

**(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](http://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

## Where to Find Information

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

<https://www.dec.ny.gov/data/DecDocs/360164/>

**Riverfront Library**  
1 Larkin Center 10701  
(914) 375-7940

Key project documents and project summary also are available on the NYSDEC website at:

<https://www.dec.ny.gov/chemical/360164.html>

## Who to Contact

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

### Project-Related Questions

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[justin.starr@dec.ny.gov](mailto:justin.starr@dec.ny.gov)

### Project-Related Health Questions

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NYSDOH  
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[beci@health.ny.gov](mailto:beci@health.ny.gov)

**For more information about New York's  
Manufactured Gas Plant Program, visit:**  
[www.dec.ny.gov/chemical/24904.html](http://www.dec.ny.gov/chemical/24904.html)

# FACT SHEET

Manufactured Gas Plant Program

CE – Woodworth Ave. MGP  
Woodworth & Ashburton Ave  
Yonkers, NY 10701

**SITE No. 360164**  
**NYSDEC REGION 3**

**JULY 2022**

## Investigation Completed at Former Manufactured Gas Plant Site, Operable Unit 1; Results Allow Evaluation of Alternatives to Address Contamination

A detailed environmental study has been completed by Consolidated Edison Company of New York, Inc. (“remedial party”) for Operable Unit 1 at the CE - Woodworth Ave. MGP Yonkers site (“site”) located at Woodworth and Ashburton Avenues, Yonkers, Westchester County. Please see the map for the site location.

NYSDEC has approved a “Remedial Investigation Report” that describes the results of the site investigation and recommends development of a remedy to address contamination that has been found.

### Highlights of the Remedial Investigation Report:

Based on these findings, the site has been divided into two operable units. An operable unit represents a portion of a remedial program for a site that for technical or administrative reasons can be addressed separately to investigate, eliminate, or mitigate a release, threat of release, or exposure pathway resulting from the site contamination. Operable unit 1 (OU1) is the on-site former MGP area. OU2 consists of the off-site areas.

- Investigations were conducted both on-site, and in the property to the north of the site to determine how far contamination has spread from the site property. The contaminants of concern at this site are benzene, ethylbenzene, toluene and xylene (also known as BTEX) and polycyclic aromatic hydrocarbons (PAHs), which are commonly associated with coal tar.
- Soils below the site contain levels of BTEX and PAHs above restricted residential use criteria.
- Groundwater at the site is contaminated with BTEX and PAHs above standards. The area is serviced by a public water supply system and is not affected by site contamination.
- NYSDEC has recommended that a site cleanup be completed to remove the threat posed by the BTEX in soil, soil vapor, and groundwater in OU1. Further investigation is required for OU2.

# MANUFACTURED GAS PLANT PROGRAM

**Next Steps:** For OU1, a Feasibility Study will be conducted based on information obtained during the investigation to:

- 1) Define the objectives of the site cleanup program;
- 2) Develop cleanup alternatives; and
- 3) Screen and analyze the alternatives.

NYSDEC will then develop a draft cleanup plan, called a "Proposed Remedial Action Plan." This plan describes the remedy preferred by NYSDEC to address contamination related to the site. The draft cleanup plan will explain the decision that led to the preferred remedy by discussing each alternative and the reasons for choosing or rejecting it. The goal of the plan will be to ensure the protection of public health and the environment. NYSDEC will announce the draft cleanup plan in a future fact sheet and present it to the public for its review and comment during a 30-day comment period and at a public meeting.

For OU2, a supplementary investigation work plan will be developed to address data gaps in the off-site investigation as initially identified by the Remedial Investigation Report.

NYSDEC will keep the public informed throughout the investigation and cleanup of the site.

**Site Description:** The former MGP is located on the west side of Woodworth Avenue between Babcock Place to the north, Alexander Street to the west, and Ashburton Avenue to the south. The site area covers approximately 4.3 acres and is divided into western and eastern sections by rail lines of the Metro-North Commuter Railroad. The site is currently occupied by the Metro North Railroad and commercial properties. Land use surrounding the site is mixed-use residential, commercial, and industrial. The Hudson River is located approximately 400 feet west of the site. The MGP operated from 1854 to 1930. Post-MGP site usage includes an automotive service center, commercial storage, paint manufacturer, the Metro North railroad, and a bakery.

Additional site details, including environmental and health assessment summaries, are available on

NYSDEC's Environmental Site Remediation Database (by entering the site ID, 360164) at:

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

**MGP Program Overview:** New York's MGP Program oversees the investigation and cleanup of former MGP sites. Sites where contamination has been released to the environment go through a process of investigation, evaluation, cleanup and monitoring.

Historically, 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 in streetlights. A dense, oily liquid known as coal tar would condense out of the gas at various stages during its production, purification and distribution, and be discharged to the subsurface.

NYSDEC attempts to identify parties responsible for site contamination and require cleanup before committing State funds.

For more information about the MGPs, visit:

<https://www.dec.ny.gov/chemical/8430.html>

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*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.*

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#### Receive Site Fact Sheets by Email

Have site information such as this fact sheet sent right to your email inbox. NYSDEC invites you to sign up with one or more contaminated sites county email listservs at:

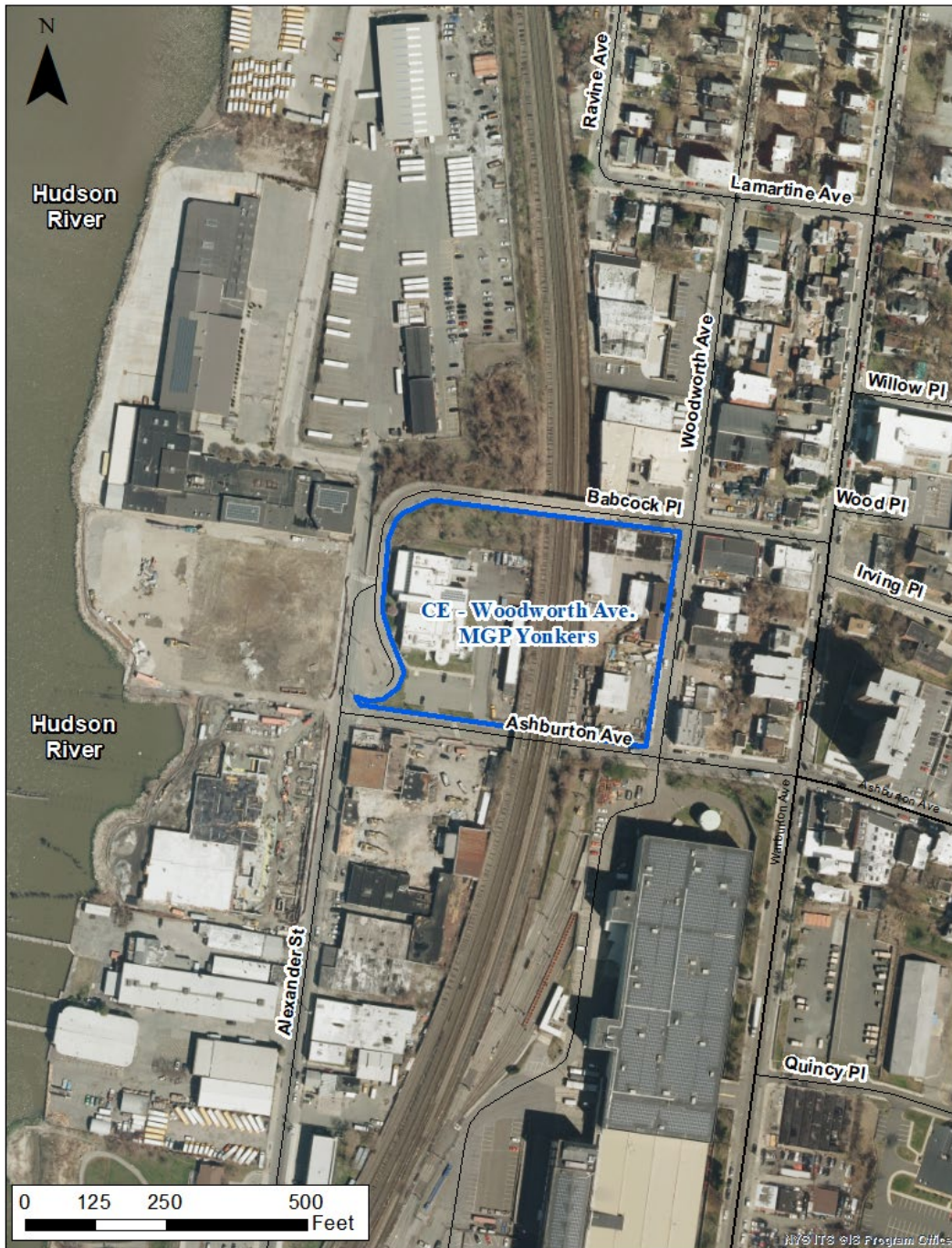
[www.dec.ny.gov/chemical/61092.html](http://www.dec.ny.gov/chemical/61092.html)

#### DECInfo Locator

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

# MANUFACTURED GAS PLANT PROGRAM

## OU1 Location Map





## Translation Available. Don't see your language? Ask!

<b>English</b>	To have this document translated into a language you can understand, contact the person below. There is no charge for the translation.
<b>Español Spanish</b>	Si necesita la traducción de este documento a un idioma que pueda entender, comuníquese con la persona indicada abajo. La traducción es gratis.
<b>简体字 Simplified Chinese</b>	如需將此文件翻譯成您能理解的語言版本，請聯絡下方人員。本次翻譯不收取費用。
<b>Русский Russian</b>	Чтобы получить перевод этого документа на понятный вам язык, свяжитесь с представителем, данные которого указаны ниже. Плата за эту услугу не взимается.
<b>אידיש Yiddish</b>	צו האבן די דאקומענט איבערגעטייטשט אין א שפראך וואס איר קענט פארשטיין, פארבינדט זיך מיט די פערזאן אונטן. די איבערטייטשונג איז פריי פון אפצאל.
<b>বাঙালি Bengali</b>	এই নথিটি আপনি বুঝতে পারেন এমন একটি ভাষায় অনুবাদ করতে, নিম্নলিখিত ব্যক্তির সাথে যোগাযোগ করুন। অনুবাদের জন্য কোন চার্জ দিতে হবে না।
<b>한국어 Korean</b>	이 언어를 본인이 이해할 수 있는 언어로 받아보려면 아래 담당자에게 문의하십시오. 번역료는 없습니다.
<b>Kreyòl Ayisyen Haitian Creole</b>	Pou yo ka tradwi dokiman sa nan yon lang ou ka konprann, kontakte moun ki anba a. Ou p'ap peye anyen pou tradiksyon an.
<b>Italiano Italian</b>	Per ottenere la traduzione di questo documento in un'altra lingua, contatti la persona indicata qui di seguito. La traduzione è gratuita.
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<b>Język Polski Polish</b>	Aby uzyskać tłumaczenie tego dokumentu na język, który jest dla Ciebie zrozumiały, skontaktuj się z poniższą osobą. Za tłumaczenie nie jest pobierana żadna opłata.

Contact: Justin Starr, 518-402-9662, [justin.starr@dec.ny.gov](mailto:justin.starr@dec.ny.gov)