



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

Charcoal Tablet Mill
645 Main Street
Peekskill, NY 10566

SITE No. C360186
NYSDEC REGION 3

July 2020

Where to Find Information:

DEC Info Locator – On-line Repository
<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 always welcome and should be directed as follows:

Project-Related Questions

Kimberly Junkins, Project Manager
NYSDEC
21 S. Putt Corners
New Paltz, NY 12561
(845) 633-5457
kimberly.junkins@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
beci@health.ny.gov

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

Environmental Cleanup to Begin at Brownfield Site

Action is about to begin that will address contamination related to the Charcoal Tablet Mill site ("site") located at 645 Main Street, Peekskill, Westchester County. Please see the map for the site location. The cleanup activities will be performed by WB 645 Main LLC and 645 Main Limited Partnership ("applicants") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). NYSDEC has determined that the Remedial Action Work Plan (RAWP) protects public health and the environment and has approved the plan.

- Access the approved RAWP and other project documents online through the DECinfo Locator:
- <https://www.dec.ny.gov/data/DecDocs/C360186/>.
- The documents also are available at the location(s) identified at left under "Where to Find Information."

Remedial activities are expected to begin in July 2020 and last approximately 5 months.

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:

- Excavation and off-site disposal of contaminated soil at depths up to 15 feet below ground surface;
- Collection and analysis of end-point soil samples to evaluate the effectiveness of the remedy;
- Importation of clean soil that meets the established Soil Cleanup Objectives (SCOs) for use as backfill;
- Placement of a 2-foot clean soil cover in areas of the site where contamination may remain over the applicable soil cleanup objectives;
- Evaluation of soil vapor intrusion to determine the potential impacts to the proposed on-site structure; and
- Implementation of a Site Management Plan (SMP) for long-term monitoring and maintenance of remedial systems, if necessary, and placement of an Environmental Easement to ensure proper use for areas of the site where an unrestricted use remedy is not achieved.

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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 the applicants complete the cleanup activities, they will prepare a Final Engineering Report (FER) and submit it to NYSDEC. The FER will describe the cleanup activities completed and certify that cleanup requirements have been achieved or will be achieved.

When NYSDEC is satisfied that cleanup requirements have been achieved or will be achieved for the site, it will approve the Final Engineering Report. NYSDEC will then issue a Certificate of Completion to the applicants. The applicants would be able to redevelop the site in conjunction with receiving a Certificate of Completion. In addition, the applicants:

- would have no liability to the State for contamination at or coming from the site, subject to certain conditions; and
- would be eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site.

NYSDEC will issue a fact sheet that describes the content of the Final Engineering Report. The fact sheet will identify any institutional controls (for example, deed restrictions) or engineering controls (for example, a site cap) necessary at the site in relation to the issuance of the Certificate of Completion.

Site Description: The site is 1.51-acres and is bordered on the north by Main Street and on the south by Central Avenue. 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. Based on investigations conducted to date, the primary

contaminants of concern include semi-volatile organic compounds (SVOCs), metals and per- and polyfluoroalkyl substances (PFAS) in soils, metals and PFAS in groundwater, and volatile organic compounds (VOCs) in soil vapor.

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/xtapps/derexternal/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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Figure 1 – Site Location

