

Sag Harbor Bridge Street Site

Brownfield Cleanup Program

Site No. C152275

Sag Harbor, Suffolk County



Department of
Environmental
Conservation

June 2026

Report Recommends Cleanup of Brownfield Site Contamination

The New York State Department of Environmental Conservation (DEC) has reviewed the Remedial Investigation Report for 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.

Remedial Investigation Report

The Remedial Investigation Report (RIR) describes the results of the site investigation and recommends development of a cleanup plan to address the contamination that was found. The RIR was submitted by 11 Bridge Street, LLC ("applicant").

- Access the RIR 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."

Highlights of the Remedial Investigation Report

Volatile organic compounds (VOCs) and polycyclic aromatic hydrocarbons (PAHs) were found in subsurface soils above applicable 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, 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. Several VOC constituents associated with former manufactured gas plant (MGP) operations and chlorinated solvents were detected in soil vapor and indoor air at the site.

Next Steps

DEC has completed its review and approved the investigation report. The approved report will be made available to the public (see "Where to Find Information"). The applicant may then develop a cleanup plan, called a "Remedial Action Work Plan." This plan describes how contamination will be addressed, with DEC and the New York State Department of Health (DOH) overseeing the work. DEC will present the draft cleanup plan to the public for its review and comment during a 45-day comment period. 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 (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 was recently occupied by a knitting store, two fitness tenants, hair salon, 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.

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.

The redevelopment plan for the site includes a 44-unit building slated for affordable housing that will consist of 16 one-bedroom units, and 28 two-bedroom units. 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>

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

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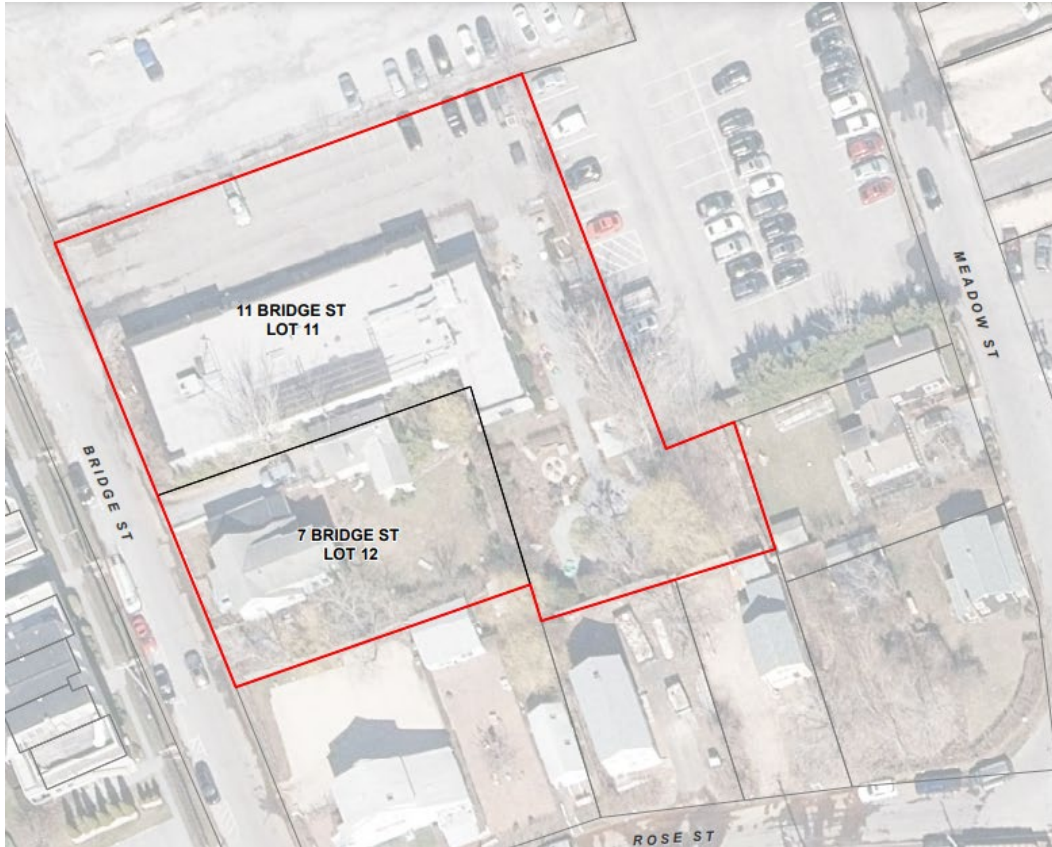
WHERE TO FIND INFORMATION

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



LEGEND
[Black line] PARCEL BOUNDARY
[Red line] BCP SITE BOUNDARY

NOTES
1. AERIAL AND PARCEL SOURCE:
NYS OFFICE OF INFORMATION TECHNOLOGY SERVICES
GIS PROGRAM OFFICE (GPO)





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