Sag Harbor Bridge Street Site

Brownfield Cleanup Program
Site No. C152275
Sag Harbor, Suffolk County

NEW YORK STATE | Department of Environmental Conservation

September 2026

Cleanup Proposed for Brownfield Site Contamination; Public Comment Period Extended

Public Comment Period for Proposed Cleanup Plan is extended to October 16, 2026

DEC invites the public to continue to submit comments on the draft Remedial Work Plan (RWP) and Alternatives Analysis (AA) for the Sag Harbor Bridge Street Site Brownfield Cleanup Program (BCP) site located at 7 and 11 Bridge Street, Sag Harbor, Suffolk County. Public comments will now be accepted through October 16, 2026. Information on how to submit comments is described under "How to Comment" below.

Due to requests made at the August 27, 2026 public meeting on the draft Remedial Work Plan, the New York State Department of Environmental Conservation (DEC), in consultation with the New York State Department of Health (DOH), **is extending the public comment period until October 16, 2026**. The draft RWP describes how contamination related to the Sag Harbor Bridge Street site ("site") is proposed to be cleaned up. 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.

Contamination which remains underneath the building on 11 Bridge Street is managed by National Grid under a Site Management Plan (SMP) as an off-site area to the adjacent former manufactured gas plant (MGP) cleanup at 5 Bridge Street. The BCP site has been purchased by the BCP applicant who intends to demolish structures on 11 and 7 Bridge Street and address previously inaccessible remaining contamination at the BCP site.

How to Comment

DEC is still accepting written comments about the proposed plan, called a "Draft Remedial Work Plan (RWP)," which includes a cleanup alternatives analysis (AA), for an additional 45 days, to **October 16, 2026.**

- Access the draft Remedial Investigation Report (RIR), draft RWP 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 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 water handling details. This will inform the detailed Remedial Design that also must be completed prior to DEC approval in order to proceed with the cleanup.
- 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 monitoring and maintenance of the remedial systems and controls; 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.

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 Manufactured Gas Plant (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 or contains grass and tree landscaped areas. Drinking water at the site is provided by the Suffolk County Water Authority which is routinely tested to ensure it meets stringent drinking water standards; this public water supply is not affected by contamination at this site.

Once the clean-up work is successfully completed, the proposed redevelopment plan for the site includes a multi-unit residential building, with an affordable housing component and 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 beneath the building located at the 11 Bridge Street property and at isolated areas on the 7 Bridge Street property. 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 beneath the existing structure. Concentrations of VOCs, metals, PAHs, and per- and polyfluoroalkyl substances (PFAS) were detected in groundwater above applicable groundwater standards. Higher concentrations of VOC and PAH impacted groundwater were observed at the northern portion of the 11 Bridge Street property in the area of impacted soil, while PFAS impacted groundwater was observed across the entire footprint of the site. VOC constituents associated with former manufactured gas plant (MGP) operations were detected at low levels in soil vapor and indoor air across the site. Trichloroethene, a chlorinated volatile organic compound, was detected slightly above its DOH air guideline value in one of the five indoor air samples collected inside the 11 Bridge Street building. Available groundwater, soil, and soil vapor data indicate the presence of this compound is likely due to uses of the compound inside the building.

Brownfield Cleanup Program

New York's Brownfield Cleanup Program 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, P.G.
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DEC, Division of Environmental Remediation

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Project-Related Health Questions

Michael Izdebski
NYSDOH, Bureau of Environmental Exposure and Investigation

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Corning Tower, Room 1787
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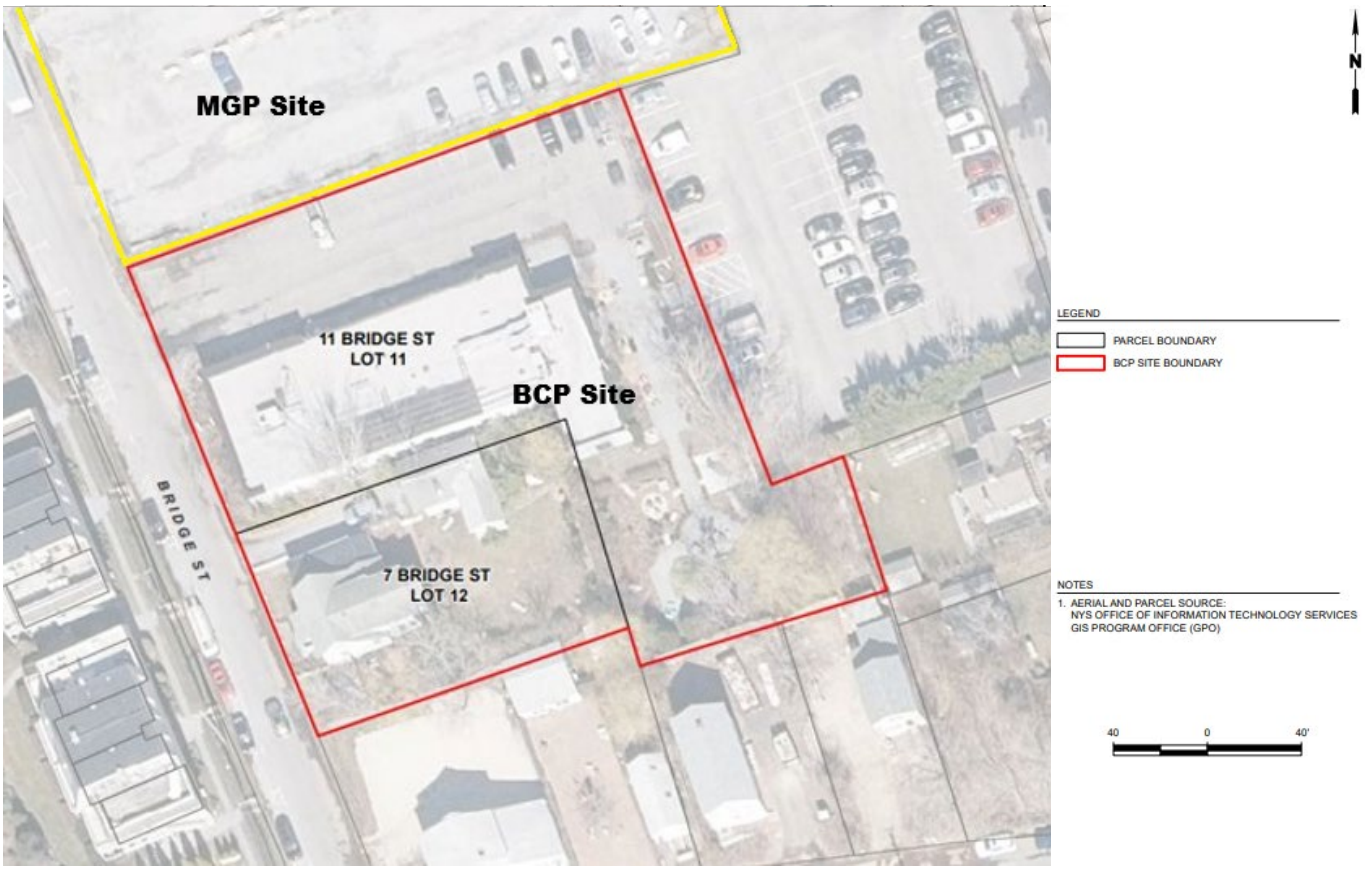
WHERE TO FIND INFORMATION

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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