

Below is an update that Manhattan Community Board 1 received on April 7, 2022 from Lawra Dodge, President of Excel Environmental Resources and Independent Community Monitor for the 250 Water Street Brownfield Cleanup Program project.

Contact CB1 via Diana Switaj at dswitaj@cb.nyc.gov with any questions or comments for Lawra Dodge.

April 7, 2022

[Attached is the CAMP that ConEd will use when they conduct the gas line work in Water Street---](#) NYSDEC/DOH has deemed it protective of human health and the environment. Although as Heidi Dudek stated on the Working Group Call this past Tuesday, DEC/DOH does not have jurisdiction over ConEd, they are aware of the environmental conditions at the 250 Water Street Site and are working cooperatively with the agencies to ensure that their workers and the community are protected.

As also discussed on the Working Group Call on Tuesday, the Water Street work is not an emergency action, it is a planned activity that has not yet been scheduled.

Review of the CAMP indicates that it is generally consistent with the CAMP for the 250 Water Street Site, with the use of two stationary CAMP units and one downwind, or “mobile”, monitor using a Lumex hand-held mercury vapor analyzer which has a very low detection level. The CAMP incorporates the mercury action level of 1.0 ug/m³ and similar protocols and best management practices to the 250 Water Street CAMP, including shutting the work down if the action level is reached, notifying DEC/DOH, having Mercon X onsite to mitigate the potential for mercury vapor generation if levels are of concern, etc.

Based on comments and concerns from community members regarding the height of mercury vapor monitoring for children expressed during the Working Group Meeting, I am following up with Tom Fusillo and also DEC/DOH regarding whether or not there will be any specific modification to the CAMP to address either the height of the CAMP units located opposite The Blue School and Peck Slip or a request made to ConEd to have their mobile monitor periodically bring the mercury vapor analyzer down to lower levels when conducting downwind monitoring with the hand-held Lumex.

ConEd is to provide advance notification to the agencies and they will let us know as soon as they are notified.

Best, Lawra

Lawra J. Dodge, P.G., LSRP

President

Excel Environmental Resources, Inc.

**Community Air Monitoring Plan
Con Edison Emergency Steam Main Repair
Pearl Street, New York**

The following outlines the air monitoring activities that will be conducted in support of ongoing and planned emergency repair to a steam main that is owned and operated by Consolidated Edison Company of New York, Inc. (“Con Edison”). The work is being performed on Pearl Street in Manhattan approximately 100 feet south of the intersection with Peck Slip.

Repair of the steam main entails opening of the roadway and excavation of soil to expose the pipe, removal and replacement of the faulty section of pipe, backfill with clean soil and restoration of the roadway. To date, the roadway surface has been removed and underlying soil excavated to expose the pipe. Remaining work entails removing a small volume of soil to expose the full circumference of the pipe, removing waterproofing material coating on the pipe exterior, removing and replacing the affected section of pipe, backfilling the excavation and restoring the street and adjoining sidewalk.

Subsequent to the start of work, the New York State Department of Environmental Conservation (“DEC”) contacted Con Edison regarding pre-existing environmental conditions on the property adjacent to the steam repair work area. The adjoining property, which is referred to as 250 Water Street, is being managed under a DEC Brownfield Cleanup Agreement C231127. The property was historically used for the manufacture of thermometers, among other industrial operations. As a result of the former operations, the property is known to contain residual mercury in the subsurface. When exposed to the air, mercury can volatilize and occur as a vapor.

On receiving the DEC notification of the pre-existing site conditions at the 250 Water Street property, Con Edison promptly mobilized to the site to perform initial air monitoring in the excavation of the emergency steam repair along Pearl Street and various locations on the sidewalks along Pearl Street and nearby Peck Slip. The mercury vapor readings were either non-detect or were at levels of 0.06 micro grams per cubic meter of air (“ug/m³”), which is well below applicable action levels established by the New York State Department of Health (“DOH”).

As a precautionary measure and as directed by the DEC, Con Edison will conduct real-time community air monitoring during all remaining steam pipe repair work. The air monitoring activities are described below in this Community Air Monitoring Plan (“CAMP”).

As an overview, the CAMP is designed to routinely test the air at the work site as well as the surrounding areas when this repair work is being performed. The CAMP relies on the use of three monitoring units, which includes two (2) stationary units and one (1) mobile unit (personnel on foot). The placement of the units and areas of monitoring are shown on the attached Figure 1. During the work activities, one stationary unit will be situated permanently on the east side of Water Street and the second variable stationary unit will be placed either along Peck Slip, for repair work conducted on weekdays during normal business hours, or on the sidewalk along the west side of Pearl Street opposite the steam repair work area for repair work conducted during nights and/or weekends. The mobile unit will routinely monitor the air in the excavation and

along the sidewalk along the east side of Pearl Street. The mobile unit will also be used to monitor the location where the alternative second variable stationary unit would be located, depending on the work periods described above.

Monitoring will be performed using a Lumex™ Mercury Vapor meter or equivalent, which can detect mercury in vapor to 0.001 ug/m³. Measurements will be logged (stationary units) and documented manually (mobile unit). If readings equal or exceed 1 ug/m³ are detected in or around the work area, Con Edison will immediately notify the DEC and DOH and the work will temporarily be stopped. A mercury suppressant, Mercon X™, will be applied to the soil until the monitoring readings return to an acceptable level of less than 1 ug/m³, at which point work will resume.

The CAMP readings will be provided to the DEC and DOH upon completion of the work.

Figure 1 - CAMP Plan, Pearl Street

