

DEC 10 2007



In conjunction with



# Fact Sheet

December 2007

Pemart Avenue Works, Voluntary Cleanup Site # V00566

## Supplemental Remedial Investigation at Pemart Avenue Works

### Introduction

Consolidated Edison Company of New York, Inc. (Con Edison), together with the New York State Department of Environmental Conservation (NYSDEC) and the New York State Department of Health (NYSDOH), is providing this update on activities planned for the former Pemart Avenue MGP Works located in the City of Peekskill, Westchester County (Figure 1). The property is the site of a historical manufactured gas plant (MGP) and electric generating station. This site is currently comprised of commercial and residential buildings.

### What are former Manufactured Gas Plants?

Manufactured gas plants (MGP) were operated between the 1800s and mid-1900s, before the development of natural gas systems, to convert coal and oil into gas for heating, lighting and cooking. Byproducts of this early production process included contaminants such as tar and purifier wastes. Tar is a dark, viscous fluid with a distinctive acrid odor. Purifier wastes are materials formed during removal of other unwanted chemicals from the gas before it was sent out to customers.

The substances of concern related to these operations include BTEX compounds, polycyclic aromatic hydrocarbons (PAHs), and metals. BTEX compounds are benzene, toluene, ethylbenzene and xylene. These are volatile hydrocarbons found in MGP byproducts and also found in most petroleum products such as gasoline. PAHs are also found in MGP byproducts as well as many petroleum products, such as asphalt.

### Project Status and Schedule

Initial assessment of the site included collection of historic data and information. Con Edison then conducted a Site Characterization Study in 2005 and a Remedial Investigation in 2006.

The Site Characterization Study (SCS) was conducted from August to December 2005 to investigate the site for the presence of contamination caused by the prior operation of the MGP facility. The site characterization activities included: surface soil sampling, subsurface soil sampling, test pit excavation, and groundwater sampling. The results of the SCS showed that MGP impacts in subsurface soil were at least

#### Dear Interested Citizen:

This fact sheet is to inform you of the supplemental remedial investigation planned for the former Pemart Avenue Works.

If you have questions or would like more information, please contact:

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Con Edison  
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Rye, NY 10580  
Toll-free (877) 602-6633

For site-related environmental questions, please contact:

John Miller  
Project Manager  
NYSDEC  
625 Broadway  
Albany, NY 12233  
(518) 402-9564  
[jymiller@gw.dec.state.ny.us](mailto:jymiller@gw.dec.state.ny.us)

For site-related health questions, please contact:

Fay Navritil  
NYSDOH  
Flanigan Square  
547 River Street, Rm 300  
Troy, NY 12180  
(800) 458-1158,  
Ext. 2-7880

#### Documents related to this project are available at the following locations:

The Peekskill Library, 4 Nelson Avenue, Peekskill, New York 10566, 914-737-1212. The hours of operation are Monday, Tuesday and Thursday 9am to 9pm, Wednesday 11am to 9pm, Saturday 9am to 5pm and Sunday 1pm to 4pm.

NYSDEC New Paltz Office: Hours – Mon-Fri 9AM – 4:30 PM; (845) 256-3154



several feet below the ground surface, with the majority of the impacts being 5 feet and deeper. MGP impacts were also detected in the groundwater at the site.

Since MGP impacts were found during the SCS, a Remedial Investigation (RI) was conducted to delineate the extent of impacts. The RI was conducted from March 2006 through June 2006. The results of the RI confirmed the findings of the SCS and were used to effectively delineate the horizontal and vertical extent of impacts. In general, the MGP subsurface impacts extend from the east side of North Water Street towards the west, encompassing the gas house building and culminating in the vicinity of the eastern shoreline of the Hudson River located down gradient from the former site.

NYSDEC and NYSDOH have concurred with the conclusions and recommendations from the RI. One of the conclusions was that a Supplemental RI of the near-shore riverbed of the northern Peekskill Bay (an extension of the Hudson River) should be conducted to determine if the MGP residuals detected in the subsurface in the upland portions of the site extend beneath the river. In addition, the State recommended testing indoor air and sub slab soil gas at the building that formerly housed the MGP works, which is located along the west side of North Water Street. The Supplemental RI is scheduled to commence in December 2007. The air and soil gas testing will be conducted once authorization to access the building is granted by the building's owner.

After the Supplemental RI and air and soil gas testing have been completed, Con Edison will prepare a remediation plan that will identify actions that may be taken to address the impacts detected at the site.

## Potential Exposure

A primary goal of these investigations was to evaluate the potential for exposure to these historical operations. Potential human exposure may come from breathing, ingesting or touching the contaminants. Because the soil contamination was found well beneath the surface, the public is not exposed through direct contact with the contaminants. Exposure to contaminated groundwater through ingestion is unlikely because the City of Peekskill is served by a municipal water system.

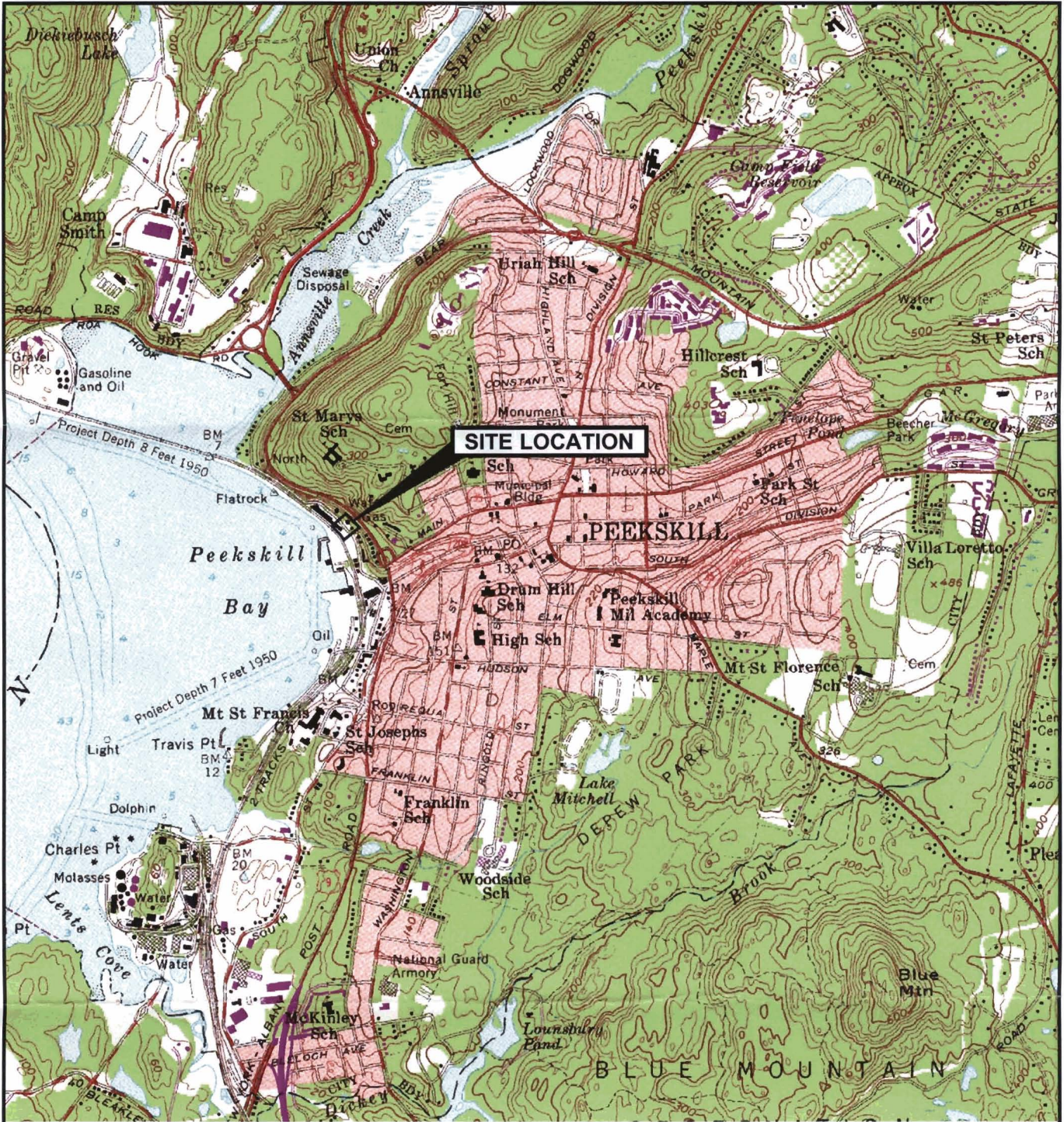
During the Supplemental RI and air and soil gas sampling, extensive efforts will be made to protect the community from potential hazards. These will include placing physical barriers to prevent access to work areas and monitoring for contaminants in the air.

## Site Background

The former Pemart Ave Works site occupied the properties on the east and west side of what is now North Water Street. Con Edison and one of its corporate predecessors operated the plant from the 1850's to the 1930's. By 1905 an electric generating plant was constructed along the west side of North Water Street directly north of the gas works.

## Public Involvement

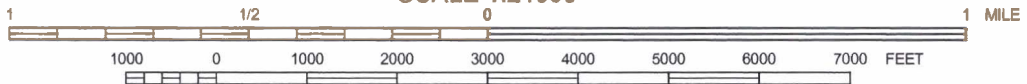
Public understanding and involvement are integral to a successful investigation and remediation program. To provide you with the most up-to-date and accurate information regarding manufactured gas plants, Con Edison has created a series of informational resources including fact sheets, a toll-free hotline, and internet content at [www.coned.com/publicissues](http://www.coned.com/publicissues). Information can also be found at the NYSDEC website at [www.dec.ny.gov/chemical/8430.html](http://www.dec.ny.gov/chemical/8430.html). In addition, a Citizen Participation Plan has been approved by NYSDEC that outlines the steps to be taken to provide for public participation in the remedial program for the site. Document repositories for site related documents have also been established so that concerned citizens can review available information. The document repositories are listed on the bottom of the front page.



UNITED STATES GEOLOGIC SURVEY  
 PEEKSKILL QUADRANGLE  
 NEW YORK  
 7.5 MINUTE SERIES (TOPOGRAPHY)

PEEKSKILL, N.Y.  
 1957  
 PHOTOREVISED 1981

SCALE 1:24000



CONSOLIDATED EDISON COMPANY OF NEW YORK, INC. CECN1-15957-300		<b>SITE LOCATION MAP</b> <b>PEMART AVENUE WORKS</b> <b>PEEKSKILL, NEW YORK</b>	
DATE: 5/22/02	DRWN:	FILE: SITE_LOC	LAYOUT: Layout1
			<b>FIGURE 1</b>