

(Fact Sheet Begins Next)

Act Now to Continue Receiving Information About This Site!

DEC's Division of Environmental Remediation (DER) now distributes information about contaminated sites *electronically by email*.

If you would like to continue to receive information about the contaminated site featured in this fact sheet:

You must sign up for the DER email listserv:

www.dec.ny.gov/chemical/61092.html

DER cannot register your email address - only the email address owner can do so. If you already have signed up for the listserv for the county in which the site is located, you need do nothing.



Why You Should Go “Paperless”:

- Get site information faster and share it easily;
- Receive information about all sites in a chosen county - read what you want, delete the rest;
- It helps the environment and stretches your tax dollars.

If “paperless” is not an option for you, call or write to the DER project manager identified in this fact sheet. Indicate that you need to receive paper copies of fact sheets through the Postal Service. Include the site name in your correspondence. The option to receive paper is available to individuals only. Groups, organizations, businesses, and government entities are assumed to have email access.



Department of
Environmental
Conservation

FACT SHEET

Manufactured Gas Plant Program

Pemart Avenue MGP Site

189-199 North Water Street
Peekskill, NY 11111

March 2024

SITE No. 360166
NYSDEC REGION 3

Where to Find Information

Access project documents through the DECinfo Locator and at these location(s):

<https://www.dec.ny.gov/data/DecDocs/360166/>

Peekskill Library

4 Nelson Avenue
Peekskill, NY
(917) 737-1212

Who to Contact

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

Project-Related Questions

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Project-Related Health Questions

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For more information about New York's MGP Program, visit:

www.dec.ny.gov/chemical/24904.html

Cleanup Action to Begin at Manufactured Gas Plant (MGP) Site – Operable Unit 2 (OU-2)

Action is about to begin that will address contamination related to the Pemart Avenue MGP (“site”) located at 189-199 North Water Street in Peekskill under New York’s MGP Program. The cleanup activities will be performed by contractors working for the responsible party, Consolidated Edison Company of NY. Please see the below map for the site location.

The upcoming work is the second phase of the cleanup. Phase 1 was completed in April 2022 and included excavation of MGP contaminated soil in upland areas that are designated as Operable Unit 1 (OU-1). Phase 2 will address contamination in the off-site sediments of Peekskill Bay, which are designated as OU-2. Mobilization will begin in March 2024 with the cleanup efforts expected to take approximately 6 months to complete. A public availability session was previously held to discuss the cleanup. A recording of the meeting is available upon request.

Highlights of the Upcoming Cleanup Activities: The goal of the remedial activities is to achieve cleanup levels that are protective of public health and the environment. The key components of the OU-2 remedy are:

- Construction of a barrier wall, along the shoreline of Peekskill Bay, to prevent contaminant migration.
- Installation of recovery wells behind the barrier wall to remove contamination from subsurface.
- Dredging of approximately 10,000 cubic yards of MGP impacted sediment.
- Placement of clean backfill meeting criteria for use in the river, including placement of a cap in areas where deeper contamination will remain; and
- Development of a Site Management Plan (SMP) to identify procedures for the site’s long-term maintenance and monitoring.

Manufactured Gas Plant Program

A site-specific health and safety plan (HASP) and a Community Air Monitoring Plan (CAMP) will be implemented during remediation activities. The HASP and CAMP establish procedures to protect on-site workers and the public and includes required air monitoring as well as dust and odor suppression measures.

Next Steps: After cleanup activities are completed, a Final Engineering Report (FER) will be prepared and submitted to the NYSDEC. The FER will describe all completed cleanup activities and certify that cleanup requirements have been achieved or will be achieved. NYSDEC will keep the public informed throughout the cleanup of the site.

Site Description: The site is a former Manufactured Gas Plant (MGP) located on North Water Street in Peekskill, Westchester County. The site's former MGP operated from 1899 through 1931 and an electric generating plant also operated from 1905 to 1950. After closure of the MGP, the site operated as a gas storage station until 1966.

Several buildings remain at the site including the former electric generating plant structure. Also, one of the former MGP gas holders still exists on the hillside along the eastern part of the site. Peekskill Landing Park is located nearby to the south and the Metro North railroad runs along the site to the west.

The site's two OUs are described as follows:

OU-1 is the on-site portion which consists of the former MGP and nearby upland areas, including the railroad tracks.

OU-2 is an area of off-site contamination located west of the railroad tracks. It consists of a contaminated strip of land and the adjacent impacted sediments of Peekskill Bay.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, 360166) at:

<http://www.dec.ny.gov/cfm/external/derexternal/index.cfm?pageid=3>

Summary of the Investigation: Based upon investigations conducted to date, the primary contaminant of concern is MGP-related coal tar and associated compounds including benzene, toluene, ethylbenzene, xylenes (BTEX) and polycyclic aromatic hydrocarbons (PAHs). These contaminants were observed in the site's soil and groundwater. The contamination has migrated westward from the source area, the former MGP holders, through the subsurface towards the railroad tracks. MGP impacts have also been documented off-site in the shallow sediments of Peekskill Bay.

MGP Program Overview: New York's MGP Program oversees the investigation and cleanup of former MGP sites. These sites undergo a process of investigation, evaluation, cleanup and long-term monitoring.

The gas manufacturing process involved the heating of coal and/or petroleum products to produce a gas mixture. Once cooled and purified, the gas was distributed through a local pipeline network. The gas was used for heating and cooking much like natural gas is used today. In the early years, the gas was also used for lighting in homes and streetlights.

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.

Stay Informed With DEC Delivers

Sign up to receive site updates by email:

www.dec.ny.gov/chemical/61092.html

Note: Please disregard if you already have signed up and received this fact sheet electronically.

DECinfo Locator

Interactive map to access DEC documents and public data about the environmental quality of specific sites: <http://www.dec.ny.gov/pubs/109457.html>

Manufactured Gas Plant Program

Site Location Map





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Contact: John Miller at 518-402-9589 or john.miller@dec.ny.gov