



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/360166/>.

### Peekskill Library

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

*(\*Repositories may be temporarily unavailable due to COVID-19 precautions. If you cannot access the online repository above, please contact the NYSDEC project manager listed below for assistance.*

## Who to Contact

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

### Project-Related Questions

John Miller, Project Manager  
NYSDEC  
625 Broadway, Albany, NY  
(518) 402-9589  
[john.miller@dec.ny.gov](mailto:john.miller@dec.ny.gov)

### Project-Related Health Questions

Angela Martin  
NYSDOH  
Corning Tower, RM 1787, Albany, NY  
(518) 402-7860  
[beej@health.ny.gov](mailto:beej@health.ny.gov)

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

# FACT SHEET

Manufactured Gas Plant Program

Pemart Avenue MGP Site

189-199 North Water Street  
Peekskill, NY 11111

July 2020

SITE No. 360166  
NYSDEC REGION 3

## Cleanup Action to Begin at Manufactured Gas Plant Site; Public Session Announced

NYSDEC invites you to a virtual public session to learn about the cleanup activities about to begin at the site.

Monday 7/27/20 at 7:00 PM

To Join via computer, address is:

<https://meetny.webex.com/meetny/j.php?MTID=mcf0805413fd2c738aa6c4b8d0565196e>

To join by phone, call: 518-549-0500  
and use access code: 161 058 0748 #

***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.***

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

- Remedial activities are expected to begin in October 2020 and will be completed in two phases. This work is being performed pursuant to the previously issued Decision Document for this site. Phase 1 will address contamination in upland areas and is designated as Operable Unit 1 (OU-1). Phase 2 will address contamination in Peekskill Bay and is designated as OU-2. Each phase is estimated to last approximately 6 months with Phase 2 estimated to begin in late 2021. The estimated cost of the remedy is \$19.8 million. Access project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/360166/>
- Project documents also are available at the location(s) identified at left under "Where to find information."

# Manufactured Gas Plant Program

**Highlights of the Upcoming Cleanup Activities:** The goal of the cleanup action for the site is to achieve cleanup levels that protect public health and the environment. The key components of the remedy are:

For OU-1:

- Excavation of approximately 2,800 cubic yards (cy) of coal tar contaminated soil. Soil will be shipped off-site for disposal. Some contamination will remain beneath sensitive structures/features and will be managed under the site management plan noted below.
- Placement of backfill that meets the NYSDEC soil cleanup objectives.
- Recording of a Deed Restriction to ensure implementation of the Site Management Plan.

For OU-2:

- Construction of a subsurface barrier wall to prevent migration of remaining coal tar that exists beneath the streets, structures and railroad tracks on OU-1.
- The primary contaminant of concern is MGP-related coal tar and associated compounds including benzene, toluene, ethylbenzene, xylenes (BTEX) and polycyclic aromatic hydrocarbons (PAHs).
- Collection wells will be installed behind the wall to remove coal tar from the subsurface.
- Dredging of approximately 10,000 cubic yards of tar-impacted sediment.
- Placement of backfill meeting criteria for use in river which includes an engineered cap in areas where contamination will remain.

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 residents 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 the cleanup activities completed 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 Pemart Avenue in Peekskill, Westchester County. Several buildings occupy the site,

including the former electric generating plant building. Remnants of one of the former MGP gas holders are still present on the hillside along the eastern part of the site. The Metro North railroad runs through the site. The MGP operated from 1899 through 1931 and, the electric generating plant operated from 1905 to 1950. After closure of the MGP, the site operated as a gas storage station until 1966.

The site is divided into two operable units (OUs).

OU-1 is the contaminated area on-site. It consists of the upland area including the railroad tracks and the former MGP and electric generating plant structures. OU-2 is the area of off-site contamination located west of the railroad tracks. It consists of a contaminated portion of land along the railroad tracks and contamination in the 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/externalapps/derexternal/index.cfm?pageid=3>

**Summary of the Investigation:** Based upon investigations conducted to date, the contaminants were observed in the soil and groundwater at the site. The source of the contamination was observed in the former holder area. Contamination migrated in the subsurface to the west and impacted the shallow sediments of Peekskill Bay adjacent to the site.

**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.

## Stay Informed With DEC Delivers

Sign up to receive site updates by email:  
[www.dec.ny.gov/chemical/61092.html](http://www.dec.ny.gov/chemical/61092.html)

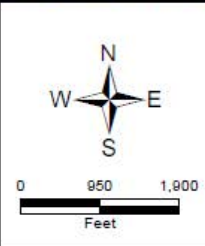
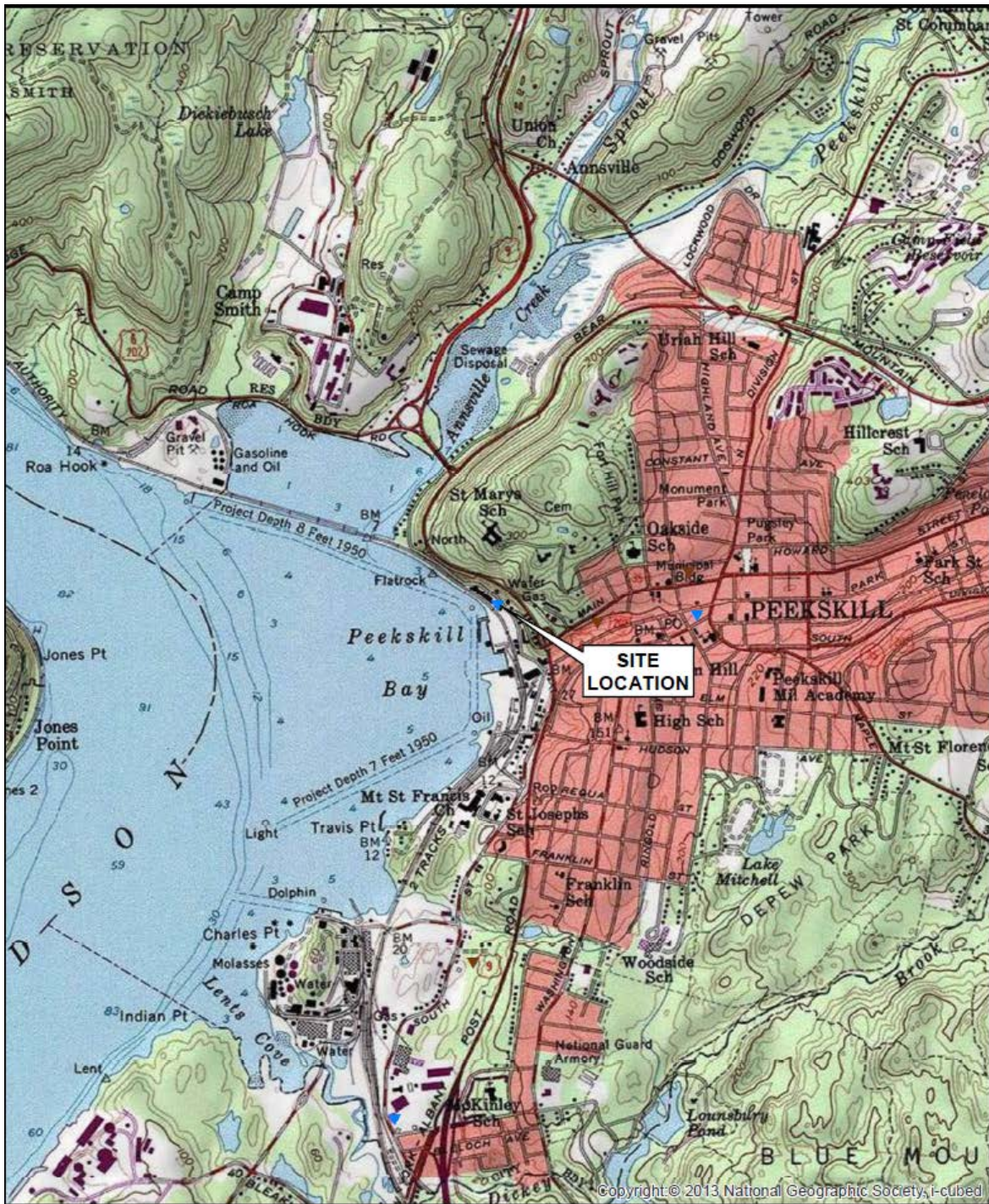
Note: Please disregard if you already have signed up and received this fact sheet electronically.

## 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



**Figure 1**  
Site Location Map  
Pemart Avenue MGP Site  
City of Peekskill  
Site No. 360166





# Manufactured Gas Plant Program

