



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

Charcoal Tablet Mill
645 Main Street
Peekskill, NY 10566

SITE No. C360186
NYSDEC REGION 3

April 2020

Where to Find Information:

DEC Info Locator – On-line Repository
[https://www.dec.ny.gov/data/DecDocs/
C360186](https://www.dec.ny.gov/data/DecDocs/C360186)

The Field Library
4 Nelson Ave
Peekskill, NY 10566
(914) 737-1212

*(*Repositories are temporarily unavailable due to COVID-19 precautions. If you cannot access the online repository, 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
Michael Kilmer, Project Manager
NYSDEC
21 S. Putt Corners
New Paltz, NY 12561
(845) 633-5463
michael.kilmer@dec.ny.gov

Project-Related Health Questions
Dan Tucholski
NYSDOH
Bureau of Environmental
Exposure Investigation
Empire State Plaza
Corning Tower - Room 1787
(518) 402-7860
bee@health.ny.gov

For more information about New York's
Brownfield Cleanup Program, visit:
www.dec.ny.gov/chemical/8450.html

Investigation Completed; Cleanup Remedy Proposed for Brownfield Site

The New York State Department of Environmental Conservation (NYSDEC) is reviewing the Remedial Investigation Report and proposed remedy for the Charcoal Tablet Mill site (“site”) located at 645 Main Street, Peekskill, Westchester County. Please see the map for the site location. The public is invited to comment on a proposed remedy.

Based on the findings of the investigation summarized below, NYSDEC in consultation with the New York State Department of Health (NYSDOH) has determined that the site does not pose a significant threat to public health or the environment.

How to Comment: NYSDEC is accepting written comments about the proposed plan, called a “Draft Remedial Action Work Plan (RAWP)” for 45 days, from **April 22 through June 5, 2020.**

- Access the draft RAWP and the draft Remedial Investigation Report (RIR) and other project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C360186/>.
- Documents also are available at the location(s) identified at left under “Where to Find Information.”
- Please submit comments on the draft RAWP to the NYSDEC project manager listed under Project-Related Questions in the “Who to Contact” area at left.

Draft Remedial Work Plan: The proposed multiple use/multi-track (Unrestricted and Restricted Residential) remedy consists of:

- Excavating contaminated soil to about 15 feet below surface grade within the footprint of the proposed on-site structure in the central portion of the site, and to about 2 feet below surface grade across the rest of the site and disposing of it off-site;
- Removal of Underground Storage Tanks (USTs) and associated piping, if encountered;
- Collecting and analyzing end-point soil samples and post-remedial groundwater samples to evaluate the effectiveness of the remedy;
- Importing clean material that meets the established soil cleanup Objectives for use as backfill;
- Implementing a Health and Safety Plan and Community Air Monitoring Plan during all ground intrusive activities; and

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- Implementing a Site Management Plan (SMP) for long term maintenance of the remedial systems and recording an Environmental Easement to ensure proper use of the site.

Highlights of the Remedial Investigation Report:

Polycyclic aromatic hydrocarbons (PAHs) and metals were found in subsurface soils at concentrations above use-specific soil cleanup objectives. The PAHs and metals are present at depths to 36 feet below grade and are likely the result of past site uses and historic fill, which is present throughout the site. Chlorinated volatile organic compounds (CVOCs) were also detected in the soil vapor across the site, but an on-site source was not identified in the soil or groundwater.

Next Steps: With respect to the remedial Investigation Report, NYSDEC will complete its review of the report, make any necessary revisions and, if appropriate, approve it. The approved report will be made available to the public (see “Where to Find Information” at left).

As noted above, the applicant has developed a cleanup plan, called a "Remedial Work Plan" which is the subject of this comment period. This plan describes how contamination will be addressed, with NYSDEC and NYSDOH overseeing the work.

NYSDEC will consider public comments, revise the cleanup plan as necessary, and issue a final Decision Document. NYSDOH must concur with the proposed remedy. After approval, the proposed remedy becomes the selected remedy. The applicant may then design and perform the cleanup action to address the site contamination, with oversight by NYSDEC and NYSDOH.

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

Site Description: The site is 1.51-acres in size and is bordered on the north by Main Street and by Central Avenue to the south. McGregory Brook runs along the southern border of the site through an 8-foot diameter culvert pipe. The site is currently vacant and was identified by the Office of Parks,

Recreation, and Historic Preservation as the site of the MacKellar Mills. Earliest known operations at the site included foundries for stoves, clothing manufacturing, and charcoal tablet production.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C360186) at:

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

Brownfield Cleanup Program: New York's Brownfield Cleanup Program (BCP) encourages the voluntary cleanup of contaminated properties known as "brownfields" so that they can be reused and redeveloped. These uses include recreation, housing, business or other uses. A brownfield site is any real property where a contaminant is present at levels exceeding the soil cleanup objectives or other health-based or environmental standards, criteria or guidance adopted by DEC that are applicable based on the reasonably anticipated use of the property, in accordance with applicable regulations. For more information about the BCP, visit:

<http://www.dec.ny.gov/chemical/8450.html>

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>

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Site Location Map

BASE MAP

Charcoal
Tablet Mill Site
645 Main Street,
Peekskill,
New York 10566

Legend:
— Site Boundary



January 2019
Source: Westchester
County
Property Information
Scale: 1" = 100'
approximately

