

# Sag Harbor Bridge Street Site



Department of  
Environmental  
Conservation

Brownfield Cleanup Program

Site No. C152275

Sag Harbor, Suffolk County

July 2026

## Cleanup Proposed for Brownfield Site Contamination; Public Comment Period and Public Meeting Announced

### Public Meeting, Thursday 8/27/26 at 6 PM at Village Hall, 55 Main Street, Sag Harbor

DEC invites you to a public meeting to discuss the proposed cleanup plan for the site. You are encouraged to provide comments at the meeting, and during the 45-day comment period described in this fact sheet.

*Language interpretation services shall be made available to persons with limited English proficiency, including American Sign Language, at no cost. Requests must be received 10 calendar days before the meeting, but DEC will make every effort to fulfill requests received closer to the hearing date. Requests can be directed to DEC by mail (address: NYSDEC, 625 Broadway, Albany, New York 12233-1010), e-mail ([language@dec.ny.gov](mailto:language@dec.ny.gov)), or phone (518) 485-7358.*

The public is invited to comment on a proposed cleanup plan being reviewed by the New York State Department of Environmental Conservation (DEC), in consultation with the New York State Department of Health (DOH), to address contamination related to the Sag Harbor Bridge Street site ("site") located at 7 and 11 Bridge Street, Sag Harbor, Suffolk County. Please see the map for the site location. Based on the findings of the investigation, DEC in consultation with DOH has determined that the site does not pose a significant threat to public health or the environment.

A successful cleanup to restricted residential use levels was previously conducted by National Grid on a portion of the site located at 11 Bridge Street as part of DEC's Manufactured Gas Plant (MGP) program. The commercial structure on the parcel and controls in place, including an environmental easement which runs with the land and a Site Management Plan, prevented any public exposure to subsurface contamination and fully protected public health and the environment. The site was later purchased by 11 Bridge Street, LLC, the BCP applicant, with plans to demolish and redevelop the building, which would alter the controls in place. The applicant will clean up remaining contamination to meet the more stringent residential use standards to develop the site for a multi-unit residential building that includes commercial space.

## How to Comment

DEC is accepting written comments about the proposed plan, called a "Draft Remedial Action Work Plan (RAWP)," which includes a cleanup alternatives analysis (AA), for 45 days, from **July 22 through September 5, 2026**.

- Access the draft Remedial Investigation Report (RIR), RAWP with AA, and other project documents online through the DECinfo Locator:  
<https://extapps.dec.ny.gov/data/DecDocs/C152275/>
- Documents also are available at the location(s) identified under "Where to Find Information."
- Please submit comments to the DEC project manager listed under Project-Related Questions in the "Contact Information" area.

## Draft Remedial Investigation Report and Draft Remedial Action Work Plan with Alternatives Analysis

The proposed Track 2 Restricted-Residential Use remedy plan consists of:

- Demolition of the two on-site buildings and car garage to prepare the site for remedial activities.
- Implementing a pre-design investigation (PDI) to establish excavation limits and to refine groundwater handling details.
- Excavation and off-site disposal of contaminated soil to a maximum depth of 15 feet below ground surface across the northern portion and select areas at the southern portion of the site;
- Dewatering and treatment of groundwater as necessary to reach excavation depths; Collecting and analyzing post-cleanup groundwater samples, to evaluate the effectiveness of the clean-up;
- Conducting a soil vapor intrusion evaluation for buildings constructed on-site and if necessary, implementing actions to address potential exposures;
- 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;
- Implementation of a Site Management Plan (SMP) for long term maintenance of the remedial systems; and
- Recording of an Environmental Easement to ensure proper use of the site.

The proposed cleanup plan was developed by 11 Bridge Street, LLC (“applicant”) after performing a detailed investigation of the site under New York’s Brownfield Cleanup Program (BCP).

### Next Steps

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

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

### Site Description

The site is approximately 0.95 acres and is bordered to the north by a parking lot (location of the former Sag Harbor MGP site – DEC ID# 152159), to the south by retail and residential properties, to the east by parking areas and residential properties, and to the west by residential condominiums. The southern portion of the site, Lot 12 located at 7 Bridge Street, consists of a two-story, single family, residential building constructed in 1997. The northern portion of the site, Lot 11 located at 11 Bridge Street, consists of a one-story commercial building constructed in 1995 and is occupied by a knitting store, a fitness tenant, and a nail salon. The remainder of the site is paved and used for parking and contains landscaped areas. Drinking water at the site is provided by the Suffolk County Water Authority which is not impacted by contamination from this site and is routinely tested to ensure it meets stringent drinking water standards.

Historical operations at the 11 Bridge Street property included a lumberyard, and a lumber and coal company in the late 1800s, followed by shed storage and an auto garage in the early to mid-1900s. The 7 Bridge Street property has been used for residential purposes since 1899.

Once the clean-up work is achieved, the redevelopment plan for the site will include a 44-unit building, 16 of these units will be designated as affordable or workforce housing. The planned building will also feature 8,000 square feet of commercial space.

Additional site details, including environmental and health assessment summaries, are available on DEC's Environmental Site Remediation Database (by entering the site ID, C152275) at:

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

## Summary of the Investigation

Volatile organic compounds (VOCs), metals and polycyclic aromatic hydrocarbons (PAHs) were found in subsurface soils above restricted-residential Soil Cleanup Objectives. The VOC and PAH impacted soils are present at depths up to approximately 15-feet below grade, mainly at the northern portion of the 11 Bridge Street property. Concentrations of VOCs, metals, PAHs, and per- and polyfluoroalkyl substances (PFAS) were detected in groundwater above groundwater standards for these compounds. Higher concentrations of VOC and PAH impacted groundwater were observed at the northern portion of the 11 Bridge Street property, while PFAS impacted groundwater was observed across the entire footprint of the site. VOC constituents associated with former MGP operations and chlorinated solvents were detected in soil vapor and indoor air at the site.

## 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 may 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:

<https://dec.ny.gov/environmental-protection/site-cleanup/brownfield-and-state-superfund-programs/brownfield>

## Stay Informed with DEC Delivers

**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.**

Sign up to receive site updates by email:

<https://dec.ny.gov/environmental-protection/site-cleanup/regional-remediation-project-information/environmental-cleanup-email-newsletters>

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: <https://dec.ny.gov/maps/interactive-maps/decinfo-locator>

## CONTACT INFORMATION

### Project-Related Questions

Matthew Ayers, Project Manager  
DEC, Division of Environmental Remediation

625 Broadway, Albany, NY 12233-7014  
(518) 402-6447  
[matthew.ayers@dec.ny.gov](mailto:matthew.ayers@dec.ny.gov)

### Project-Related Health Questions

Michael Izdebski  
NYSDOH, Bureau of Environmental Exposure and Investigation

Empire State Plaza  
Corning Tower, Room 1787  
Albany, NY 12237  
(518) 408-1018  
[michael.izdebski@health.ny.gov](mailto:michael.izdebski@health.ny.gov)

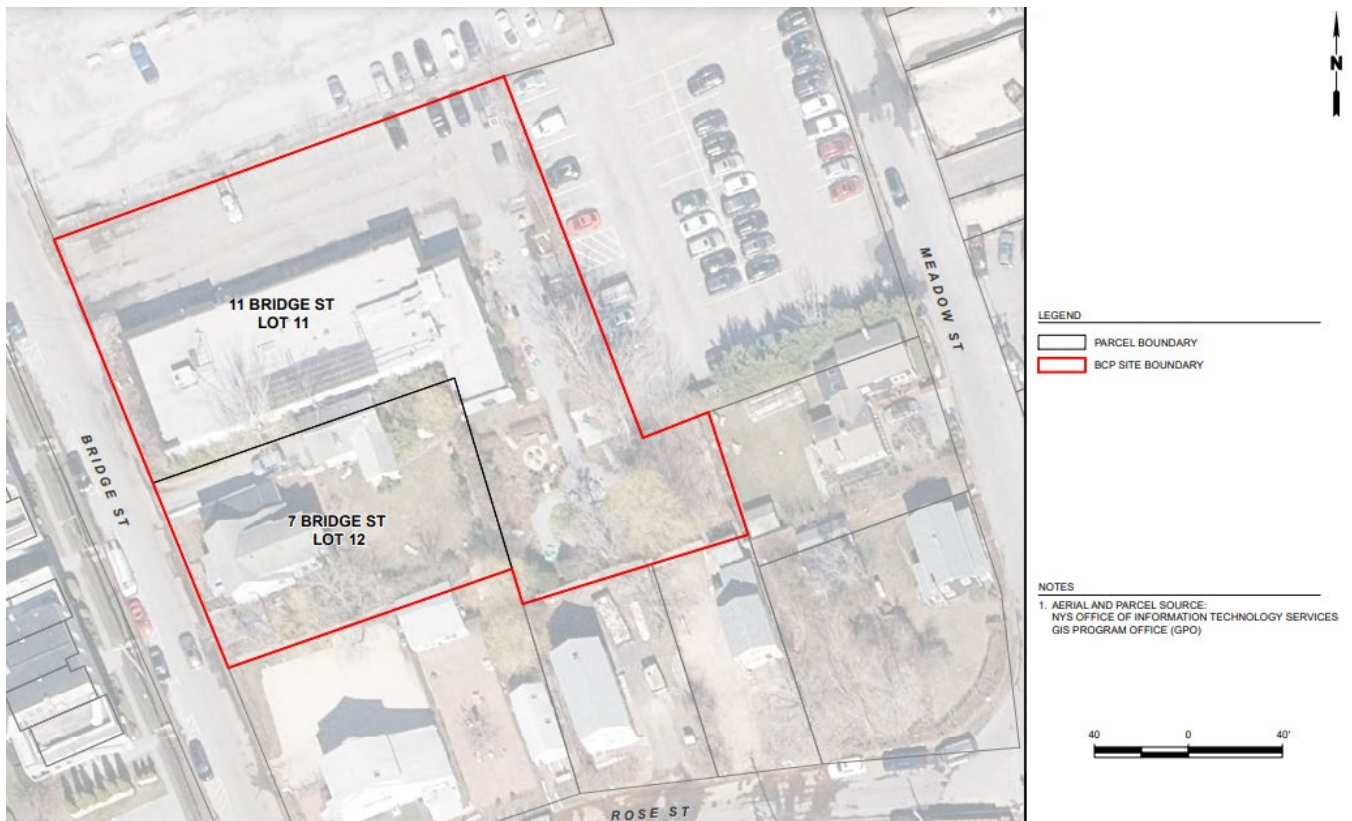
## WHERE TO FIND INFORMATION

Access project documents through the DECinfo Locator and at these location(s):  
<https://extapps.dec.ny.gov/data/DecDocs/C152275/>

### John Jermain Memorial Library

Attn: Kelly A. Harris, Director  
201 Main Street  
Sag Harbor, NY 11963  
(631) 725-0049

## Site Location





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