

(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

# FACT SHEET

## Manufactured Gas Plant Program

**Pemart Avenue MGP Site**  
189-199 North Water Street  
Peekskill, NY 11111

March 2023

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

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  
[bee@health.ny.gov](mailto:bee@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)

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

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

The remedial action is being completed in two phases. 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 is designated OU-2. The cleanup of OU-2 is scheduled to begin in April 2023. A public availability session was held in August 2022 to discuss the cleanup and a recording of that session can be made available upon request.

**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 on OU-2 are:

- Construction of a barrier wall to prevent contaminant migration.
- Installation of recovery wells behind the barrier wall to remove contamination from the subsurface.
- Dredging of approximately 10,000 cubic yards of MGP-impacted sediment.
- Placement of clean backfill meeting criteria for use in river, including placement of a cap in areas where deeper contamination will remain; and
- Development of a Site Management Plan (SMP) for the site to identify procedures for 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 residents and include 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 building. Remnants of one of the former MGP gas holders still exists on the hillside along the eastern part of the site. Peekskill Landing Park is located to the south and the Metro North railroad runs along the western boundary of the upland site.

The site's two OUs are described as follows:

OU-1 is the contaminated on-site area. It consists of the upland areas near the former MGP, including the railroad tracks.

OU-2 is the 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/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.

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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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## 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

Site Location Map





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

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<b>Języki 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: John Miller at 518-402-9589 or [john.miller@dec.ny.gov](mailto:john.miller@dec.ny.gov)