

**OU-1 EXCAVATION WORK PLAN
FORMER OSSINING WORKS SITE
OSSINING, NEW YORK
SITE NO. 360172**



**CONSOLIDATED EDISON CO. OF NEW YORK, INC.
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Prepared by:

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September 26, 2025

OU-1 Excavation Work Plan

Ossining MGP Site - Site No. 360172

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Prepared For:

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Our Ref:

30278956

Certification Statement

I, Matthew S. Hysell, P.E., certify that I am currently a New York State registered professional engineer as defined in Title 6 of the New York Codes, Rules, and Regulations Part 375 and that this OU-1 Excavation Work Plan was prepared in accordance with all applicable statutes and regulations and in substantial conformance with the DER Technical Guidance for Site Investigation and Remediation (DER-10). Based on my inquiry of the persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.



Date 9/26/2025

Matthew S. Hysell, P.E.
NYS PE License No. 091121

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1 Site Description

This Excavation Work Plan (EWP) was developed to detail the excavation work associated with the permanent repair of an existing natural gas supply main located at 30 Water Street (Section 89.19, Block 6, Lots 26, 27, 28 and 29) in Ossining, New York (the Site). The repair work on the gas supply main is required as a result of damage to an active 6-inch diameter natural gas main during remedial activities at the Site.

The Site is identified at Operable Unit No. 1 (OU-1) for the former Ossining Manufactured Gas Plant (MGP) works which has been designated as Brownfield Cleanup Program Site No. 360172. A Site Map which identifies the boundaries of OU-1 is presented as Figure 1. The Site was previously owned by Consolidated Edison Company of New York, Inc. (Con Edison) and is currently owned by WB Water Street LLC. SESI Consulting Engineers (SESI) of Parsippany, New Jersey act as the Owner's Engineers. A Remedial Action Work Plan (RAWP), dated July 2024 and revised in February 2025, has been developed by SESI for the Site and is currently being implemented in preparation of Site redevelopment. The planned redevelopment includes an affordable housing building on the southern portion of the Site, a parking garage on the northern portion of the Site, and some retail facilities. A draft Site Management Plan (SMP) was prepared for the Site (SESI, July 2025) and followed in preparing this Excavation Work Plan.

2 Site History

Historically, the Site housed the Ossining Works Manufactured Gas Plant facility which operated from approximately 1855 to 1930, when it was placed in standby status and ultimately retired from service in 1943. During its operations, the plant produced coal gas and carbureted water gas. From 1957 to the present, the Site was used as a storage facility and parking lot by the Ossining Department of Public Works.

3 Proposed Work

The planned excavation is located along the western boundary of Remedial Cell L2, in the vicinity of the western Site boundary along Water Street. The excavation will be L-shaped and approximately 20 feet in length by 4 feet in width by 4 feet in depth. Following excavation, the damaged portion of the gas main will be removed and a new section of gas main will be installed and subsequently pressure tested for integrity assessment. Once the gas main has been installed and fully tested, the excavation will be immediately backfilled.

4 Notification

Con Edison will make notification to WB Water Street LLC and NYSDEC for the planned excavation and earthwork activities subject to this EWP.

CONTACT	Email	Phone Number
NYSDEC		
Caroline Jalanti	caroline.jalanti@dec.ny.gov	518-402-9650
Owner – WB Water Street LLC		
James Wendling	Jwendling@wbpdev.com	914-610-3647
Owner’s Engineer – SESI Consulting Engineers		
Fuad Dahan	fd@sesi.org	862-702-5719
Con Edison Representatives		
Vincent D’Alisera Westchester Gas Operations	daliserav@coned.com	917-882-3021
Elizabeth Baird EH&S Gas Operations	bairde@coned.com	917-816-2403
Mihir Chokski EH&S MGP Remediation	chokskim@coned.com	332-895-0428
Con Edison’s Environmental Consultant - Arcadis of New York, Inc.		
Michael C. Jones Project Manager	michael.jones@arcadis.com	315-671-9211
Matthew S. Hysell, P.E. Engineer of Record	matt.hesell@arcadis.com	315-671-9189

The information in this table will be updated as necessary to provide accurate contact information. The initial notification will include the following:

- A detailed description of the work to be performed, including the location of the work.
- An estimate schedule for the work, detailing the start and completion dates of intrusive work.
- A statement that the work will be performed in compliance with this EWP and 29 CFR 1910.120.
- A copy of the contractor’s health and safety plan (submitted as a standalone document with this EWP).
- Backfill documentation, if necessary.

5 Excavation Plan

Activities will consist of excavation, staging, and backfilling of the excavation at the completion of said work. The excavation described herein will be performed in accordance with applicable federal, state, and local regulations. Based on the depth of MGP residual materials and groundwater at the Site, it is anticipated that no MGP impacted soil or groundwater will be encountered within the excavation.

The proposed excavation location is shown in Figure 1. A copy of the Construction Health and Safety Plan (CHASP) has been submitted as a standalone document with this EWP. All work to be completed under the EWP will be conducted by personnel with Hazardous Waste Site Operations and Emergency Response training (40-hour HAZWOPER) in accordance with 29 CFR Part 1910.120. NYCDEC will be promptly notified of proposed changes, delays, or deviations to the EWP and schedule.

6 Screening Methods

Screening at the excavation will take place for both the breathing zone of the workers as well as for determining if the material being excavated is impacted. Visual, olfactory, and instrumental (photoionization detector [PID]) screening will be performed by a field engineer, geologist or scientist under the supervision of a qualified environmental professional (QEP), supplied by Con Edison's environmental consultant, Arcadis, during excavation and earthwork to determine if the material is impacted. The PID, in conjunction with a multi-gas meter and dust monitor, will be used to monitor the air quality in the trench for the workers. The instruments will be calibrated daily and the PID will be equipped with a 10.6eV lamp.

7 Stockpile Methods

Excavated material will be directly loaded into a lined roll-off container for offsite disposal. Staged material will be covered with polyethylene sheeting when material is not being handled. Excavation spoils will not be reused as backfill, nor will spoils be stockpiled on the Site.

8 Waste Characterization

Approximately 12 cubic yards of soil are expected to be generated as part of the gas main repair work. Excavation spoils will be characterized in a manner required by the receiving facility and in compliance with applicable laws and regulations before it is transported offsite for disposal. NYSDEC will be notified concerning the amount of removed material.

9 Material Handling

Con Edison personnel and the contracted QEP, Arcadis, will observe and document that excavation, waste characterization, and waste management is executed as specified in this EWP.

10 Material Loadout and Disposal

Excavation spoils will be handled, transported, and disposed of by a licensed and placarded hauler in accordance with applicable 6NYCRR Part 360 and Part 364 regulation and other applicable federal, state, and local regulations. Roll-off containers will be covered with a low-permeability tarp (mesh tarps are prohibited) before departing the site and remain covered during transport.

Con Edison will identify the disposal facility. The following documentation will be provided for NYSDEC review and approval for the selected disposal facility:

- Generator (Con Edison) signed waste profile/application and supporting forms;
- Current and valid operating permits; and
- Waste transporter permits.

Con Edison will sign all hazardous and non-hazardous waste shipping manifests and/or bill of lading document for waste generated by the excavation project.

11 Importing Fill Material

After the new gas main repair is installed, the excavation will be backfilled with previously NYSDEC-approved fill material from Tilcon New York, Inc. Prior to placing any backfill, a demarcation layer of non-woven geotextile fabric will be placed along the bottom and sidewalls to provide a visual reference of the excavation limits. The imported material will be screened for evidence of contamination (visual, olfactory, and instrumental) before it is placed and graded. The imported material shall not contain C&D debris, exhibit observable indicators of contamination (i.e., petroleum-staining and odors), or have been in contact with a spill of petroleum, hazardous waste, or industrial waste.

12 Equipment Decontamination

All equipment and tools utilized for the excavation and gas main repair activities will be decontaminated prior to being demobilized from the Site. Decontamination efforts will consist of brushing off any loose or adhered soil or residual materials from the equipment/tools followed by pressure washing or hand wiping with towels as needed to result in a visually clean surface.

13 Contingency Plan

Identification of unknown or unexpected contaminated media identified by screening during invasive site work will be promptly communicated by phone to the Owner and NYSDEC Project Manager. Reportable quantities of petroleum product will also be reported to the NYSDEC spills hotline.

14 Dust, Odor, Vapor, and Nuisance Control

A Community Air Monitoring Program (CAMP) has been developed by SESI and is available in Appendix J of the approved RAWP. Arcadis will perform air monitoring in accordance with the CAMP. If odors, vapors, or fugitive dust exceeding action levels set forth in this CAMP within the work area, work will be halted, and the source identified and controlled. Work will not resume until odors, vapors, or fugitive dust are abated.

The Owner's Engineer and the NYSDEC will be notified if odors, vapors, or fugitive dust exceeding action levels are reached.

15 Construction Health and Safety Plan

Con Edison has prepared a site-specific health and safety plan (CHASP), submitted as a standalone document with this EWP. Work performed under this EWP will be in compliance with applicable health and safety laws and regulations, including site and occupational Safety and Health Administration (OSHA) worker safety requirements.

16 Reporting

The anticipated duration of the planned work is two days for the excavation and installation of the new gas service and one day for the cut and cap of the existing service.

Following each day of field work, Arcadis' on-site representative will prepare a daily field report which will include the following information:

- Weather conditions and any general delays.
- A summary of work completed for the day.
- Anticipated activities to be conducted for the next day of field work.
- Any unresolved delays or other issues encountered during the daily activities.
- Community air monitoring activities and monitoring station output.

OU-1 Excavation Work Plan

Each daily field report will be submitted to the NYSDEC and the New York State Department of Health (NYSDOH) by noon of the following day.

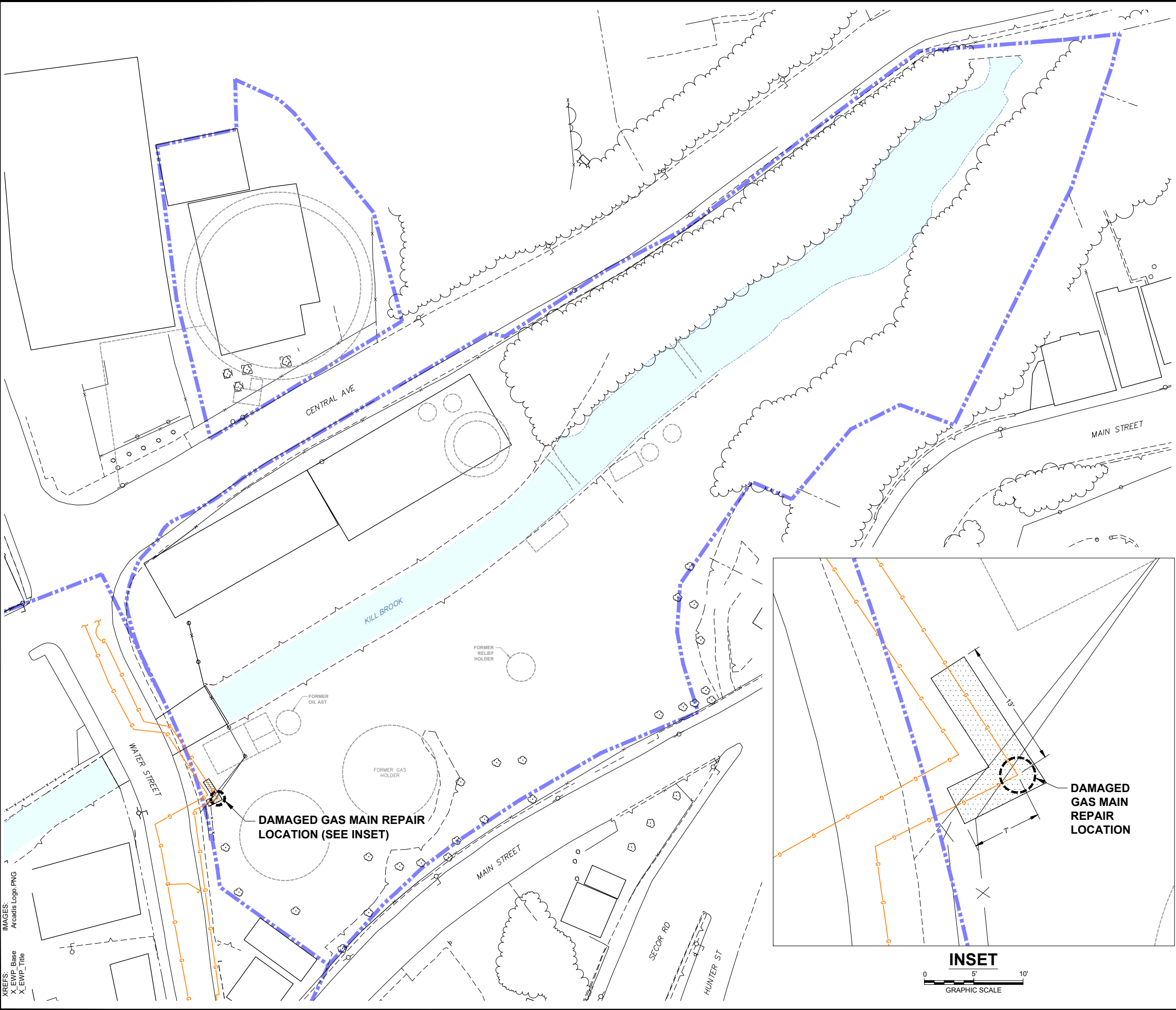
At the completion of the work, Arcadis will prepare a summary report for submittal to the NYSDEC, NYSDOH, Con Edison and the Site owner. The summary report will include a description of the completed excavation, if any material was imported or exported onto the Site and its quantity, a summary of daily CAMP results, including exceedances, and Site photographs including the Site restoration at the completion of the work.

The summary report is not intended to be the primary mode of communication for notifying the NYSDEC of emergencies, requests for changes to this EWP and/or time critical information; however, such information will be included in the summary report. Emergency conditions, changes, and deviations to this EWP will be addressed immediately and directly to the Owner's Engineer and NYSDEC Project Manager.

Figure



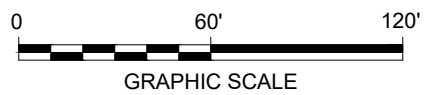
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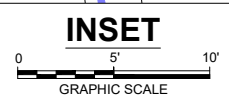
	OPERABLE UNIT OUTLINE
	EXISTING STRUCTURE
	WATER
	TREE
	HISTORICAL MGP STRUCTURE
	6-INCH PRESSURE GAS MAIN (APPROXIMATE)
	PROPOSED EXCAVATION EXTENT (APPROXIMATE)

- NOTES:**
1. BASE MAP IS A COMPOSITE OF DIGITAL MAPS RECEIVED FROM THE CLIENT AND CREATED BY CMX, MANALPAN, NJ, DATED 2009.
 2. ALL LOCATIONS ARE APPROXIMATE.



CONSOLIDATED EDISON COMPANY OF NEW YORK, INC.
 FORMER OSSINING WORKS MANUFACTURED GAS PLANT SITE
 OSSINING, NEW YORK
EXCAVATION WORK PLAN

**OPERABLE UNIT 1 SITE BOUNDARIES
 AND PLANNED EXCAVATION AREA**



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