plume.*
4. *Excavation of shallow source soil, In-Situ Solidification (ISS) of deeper soils and bioremediation of the dissolved phase plume.*
5. *Excavation of shallow source soil recovery of liquid tar, source area containment with a treatment gate using ozone injection, and monitored natural attenuation of the dissolved phase plume.*

Alternative 4 is the recommended remedy for the site. Alternative 4 is protective of public health and the environment, meets the remedial action objectives for the site, and requires less time to implement than the other alternatives. It also provides for flexibility in determining the future use of the site, since it calls for removal of the top eight feet of contaminated soils. The estimated cost of Alternative 4, including the IRMs and post-completion operating and monitoring costs is estimated at \$47 million to be funded by KeySpan.

Interim Remedial Measures Status

The IRM started with the drilling of additional soil borings to more precisely define the extent of the IRM excavation areas. Additional tar recovery wells are also being installed as part of this work. The purpose of these wells is to recover as much liquid tar from the deeper subsurface as possible, in preparation for implementation of the site-wide remedy.

Using the detailed data from the current drilling program, the soil excavation portion of the IRM is expected to begin in July, 2008. The excavation will remove approximately 10,000 cubic yards of coal tar-contaminated soil from several locations in the northern and eastern areas of the site, where the tar has not penetrated to great depths. In most of these areas, the IRM excavation will be approximately 8 feet deep; however, there will be some localized areas where excavation will reach to depths of approximately 16 feet.

All work will be performed in accordance with a NYSDOH and NYSDEC approved Community Air Monitoring Plan. Excavation and soil handling will be performed under a temporary (tent-like) enclosure with active air controls to prevent odors, dust and contaminated vapors in the work areas from moving into the surrounding area. The temporary enclosure will be relocated to each of the IRM excavation areas as work progresses.

The excavation will be performed using typical construction equipment, and soils will be transported by truck for off-site treatment and disposal in accordance with the NYSDEC's requirements. All trucks will have protective covers, and will be cleaned before entering public streets. Clean soil will be placed on the site to backfill and restore the excavation areas.

After the IRM excavation areas are remediated, the remediated areas will be used to facilitate additional construction work related to the site-wide remedy described in the Remedial Action Plan.

Ongoing Soil Vapor Investigation:

Some of the contaminants present at the MGP site are volatile compounds, and thus have the potential to contaminate soil vapor, which could potentially enter buildings. A sampling program was performed to evaluate this potential exposure pathway. Additional soil vapor intrusion sampling was completed at properties selected by the NY-

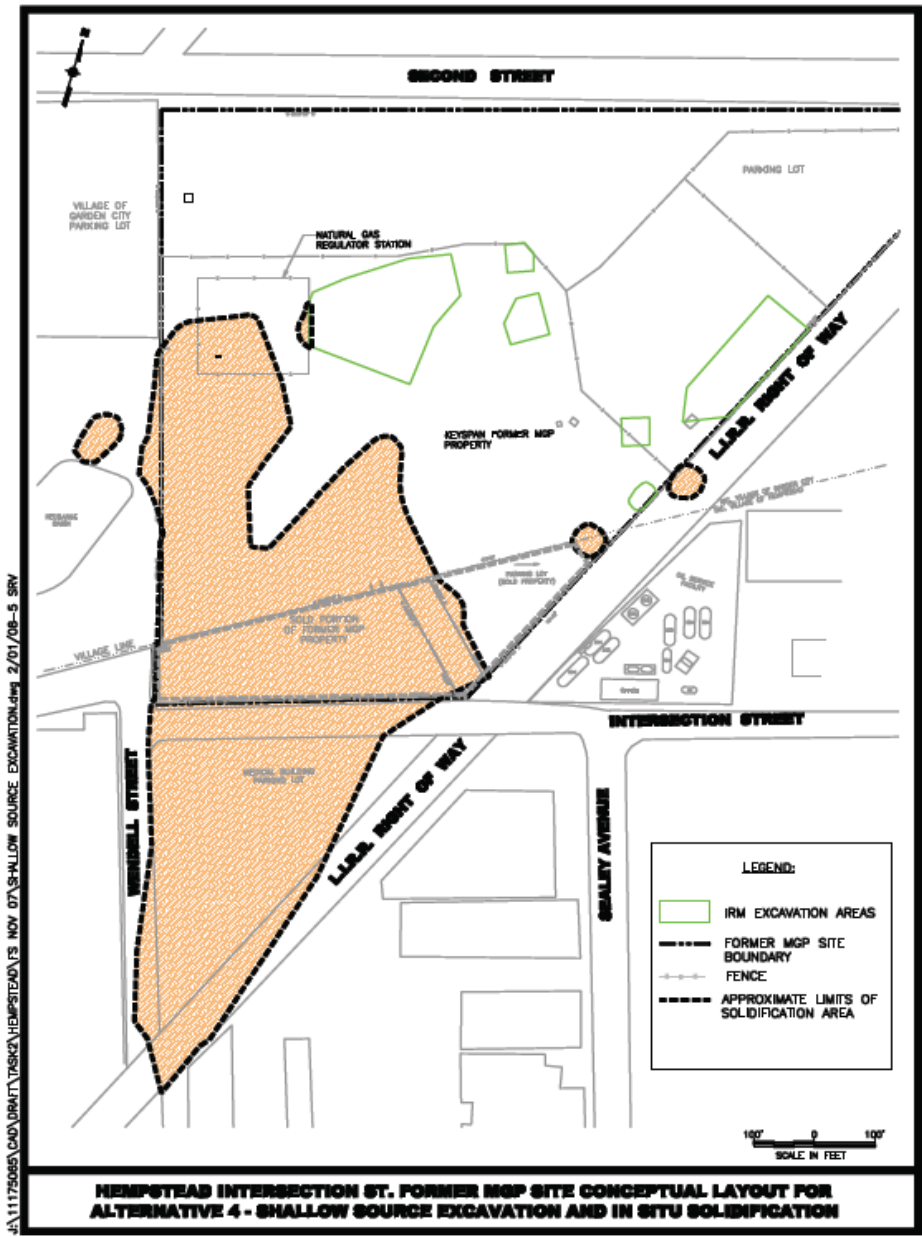
SDOH and NCDH during the winter heating season. The data collected to date has not shown any MGP-related soil vapor intrusion issues. The current status of the sampling program will be discussed at the public meeting. For information about exposure, please view the State Health's exposure fact sheet using the following link <http://www.health.state.ny.us/environmental/about/docs/exposure.pdf>

Next Steps:

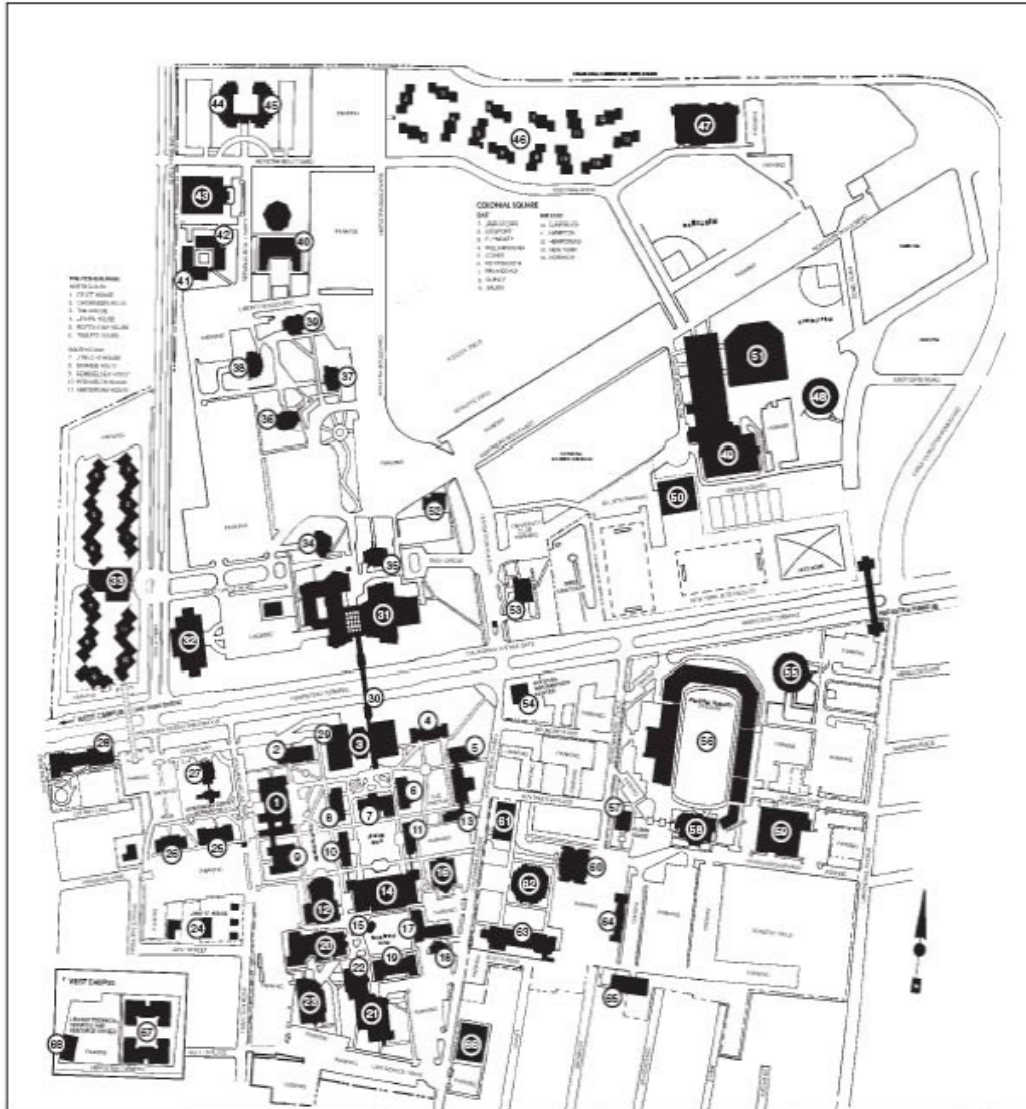
Starting with the release of the RAP, a 30-day comment period will begin and will run through March 11, 2008, during which time the public can provide comments about the recommended Remedial Action Plan in writing by letter, e-mail or telephone. Comments will also be accepted at the public meeting. The NYSDEC will consider the comments received before finalizing the Remedial Action Plan in a Decision Document by the end of March 2008. After the issuance of the Decision Document, KeySpan will begin development of a work plan for the pre-design testing required to support the Remedial Design Work Plan. KeySpan is currently procuring a contractor to perform the IRM excavation work. The contractor will provide a Construction Operations Plan to NYSDEC for the soil excavation IRM after the procurement process is completed.

Public Meeting:

A Public Meeting to present the Feasibility Study and recommended Remedial Action Plan will be held on February 26, 2008 from 7 to 9 PM at the Hofstra University Mack Student Center in Hempstead, NY.



HOFSTRA UNIVERSITY CAMPUS



**Public Meeting on February 26, 2008 from 7:00 – 9:00 PM
at the Sondra and David S. Mack Student Center, Building 31**

Hofstra University is located in Hempstead, Long Island, New York, approximately 25 miles east of Manhattan, less than an hour away by train or automobile.

The Long Island Rail Road (LIRR) has frequent trains from Pennsylvania station in New York City to Hempstead station, a mile and a half from the Hofstra campus.

Hofstra is approximately 30 minutes by car from either John F. Kennedy International Airport or LaGuardia Airport.

By car, travel on the Long Island Expressway, Northern State Parkway or Southern State Parkway to Meadowbrook State Parkway to exit M4 (Hempstead Turnpike); then proceed west on Hempstead Turnpike to the Hofstra campus (approximately one mile).