

EXPLANATION OF SIGNIFICANT DIFFERENCE OSSINING GAS WORKS DPW SITE



Department of
Environmental
Conservation

Ossining / Westchester County / Site No. C360172 / August 2026

Prepared by the New York State Department of Environmental Conservation
Division of Environmental Remediation

1.0 INTRODUCTION

The purpose of this notice is to describe the progress of the cleanup at the Ossining Gas Works DPW Site ("Site") located at 30 Water Street, Ossining, Westchester County, and to inform you about a change in the Site remedy. On February 24, 2025, the New York State Department of Environmental Conservation (DEC) issued a Decision Document (DD) which selected a remedy to clean up the Site. Upon completion of the remedial action as described in the DD, DEC determined further downgradient groundwater remediation would be required to prevent off-site migration of groundwater contamination. A Permeable Reactive Barrier (PRB) will be installed along the western (downgradient) site boundary, via subsurface injection of activated carbon, to treat remaining groundwater contamination as it passes through the PRB before leaving the site.

This Explanation of Significant Difference (ESD) will become part of the Administrative Record for this Site. The information here is a summary of what can be found in greater detail in documents that are available through DECInfo Locator (<https://extapps.dec.ny.gov/data/DecDocs/C360172/>) and have been placed in the following repositories:

Documents also are available at the location identified below:

Ossining Public Library

53 Croton Avenue
Ossining, NY 10562
(914) 941-2416

Although this is not a request for comments, interested persons are invited to contact DEC's Project Manager for this site to obtain more information or have questions answered.

2.0 SITE DESCRIPTION AND ORIGINAL REMEDY

2.1 Site History, Contamination, and Selected Remedy

Site Description: The 2.815-acre site is located in the Village of Ossining, New York in a mixed-use commercial, residential, and industrial neighborhood. The Sing Sing Kill runs through the center of the site, traveling toward the Hudson River, located about 0.189 miles west of the site. Central Avenue and a Consolidated Edison Company of New York, Inc. (Consolidated Edison) substation are located north of the site. Water Street, a residential structure and commercial structures are located west of the site. Main Street and residential dwellings are located south of the site. Portions of the site were historically used for Manufactured Gas Plant (MGP) operations. In the 1970s, portions of the site were used by the Ossining Department of Public Works for storage and maintenance of Village equipment.

Summary of the Investigation: The primary contaminants of concern are volatile organic compounds (VOCs) and semi-volatile organic compounds (SVOCs) in soil, groundwater, and soil vapor.

Elements of the Selected Remedy:

- Excavation of soil exceeding restricted residential soil cleanup objectives up to 2 feet below ground surface (bgs);
- Excavation of soil within the groundwater table exceeding protection of groundwater soil cleanup objectives across the site;
- Collection and analysis of post-excavation soil samples to evaluate the effectiveness of the cleanup;
- Importing soil that meets the established Soil Cleanup Objectives (SCOs) for use as backfill;
- Excavation of soil 5 feet bgs in areas that will be treated by in-situ (i.e. in-place) solidification (ISS) (see below for an ISS description);
- ISS treatment of approximately 14,420 cubic yards of impacted subsurface soils to depths of 47 feet below surface grade. ISS involves injecting/mixing an agent such as Portland cement into the soil to create a solid monolith that binds contaminants to the soil and prevents them from leaching into groundwater;
- Installation of coal tar recovery wells to collect any remaining mobile dense non-aqueous phase liquid;
- Monitored natural attenuation to monitor groundwater for site related contamination and biologic degradation markers;
- Restoring the site cover (i.e., building slab, asphalt or concrete) where it is compromised, or placement of a 2-foot soil cover meeting the established SCOs;
- If post-cleanup soil vapor samples indicate continued soil vapor concerns, then a Sub-Slab Depressurization System (SSDS) will be operated in the proposed onsite building;
- Implementing a Health and Safety Plan and Community Air Monitoring Plan during all ground intrusive activities;
- Implementation of a Site Management Plan (SMP) would also be required for long term maintenance of the remedial systems and monitoring; and
- An Environmental Easement has been recorded to ensure proper use of the site may be necessary.

3.0 CURRENT STATUS

As of July 2026, coal tar recovery wells and groundwater monitoring wells have been installed on the site, ISS has been completed, and installation of the site cover has begun. Remaining remedial action includes continued installation of site covers, installation of a SSDS in the onsite building, implementing a Health and Safety Plan and Community Air Monitoring Plan, and Site Management Plan development for long term monitoring and maintenance. DEC has received a draft Remedial Action Work Plan (RAWP) addendum that details the proposed changes discussed here and is reviewing the document in consultation with the NYS Department of Health (DOH).

Figure 1 details existing conditions at the Site with previously completed and successful remedial elements shown.

4.0 DESCRIPTION OF SIGNIFICANT DIFFERENCE

4.1 New Information

During completion of the selected remedy field activities, soil contamination was identified below the designed ISS treatment depth. As a precautionary measure, under the ESD, additional groundwater remedial action will be taken at the western (downgradient) boundary of the site along Water Street to ensure potentially contaminated groundwater resulting from the remaining soil contamination does not migrate off-site.

All general procedures and requirements of the remedial action program, including governing documents, general remedial construction information, Site preparation procedures, soil/material management

procedures, engineering/institutional controls, and reporting, will continue to be implemented in accordance with the DEC approved RAWP.

Figure 2 details the full proposed revised remedy with previously completed remedial elements shown.

4.2 Comparison of Changes with Original Remedy

The change from the original remedy presented in the DD applies to the installation of the PRB along the western (downgradient) site boundary.

From this point forward, the following will be occurring at the site:

- Excavation of soil exceeding restricted residential soil cleanup objectives up to 2 feet below ground surface (bgs);
- Excavation of soil within the groundwater table exceeding protection of groundwater soil cleanup objectives across the site;
- Collection and analysis of post-excavation soil samples to evaluate the effectiveness of the cleanup;
- Importing soil that meets the established Soil Cleanup Objectives (SCOs) for use as backfill;
- Excavation of soil 5 feet bgs in areas that will be treated by in-situ (i.e. in-place) solidification (ISS) (see below for an ISS description);
- ISS treatment of approximately 14,420 cubic yards of impacted subsurface soils to depths of 47 feet below surface grade. ISS involves injecting/mixing an agent such as Portland cement into the soil to create a solid monolith that binds contaminants to the soil and prevents them from leaching into groundwater;
- Installation of coal tar recovery wells to collect any remaining mobile dense non-aqueous phase liquid;
- Monitored natural attenuation to monitor groundwater for site related contamination and biologic degradation markers;
- Restoring the site cover (i.e., building slab, asphalt or concrete) where it is compromised, or placement of a 2-foot soil cover meeting the established SCOs;
- Groundwater treatment using in-situ (i.e. in place) placement of activated carbon by an underground treatment technology called a PRB;
- If post-cleanup soil vapor samples indicate continued soil vapor concerns, then a Sub-Slab Depressurization System (SSDS) will be operated in the proposed onsite building;
- Implementing a Health and Safety Plan and Community Air Monitoring Plan during all ground intrusive activities;
- Implementation of a Site Management Plan (SMP) would also be required for long term maintenance of the remedial systems and monitoring; and
- An Environmental Easement has been recorded to ensure proper use of the site may be necessary.

This revised remedy described in this ESD remains protective of human health and the environment and complies with New York State Standards, Criteria and guidance. The revised remedy contains the primary remedial elements of the February 2025 DD, with the inclusion of a PRB. The PRB prevents groundwater contamination from migrating off-Site, and existing groundwater conditions will be actively monitored at the Site until such a time that DEC deems it no longer necessary. All other aspects of soil cover and IC/EC remedial elements, and the process for implementing the remedial program, remain unchanged.

5.0 SCHEDULE AND MORE INFORMATION

The supplemental groundwater remedy is planned to take one month to complete and is expected to be completed in Summer 2026. The site is planned for redevelopment as affordable housing with a commercial first floor and a parking area. The site will be remediated to meet the restricted-residential soil cleanup objectives and satisfy the remediation requirements for its intended use.

Additional site details, including environmental and health assessment summaries, are available on DEC's Environmental Site Remediation Database (by entering the site ID, C360172) at:

<https://appfactory.dec.ny.gov/DERExternalSearch/ERDSearch>

If you have questions or need additional information you may contact any of the following:

Project-Related Questions

Caroline Jalanti, Project Manager
DEC, Division of Environmental Remediation
625 Broadway
Albany, NY 12233
(518) 402-9650
caroline.jalanti@dec.ny.gov

Project-Related Health Questions

Anthony Perretta
DOH, Bureau of Environmental Exposure and
Investigation
Corning Tower, Room 1787
Albany, NY 12237
(518) 402-7860
bee@health.ny.gov

8/3/2026

Date



Caroline Jalanti, Project Manager
Remedial Bureau C

8/3/2026

Date

Sarah Saucier For Kerry Maloney

Kerry Maloney, Section Chief/RHWRE
Remedial Bureau C

8/3/2026

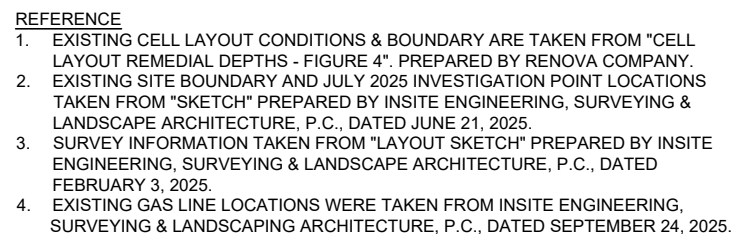
Date

Sarah Saucier

Sarah Saucier, Director
Remedial Bureau C

DECLARATION

The selected remedy is protective of public health and the environment, complies with State and Federal requirements that are legally applicable or relevant and appropriate to the remedial action to the extent practicable, and is cost effective. This remedy utilizes permanent solutions and alternative treatment or resource recovery technologies, to the maximum extent practicable, and satisfies the preference for remedies that reduce toxicity, mobility, or volume as a principal element.



 BCP BOUNDARY
 GAS LINE
 MONITORING WELL NUMBER & APPROXIMATE LOCATION
 10' UTILITY BUFFER
 PROPOSED SULFATE INJECTION POINT & APPROXIMATE LOCATION
 PROPOSED CARBON BARRIER

dwg by: APG
chk by: FD
scale: AS NOT
date: 03/30/20

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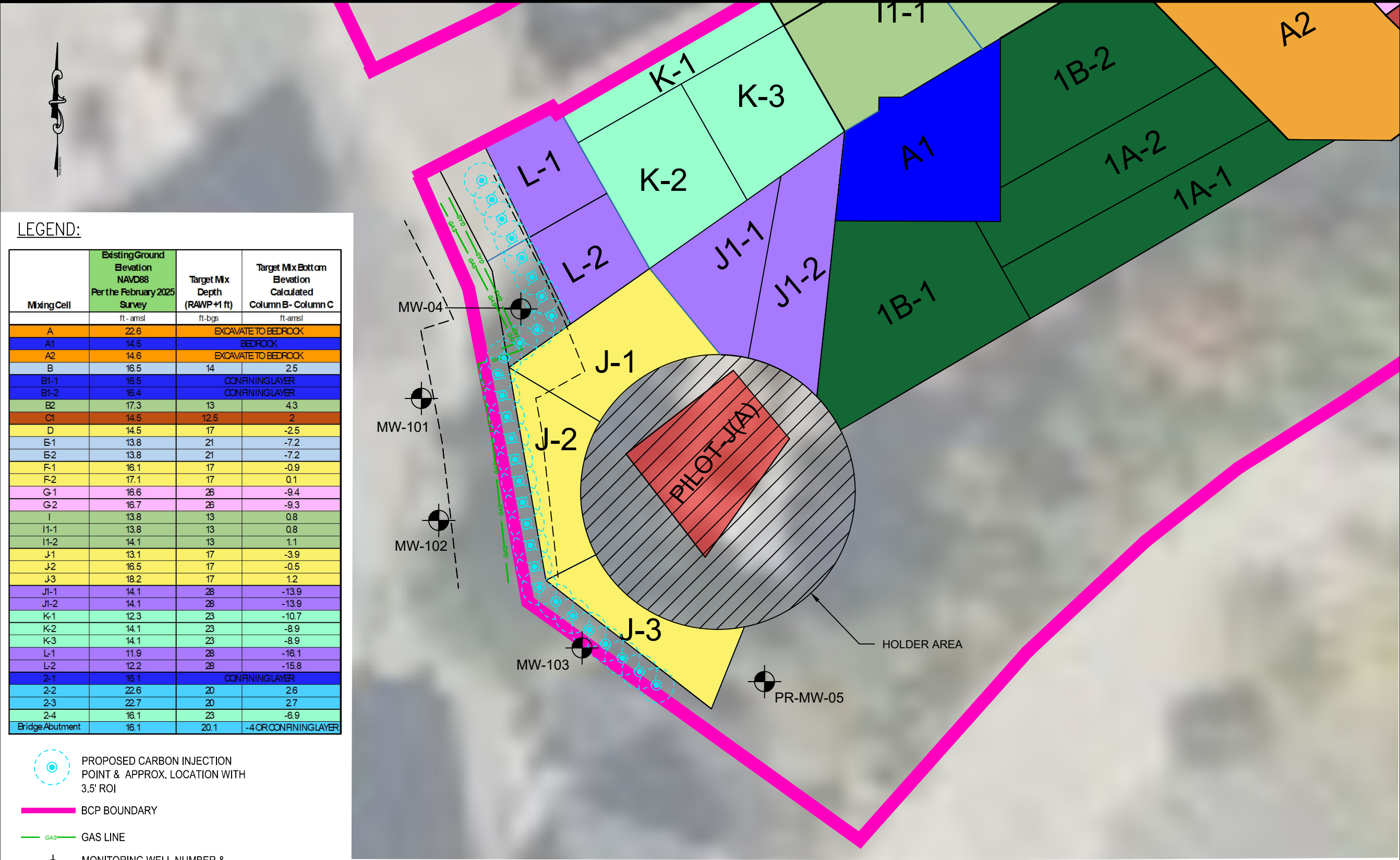
30 WATER STREET
VILLAGE OF OSSINING
WESTCHESTER COUNTY, NEW YORK

CURRENT REMEDIAL CONDITIONS

project:	
title:	
job no:	11498
drawing no:	

FIGURE-1

N:\ACAD\11498\CAD\ENVIRONMENTAL BASE\RDWP\2025_JULY_INVESTIG\MARCH_30_2026_EDIT\11498.DWG PROPOSED CELL WITH SURVEY GEO REF_V3.DWG 04/15/26 11:42:21AM, apg, LAYOUT: CARBON_BARRIER (V-2)



LEGEND:

Mixing Cell	Existing Ground Elevation NAVD88 Per the February 2025 Survey	Target Mix Depth (RAWP +1 ft)	Target Mix Bottom Elevation Calculated Column B - Column C
	ft - amsl	ft - bgs	ft - amsl
A	22.6	EXCAVATE TO BEDROCK	
A1	14.5	BEDROCK	
A2	14.6	EXCAVATE TO BEDROCK	
B	16.5	14	2.5
B1-1	16.5	CONFINING LAYER	
B1-2	16.4	CONFINING LAYER	
B2	17.3	13	4.3
C1	14.5	12.5	2
D	14.5	17	-2.5
E1	13.8	21	-7.2
E2	13.8	21	-7.2
F-1	16.1	17	-0.9
F-2	17.1	17	0.1
G-1	16.6	26	-9.4
G-2	16.7	26	-9.3
I	13.8	13	0.8
I1-1	13.8	13	0.8
I1-2	14.1	13	1.1
J-1	13.1	17	-3.9
J-2	16.5	17	-0.5
J-3	18.2	17	1.2
J1-1	14.1	28	-13.9
J1-2	14.1	28	-13.9
K-1	12.3	23	-10.7
K-2	14.1	23	-8.9
K-3	14.1	23	-8.9
L-1	11.9	28	-16.1
L-2	12.2	28	-15.8
2-1	16.1	CONFINING LAYER	
2-2	22.6	20	2.6
2-3	22.7	20	2.7
2-4	16.1	23	-6.9
Bridge Abutment	16.1	20.1	-4 OR CONFINING LAYER

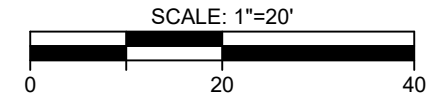
- PROPOSED CARBON INJECTION POINT & APPROX. LOCATION WITH 3.5' ROI
- BCP BOUNDARY
- GAS LINE
- MONITORING WELL NUMBER & APPROXIMATE LOCATION
- 10' UTILITY BUFFER

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- NOTES:
- EXCAVATIONS J-1 AND J-2 WERE COMPLETED PRIOR TO THE DISCOVERY OF GAS LINES.
 - MOST OF THE PROPOSED INJECTION LOCATIONS ARE WITHIN THE 10-FOOT UTILITY BUFFER SURROUNDING THE TWO GAS LINES. INJECTION LOCATIONS WILL BE RELOCATED AS NEEDED TO AVOID THE GAS LINES.

- REFERENCE
- EXISTING CELL LAYOUT CONDITIONS & BOUNDARY ARE TAKEN FROM "CELL LAYOUT REMEDIAL DEPTHS - FIGURE 4". PREPARED BY RENOVA COMPANY.
 - EXISTING SITE BOUNDARY AND JULY 2025 INVESTIGATION POINT LOCATIONS TAKEN FROM "SKETCH" PREPARED BY INSITE ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C., DATED JUNE 21, 2025.
 - SURVEY INFORMATION TAKEN FROM "LAYOUT SKETCH" PREPARED BY INSITE ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C., DATED FEBRUARY 3, 2025.
 - EXISTING GAS LINE LOCATIONS WERE TAKEN FROM INSITE ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C., DATED SEPTEMBER 24, 2025.



dwg by: APG

chk by: FD

scale: AS NOTED

date: 04/15/2026

Cert of Auth #24GA27934700

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GEOTECHNICAL | ENVIRONMENTAL | SITE CIVIL

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project:

30 WATER STREET
VILLAGE OF OSSINING
WESTCHESTER COUNTY, NEW YORK

title:

PERMIABLE REACTIVE BARRIER
CARBON BARRIER DETAIL PLAN

job no: 11498

drawing no:

FIGURE-2

1 of 1