CITY OF PEEKSKILL PLANNING COMMISSION
NOTICE OF INTENT TO DECLARE LEAD AGENCY

Proposed Action:

NOTICE TO INVOLVED AGENCIES THAT LEAD AGENCY MUST BE DESIGNATED WITHIN THIRTY (30) DAYS OF MARCH 12, 2025

This Notice is issued pursuant to Part 617.6 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law to designate a lead agency.

PROJECT DESCRIPTION

Construction of an expansion to the existing City-owned James Street Parking Garage to increase the capacity of the existing multi-level parking structure currently containing 446 off-street parking spaces. Also on the Project Site are 2 surface lots, with 41 and 27 off-street parking spaces. The existing surface parking lot with 41 off-street parking spaces will be removed and replaced with a 5-level addition to the existing parking garage. The new addition will provide 160 off-street parking spaces (net 119 spaces), of 23% additional spaces across the site. Thus, the parking capacity of the site will be increased from the existing 514 parking spaces to 633 parking spaces. See enclosed EAF and attachments for further details.

LEAD AGENCY DESIGNATION

Under the applicable standards of SEQR 6 NYCRR Part 617.6(b), the City of Peekskill Planning Commission concludes that it should be designated as the lead agency in the coordinated environmental review of the proposed action. This notification is being sent to involved agencies with the request that you consent to our agency serving as lead agency. If, however, you do not agree, you may follow the procedures outlined in 6 NYCRR 617.6(b)(5).

This Notice is being mailed on **March 12, 2025**. We would ask that each involved agency fill out the annexed form either consenting or not consenting that our agency serve as lead agency and return it in the self-addressed stamped envelope on or before **April 11, 2025**. Responses should be sent to the within named contact person, who may be contacted for further information.

IF YOU DO NOT RESPOND WITHIN THIRTY (30) DAYS, IT WILL BE INTERPRETED AS CONSENT THAT THE CITY OF PEEKSKILL PLANNING COMMISSION SERVE AS LEAD AGENCY. YOU WILL CONTINUE TO BE NOTIFIED OF SEQR DETERMINATIONS AND ANY LATER PROCEEDINGS AND HEARINGS, AS PROVIDED BY LAW.

LEAD AGENCY NOTICE
DATA SHEET

Name of Action/Project: **EXPANSION OF JAMES STREET GARAGE**

Name of Agency Sending this Notice: City of Peekskill Planning Commission

SEQR Status:

_____Type I Action

_____Type II Action

___X___Unlisted Action

Description of Action:

Construction of an expansion to the existing City-owned James Street Parking Garage to increase the capacity of the existing multi-level parking structure currently containing 446 off-street parking spaces. Also on the Project Site are 2 surface lots, with 41 and 27 off-street parking spaces. The existing surface parking lot with 41 off-street parking spaces will be removed and replaced with a 5-level addition to the existing parking garage. The new addition will provide 160 off-street parking spaces (net 119 spaces), of 23% additional spaces across the site. Thus, the parking capacity of the site will be increased from the existing 514 parking spaces to 633 parking spaces. See enclosed EAF and attachments for further details.

Location of Action:

Town/Municipality: City of Peekskill
County: Westchester
Location: 1050 Park Street

For further information:

CONTACT PERSON

Samuel Warden-Hertz, City Planner
City Hall
840 Main Street
Peekskill, NY 10566
Phone: 914-734-4214

DATED: **March 12, 2025**

ATTACHMENTS TO THIS NOTICE:

[X] Full Environmental Assessment Form (EAF) Part 1
[X] Concept Plans
[X] Location Map

A copy of this Notice is being sent to the following INVOLVED AND INTERESTED AGENCIES:

INVOLVED AGENCIES
City of Peekskill Common Council
Peekskill Historic & Landmark Preservation Board
Westchester County Board of Legislators
NYS – Empire State Development (ESD)

INTERESTED AGENCIES
Westchester County Planning Commission

NOI Response Form

STATE OF NEW YORK
CITY OF PEEKSKILL PLANNING COMMISSION
COUNTY OF WESTCHESTER
Proposed Lead Agency: CITY OF PEEKSKILL PLANNING COMMISSION

Name of Proposed Action/Project: **EXPANSION OF JAMES STREET GARAGE**

RESPONSE TO REQUEST THAT THE ABOVE NAMED AGENCY SERVE AS LEAD AGENCY REGARDING THE ABOVE ACTION

On behalf of _____ , I, _____, acknowledge receipt of the Lead Agency Notice in this matter.

The above-named involved agency hereby:

[PLEASE CHECK ONE]

[ ] **CONSENTS** that the proposed agency serve as lead agency in this application, and requests that the undersigned continue to be notified of SEQR determinations, proceedings and hearings in this matter.

[ ] **DOES NOT CONSENT** to the proposed agency serving as lead agency in this application and wishes that _____ serve as lead agency. To contest lead agency designation, the undersigned intends to follow the procedures outlined in 6 NYCRR 617.6(b)(5).

[ ] **TAKES NO POSITION** on Lead Agency designation.

DATED: _____
_____, New York

_____
Agency Name

By: _____
[signature]

_____
[print signer's name]

Please return to:
Samuel Warden-Hertz, City Planner
City Hall
840 Main Street
Peekskill, NY 10566
Swarden-hertz@cityofpeekskillny.gov

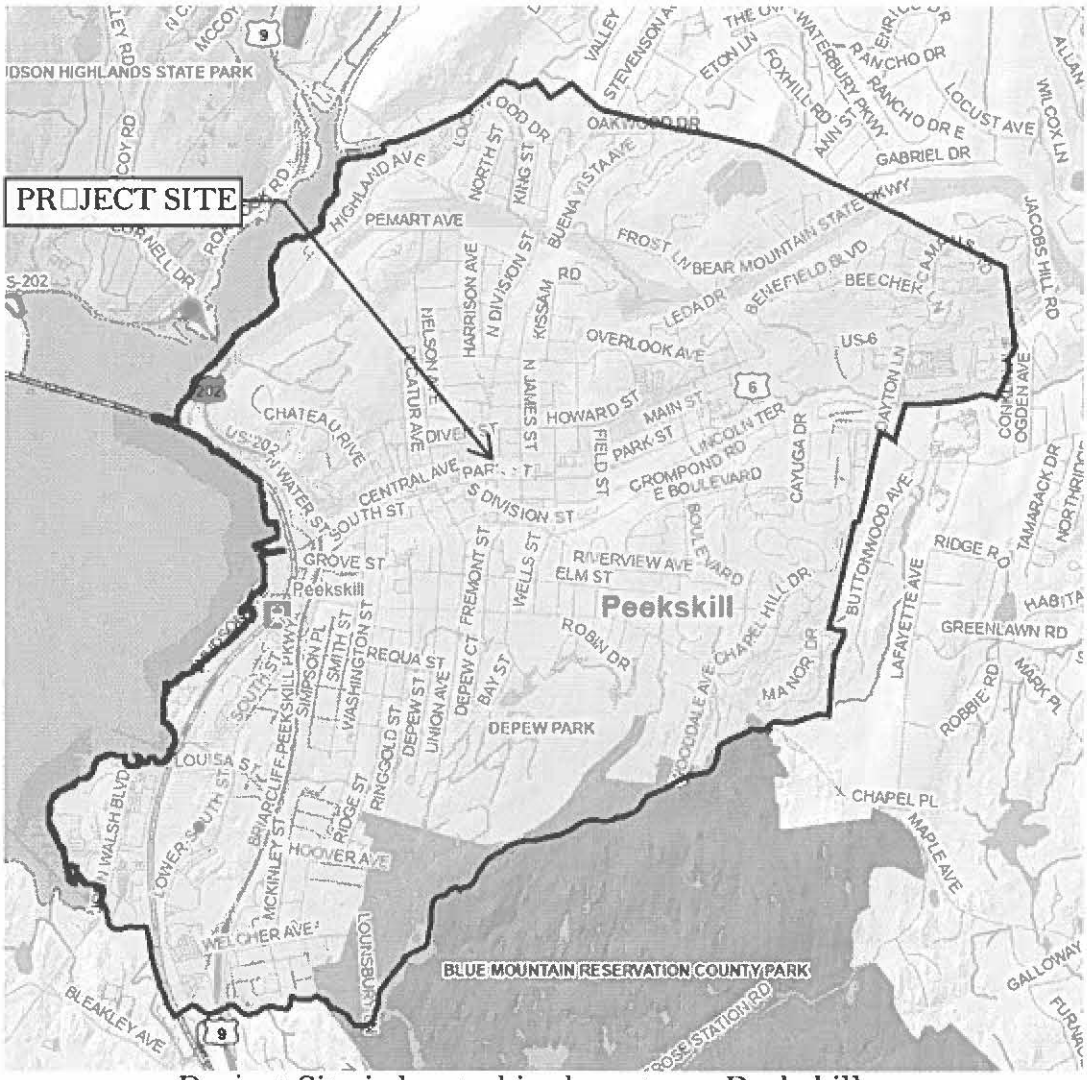
Proposed Expansion of City of Peekskill James Street Parking Garage

Full Environmental Assessment Form

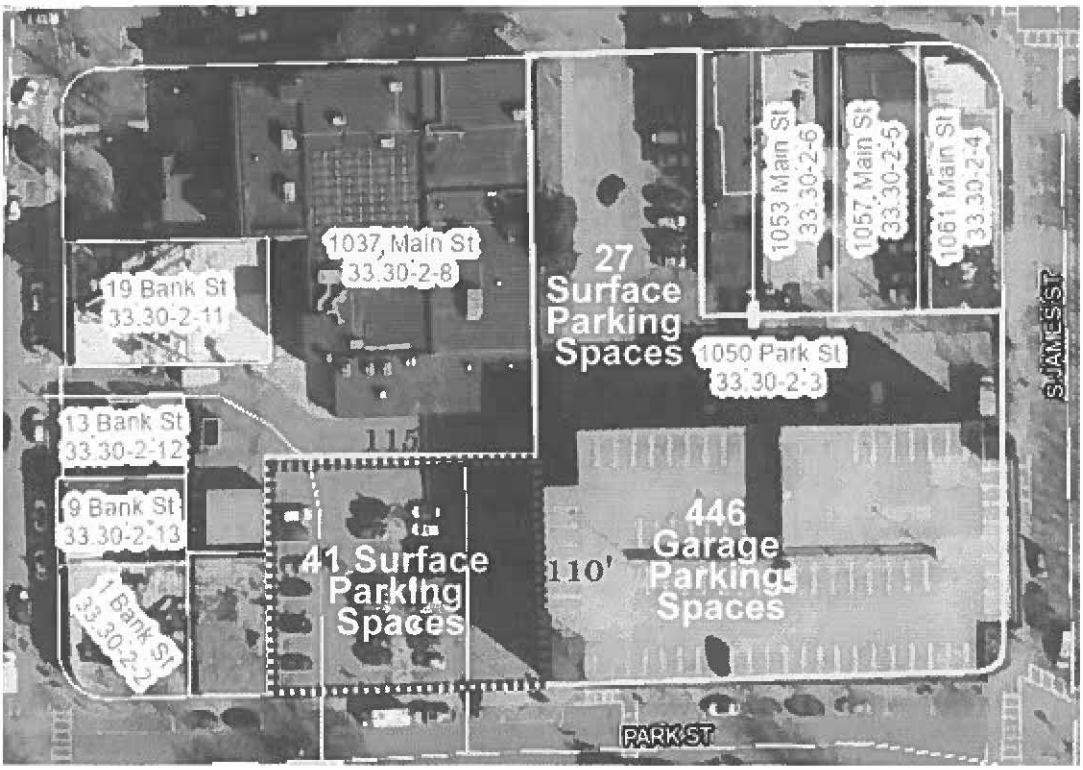
March 11, 2025

The City of Peekskill is proposing to construct an expansion of the existing James Street Parking Garage, removing an existing surface parking lot to be replaced with a new 5 level parking ramp. The existing 41 parking spaces on the surface lot will be removed, and the new expansion will provide 160 parking spaces. Ingress and egress to the new expansion will be provided through the existing parking garage, creating no new curb cuts or vehicle movements.

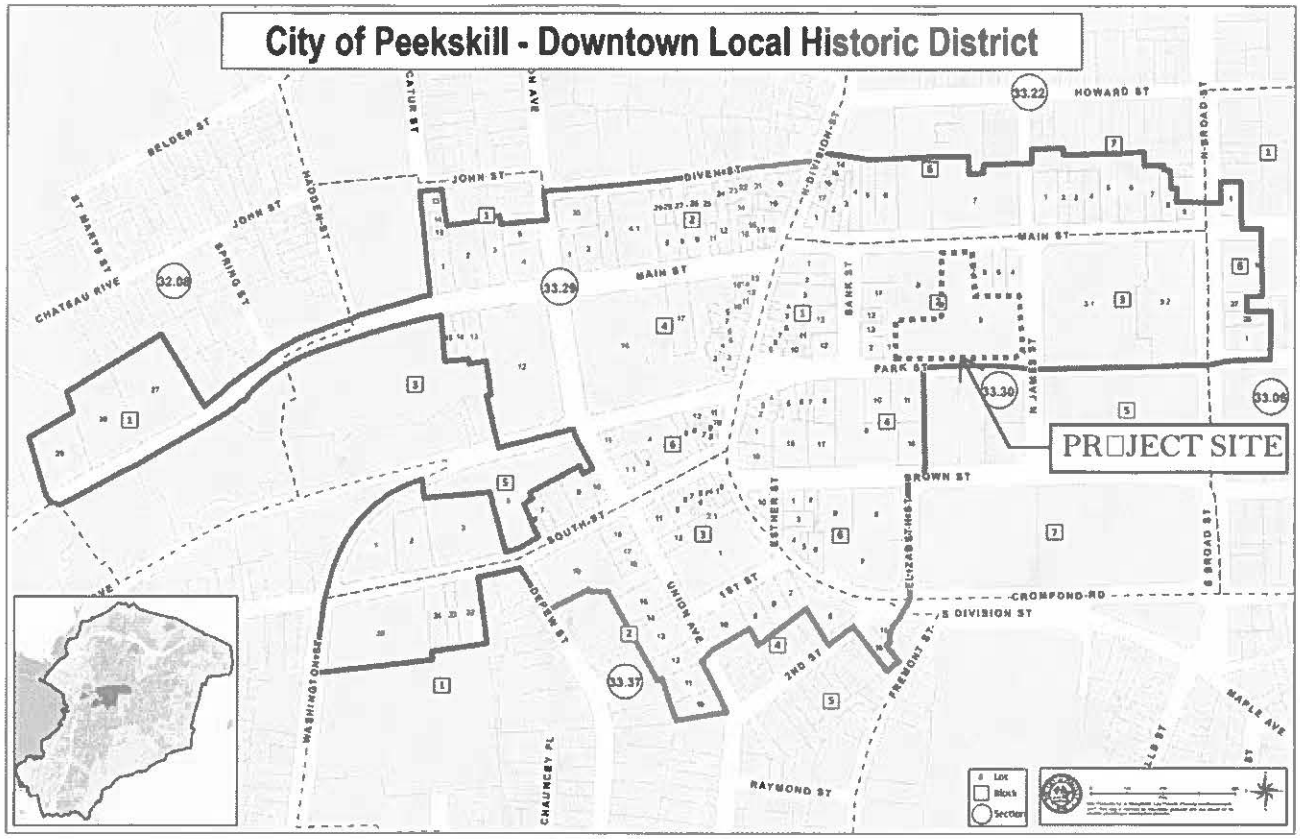
The addition has an estimated cost of $12,169,956 and is due to receive partial funding from the City of Peekskill, the Westchester County Housing Implementation Fund, as well as from the Empire State Development Mid-Hudson Momentum Fund.



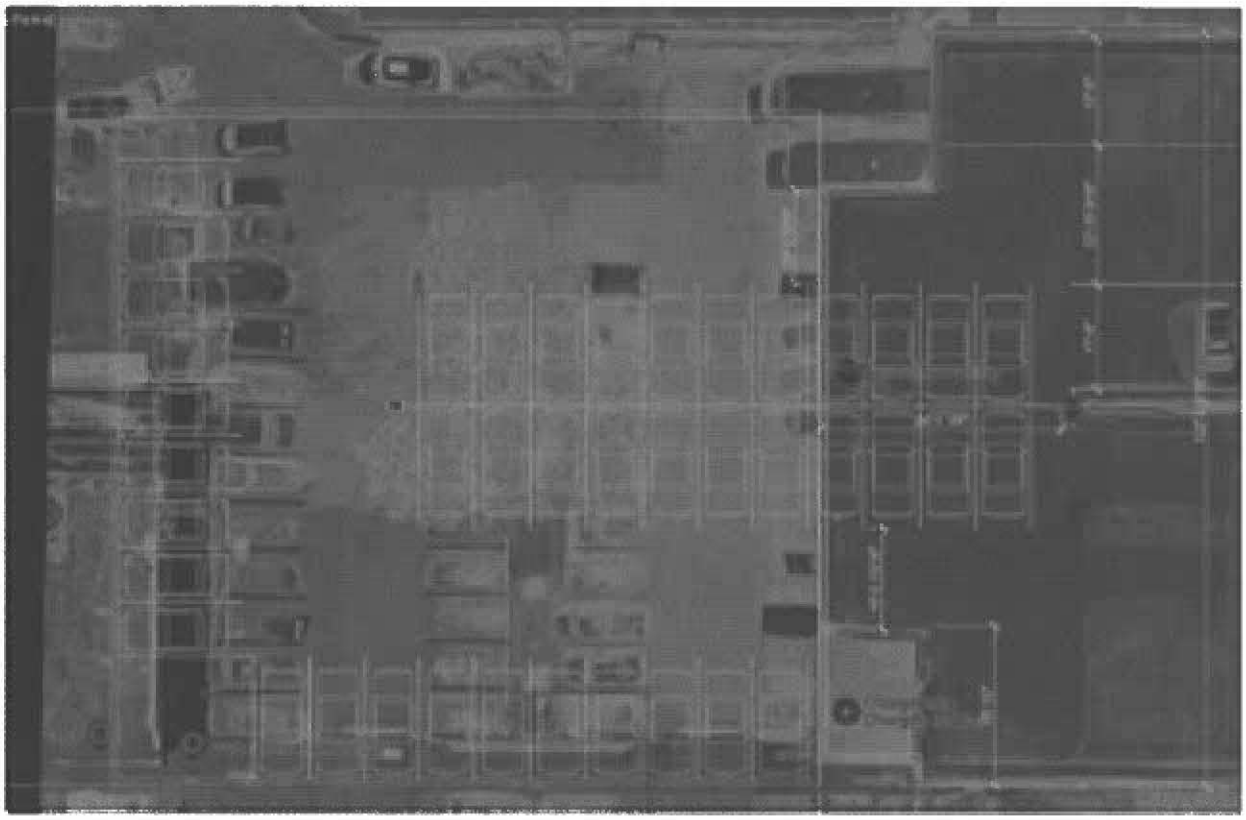
Project Site is located in downtown Peekskill

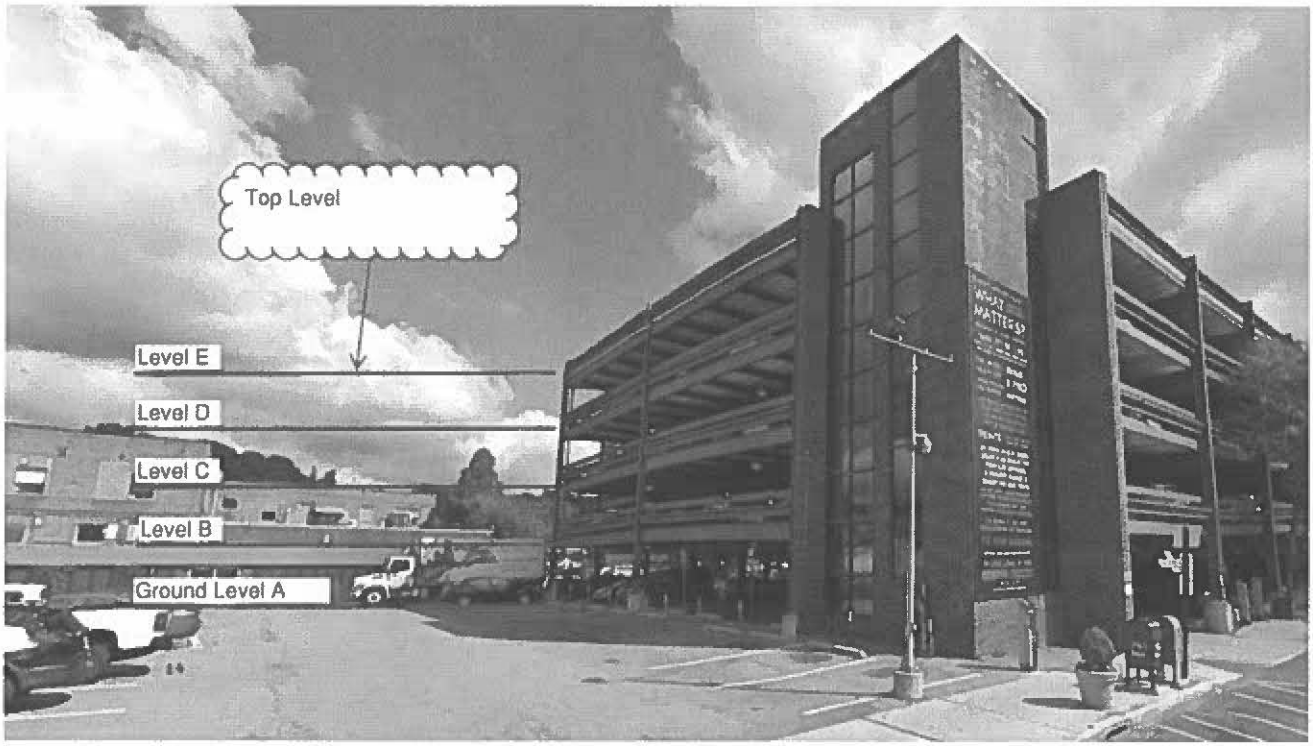


Dashed line shows extent of new extension of structured parking ramp



Project Site is within the Peekskill Downtown Local Historic District





Levels of proposed expansion will match existing parking ramp

Schematic perspective drawing looking West on Park Street

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Expansion of James Street Garage		
Project Location (describe, and attach a general location map): 1050 Park St, Peekskill NY 10566		
Brief Description of Proposed Action (include purpose or need): Construction of an expansion to the existing City-owned James Street Parking Garage to increase the capacity of the existing multi-level parking structure currently containing 446 off-street parking spaces. Also on the Project Site are 2 surface lots, with 41 and 27 off-street parking spaces. The existing surface parking lot with 41 off-street parking spaces will be removed and replaced with a 5-level addition to the existing parking garage. The new addition will provide 160 off-street parking spaces (net 119 spaces), of 23% additional spaces across the site. Thus, the parking capacity of the site will be increased from the existing 514 parking spaces to 633 parking spaces.		
Name of Applicant/Sponsor: City Of Peekskill Department of Planning and Development	Telephone: E-Mail:	
Address: 840 Main St		
City/PO: Peekskill	State: NY	Zip Code: 10566
Project Contact (if not same as sponsor; give name and title/role): Samuel Warden-Hertz, Planner	Telephone: 914-734-4214 E-Mail: swarden-hertz@cityofpeekskillny.gov	
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor):	Telephone: E-Mail:	
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)		
Government Entity	**If Yes: Identify Agency and Approval(s) Required**	**Application Date (Actual or projected)**
a. City Counsel, Town Board, or Village Board of Trustees ☑Yes ☐ No	Peekskill Common Council - Bid Award, Funding	4Q - 2025
b. City, Town or Village Planning Board or Commission ☑Yes ☐ No	Peekskill Planning Commission - Site Plan Approval	4Q - 2025
c. City, Town or Village Zoning Board of Appeals ☐ Yes☑No		
d. Other local agencies ☑Yes ☐ No	Historic & Landmarks Preservation Board - Certificate of Appropriateness	1Q - 2026
e. County agencies ☑Yes☐No	Westchester County Board of Legislators - Issuance of Grant	Feb 2025
f. Regional agencies ☐ Yes☑No		
g. State agencies ☑Yes ☐ No	Empire State Development -Funding	TBD
h. Federal agencies ☐ Yes☑No		

i. Coastal Resources.
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☐Yes☑No

ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☑Yes☐No

iii. Is the project site within a Coastal Erosion Hazard Area? ☐ Yes☑No

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☐ Yes☑No

- **If Yes,** complete sections C, F and G.
- **If No,** proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☑Yes ☐ No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☐ Yes☑No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☑Yes ☐ No

If Yes, identify the plan(s):

City of Peekskill Downtown Local Historic District

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☐ Yes☑No

If Yes, identify the plan(s):

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☑ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?
C-2 Central Commercial District

b. Is the use permitted or allowed by a special or conditional use permit? ☐ Yes ☑ No

c. Is a zoning change requested as part of the proposed action? ☐ Yes ☑ No
If Yes,
i. What is the proposed new zoning for the site? _____

It is anticipated that the City of Peekskill Common Council will consider a resolution to exempt the Proposed Action from compliance with the applicable use and dimensional requirements for the C-2 District under the "balancing of interests" test set forth in County of Monroe, 72 NY2d 338 (1988)

C.4. Existing community services.

a. In what school district is the project site located? Peekskill City School District

b. What police or other public protection forces serve the project site?
City of Peekskill Police

c. Which fire protection and emergency medical services serve the project site?
City of Peekskill Fire Department

d. What parks serve the project site?
Pugsley Park, approximately 400 FT North. Beecher Park, approximately 4,000 FT East. Depew Park, approximately 2,500 FT South

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Municipal public parking garage

b. a. Total acreage of the site of the proposed action? 1.50 acres
b. Total acreage to be physically disturbed? 0.32 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 1.50 acres

c. Is the proposed action an expansion of an existing project or use? ☑ Yes ☐ No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % +23% Units: Parking Spaces

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☑ No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)
ii. Is a cluster/conservation layout proposed? ☐ Yes ☑ No
iii. Number of lots proposed? _____
iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will the proposed action be constructed in multiple phases? ☐ Yes ☑ No
i. If No, anticipated period of construction: _____ months
ii. If Yes:
- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____ year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? ☐ Yes ☑ No

If Yes, show numbers of units proposed.

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase				
At completion of all phases				

g. Does the proposed action include new non-residential construction (including expansions)? ☑ Yes ☐ No

If Yes,

i. Total number of structures 1

ii. Dimensions (in feet) of largest proposed structure: 50 height; 115 width; and 110 length

iii. Approximate extent of building space to be heated or cooled: 0 square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☐ Yes ☑ No

If Yes,

i. Purpose of the impoundment:

ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☐ Other specify:

iii. If other than water, identify the type of impounded/contained liquids and their source.

iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres

v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete):

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) ☐ Yes ☑ No

If Yes:

i. What is the purpose of the excavation or dredging?

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards):
- Over what duration of time?

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.

iv. Will there be onsite dewatering or processing of excavated materials? ☐ Yes ☐ No

If yes, describe.

v. What is the total area to be dredged or excavated? _____ acres

vi. What is the maximum area to be worked at any one time? _____ acres

vii. What would be the maximum depth of excavation or dredging? _____ feet

viii. Will the excavation require blasting? ☐ Yes ☐ No

ix. Summarize site reclamation goals and plan:

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☐ Yes ☑ No

If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description):

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

_____

_____

_____

iii. Will the proposed action cause or result in disturbance to bottom sediments? ☐Yes ☐No

If Yes, describe: _____

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? ☐Yes ☐No

If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water? ☐ Yes ☑ No

If Yes:

i. Total anticipated water usage/demand per day: _____ gallons/day

ii. Will the proposed action obtain water from an existing public water supply? ☐Yes ☐No

If Yes:

- Name of district or service area: _____
- Does the existing public water supply have capacity to serve the proposal? ☐Yes ☐No
- Is the project site in the existing district? ☐Yes ☐No
- Is expansion of the district needed? ☐Yes ☐No
- Do existing lines serve the project site? ☐Yes ☐No

iii. Will line extension within an existing district be necessary to supply the project? ☐Yes ☐No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐ Yes ☐No

If, Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? ☐ Yes ☑ No

If Yes:

i. Total anticipated liquid waste generation per day: _____ gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____

_____

iii. Will the proposed action use any existing public wastewater treatment facilities? ☐Yes ☐No

If Yes:

- Name of wastewater treatment plant to be used: _____
- Name of district: _____
- Does the existing wastewater treatment plant have capacity to serve the project? ☐Yes ☐No
- Is the project site in the existing district? ☐Yes ☐No
- Is expansion of the district needed? ☐Yes ☐No

- Do existing sewer lines serve the project? ☐Yes ☐No
- Will a line extension within an existing district be necessary to serve the project? ☐Yes ☐No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? ☐Yes ☐No

If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):

_____

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? ☐ Yes ☑No

If Yes:

i. How much impervious surface will the project create in relation to total size of project parcel?

_____ Square feet or _____ acres (impervious surface)

_____ Square feet or _____ acres (parcel size)

ii. Describe types of new point sources. _____

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

- If to surface waters, identify receiving water bodies or wetlands: _____
- Will stormwater runoff flow to adjacent properties? ☐Yes ☐No

iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? ☐Yes ☐No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? ☐ Yes ☑No

If Yes, identify:

i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? ☐ Yes ☑No

If Yes:

i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) ☐ Yes ☑No

ii. In addition to emissions as calculated in the application, the project will generate:

- _____Tons/year (short tons) of Carbon Dioxide (CO_2)
- _____Tons/year (short tons) of Nitrous Oxide (N_2O)
- _____Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____Tons/year (short tons) of Sulfur Hexafluoride (SF_6)
- _____Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs)
- _____Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐ Yes ☑ No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐ Yes ☑ No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust):

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☐ Yes ☑ No

If Yes:

i. When is the peak traffic expected (Check all that apply): ☐ Morning ☐ Evening ☐ Weekend ☐ Randomly between hours of _____ to _____.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____

iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____

iv. Does the proposed action include any shared use parking? ☐ Yes ☐ No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☐ Yes ☐ No

vii Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☐ Yes ☐ No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☐ Yes ☐ No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☐ Yes ☑ No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):

iii. Will the proposed action require a new, or an upgrade, to an existing substation? ☐ Yes ☐ No

l. Hours of operation. Answer all items which apply.

i. During Construction:

- Monday - Friday: _____
- Saturday: _____
- Sunday: _____
- Holidays: _____

ii. During Operations:

- Monday - Friday: 24 Hours
- Saturday: 24 Hours
- Sunday: 24 Hours
- Holidays: 24 Hours

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☐ Yes ☑ No

If yes:

i. Provide details including sources, time of day and duration:

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? ☐ Yes ☑ No

Describe:

n. Will the proposed action have outdoor lighting? ☑ Yes ☐ No

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:

Parking Deck will have lighting, including on the top level. All Lighting will be directed down to the parking deck.

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☐ Yes ☑ No

Describe:

o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☑ No

If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures:

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐ Yes ☑ No

If Yes:

i. Product(s) to be stored

ii. Volume(s) _____ per unit time _____ (e.g., month, year)

iii. Generally, describe the proposed storage facilities:

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☐ Yes ☑ No

If Yes:

i. Describe proposed treatment(s):

ii. Will the proposed action use Integrated Pest Management Practices? ☐ Yes ☐ No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☐ Yes ☑ No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: _____ tons per _____ (unit of time)
- Operation : _____ tons per _____ (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction:
- Operation:

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction:
- Operation:

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☑ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☑ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

☑ Urban ☐ Industrial ☐ Commercial ☐ Residential (suburban) ☐ Rural (non-farm)
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____

ii. If mix of uses, generally describe:

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	1.50	1.50	0
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: _____			

c. Is the project site presently used by members of the community for public recreation? ☐ Yes ☑ No

i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? ☑ Yes ☐ No

If Yes,

i. Identify Facilities:

Peekskill High School, Approx 800 Ft South. Peekskill Senior Center, Approx 1,000 Ft West. Sun River Health, Adjacent to the Project Site to the North

e. Does the project site contain an existing dam? ☐ Yes ☑ No

If Yes:

i. Dimensions of the dam and impoundment:

- Dam height: _____ feet
- Dam length: _____ feet
- Surface area: _____ acres
- Volume impounded: _____ gallons OR acre-feet

ii. Dam's existing hazard classification: _____

iii. Provide date and summarize results of last inspection:

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? ☐ Yes ☑ No

If Yes:

i. Has the facility been formally closed? ☐ Yes ☐ No

- If yes, cite sources/documentation: _____

ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:

iii. Describe any development constraints due to the prior solid waste activities: _____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☐ Yes ☑ No

If Yes:

i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☐ Yes ☑ No

If Yes:

i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☐ Yes ☑ No

☐ Yes – Spills Incidents database — Provide DEC ID number(s): _____

☐ Yes – Environmental Site Remediation database — Provide DEC ID number(s): _____

☐ Neither database

ii. If site has been subject of RCRA corrective activities, describe control measures: _____

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☑ Yes ☐ No

If yes, provide DEC ID number(s): V00567, C360075, C360152, 360167, C360186

iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):

See Appendix for detailed information

v. Is the project site subject to an institutional control limiting property uses? ☐ Yes ☑ No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? ☐ Yes ☐ No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? N/A feet

b. Are there bedrock outcroppings on the project site? ☐ Yes ☑ No
If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %

c. Predominant soil type(s) present on project site: URBAN LAND 100 %

d. What is the average depth to the water table on the project site? Average: N/A feet

e. Drainage status of project site soils: ☑ Well Drained: 100 % of site
☐ Moderately Well Drained: _____ % of site
☐ Poorly Drained _____ % of site

f. Approximate proportion of proposed action site with slopes: ☑ 0-10%: 100 % of site
☐ 10-15%: _____ % of site
☐ 15% or greater: _____ % of site

g. Are there any unique geologic features on the project site? ☐ Yes ☑ No
If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? ☐ Yes ☑ No

ii. Do any wetlands or other waterbodies adjoin the project site? ☐ Yes ☑ No

If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☐ Yes ☑ No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name _____ Classification _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name _____ Approximate Size _____
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐ Yes ☑ No

If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? ☐ Yes ☑ No

j. Is the project site in the 100-year Floodplain? ☑ Yes ☐ No

k. Is the project site in the 500-year Floodplain? ☐ Yes ☑ No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☑ Yes ☐ No
If Yes:

i. Name of aquifer: Principal Aquifer

m. Identify the predominant wildlife species that occupy or use the project site:
Typical Urban Mammals and Birds

n. Does the project site contain a designated significant natural community? ☐Yes ☑No
If Yes:
i. Describe the habitat/community (composition, function, and basis for designation):
ii. Source(s) of description or evaluation:
iii. Extent of community/habitat:
- Currently: _____ acres
- Following completion of project as proposed: _____ acres
- Gain or loss (indicate + or -): _____ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☐Yes ☑No
If Yes:
i. Species and listing (endangered or threatened):

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐Yes ☑No
If Yes:
i. Species and listing:

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐ Yes ☑No
If yes, give a brief description of how the proposed action may affect that use:

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐Yes ☑No
If Yes, provide county plus district name/number:

b. Are agricultural lands consisting of highly productive soils present? ☐ Yes ☑No
i. If Yes: acreage(s) on project site?
ii. Source(s) of soil rating(s):

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐Yes ☑No
If Yes:
i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature
ii. Provide brief description of landmark, including values behind designation and approximate size/extent:

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐Yes ☑No
If Yes:
i. CEA name:
ii. Basis for designation:
iii. Designating agency and date:

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? ☑ Yes ☐ No

If Yes:

i. Nature of historic/archaeological resource: ☐ Archaeological Site ☑ Historic Building or District

ii. Name: , St. Peter's Episcopal Church, Peekskill Downtown Historic District

iii. Brief description of attributes on which listing is based:

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? ☐ Yes ☑ No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☐ Yes ☑ No

If Yes:

i. Describe possible resource(s):

ii. Basis for identification:

h. Is the project site within fives miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☑ Yes ☐ No

If Yes:

i. Identify resource: Hudson Highlands Scenic Area of Statewide Significance

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): unique and highly scenic landscapes that are accessible to the public and recognized for their outstanding quality

iii. Distance between project and resource: 0.66 miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐ Yes ☑ No

If Yes:

i. Identify the name of the river and its designation:

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐ Yes ☐ No

F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

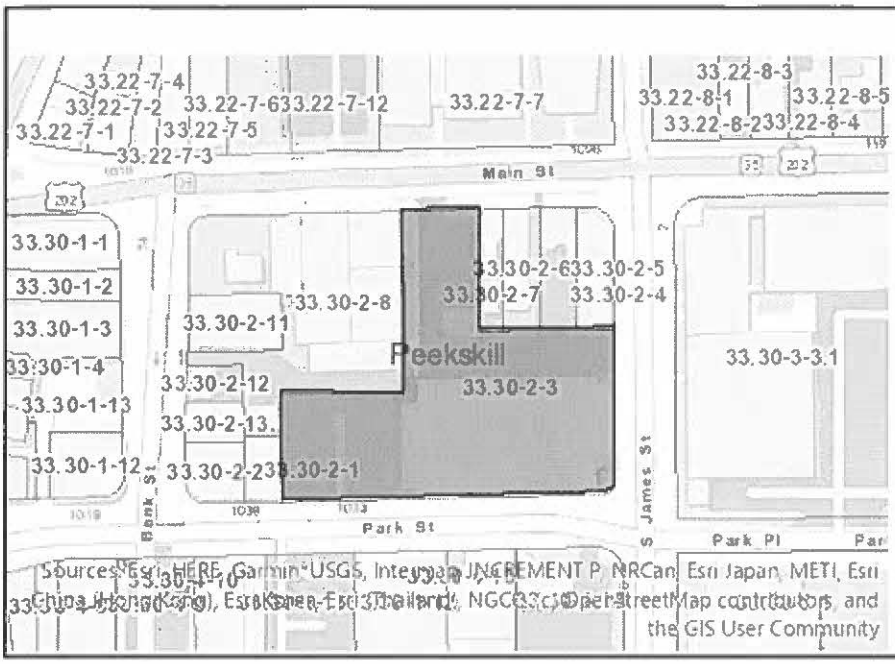
Applicant/Sponsor Name _____ Date _____

Signature _____ Title _____

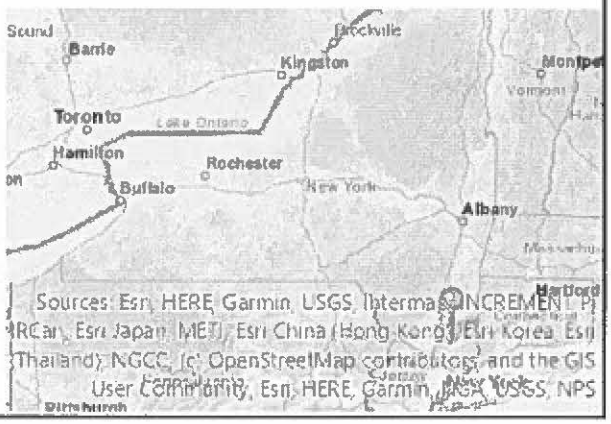
PRINT FORM

EAF Mapper Summary Report

Friday, March 7, 2025 11:43 AM



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	Yes
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	Yes
E.1.h.iii [Within 2,000' of DEC Remediation Site - DEC ID]	V00567, C360075, C360152, 360167, C360186
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	No
E.2.h.iii [Surface Water Features]	No
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	Yes
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	Yes
E.2.l. [Aquifer Names]	Principal Aquifer
E.2.n. [Natural Communities]	No

E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Yes - Digital mapping data for archaeological site boundaries are not available. Refer to EAF Workbook.
E.3.e.ii [National or State Register of Historic Places or State Eligible Sites - Name]	St. Peter's Episcopal Church, Peekskill Downtown Historic District
E.3.f. [Archeological Sites]	No
E.3.i. [Designated River Corridor]	No

A□□ENDI□ A□
NEARBY DEC REMEDIATION SITES

NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

Environmental Site Remediation Database Search Details

Site Record

Document Repository

Site-related documents are available for review through the DECInfo Locator on line at DECInfoLocator

Administrative Information

Site Name: CE - Central Ave-Peekskill MGP
Site Code: V00567
Program: Voluntary Cleanup Program
Classification: N *
EPA ID Number:

Location

DEC Region: 3
Address: 900 Central Ave & 901 Main St
City: Peekskill Zip: 10566
County: Westchester
Latitude: 41.29020257
Longitude: -73.92095973
Site Type:
Estimated Size: 0.4 Acres

Site Owner(s) and Operator(s)

Current Owner Name: CITY OF PEEKSKILL
Current Owner(s) Address: PEEKSKILL CITY HALL-84 MAIN ST.
PEEKSKILL,NY, 10566
Current Owner Name: PEEKSKILL SENIOR HOUSING
Current Owner(s) Address: 5 WEST MAIN ST.
ELMSFORD,NY, 10523

Site Description

This site is now being tracked under Site No. 360167. Location: The CE-Central Avenue Peekskill Manufactured Gas Plant (MGP) site is located on Central Avenue in the City of Peekskill, Westchester County. Along the eastern border is a continuous row of buildings containing small shops along North Division Street. To the north of the property is a parking garage and to the west is a parking garage

with apartments located above the garage. Site Features: This irregularly shaped site comprises approximately 0.4 acres in a mixed commercial and residential area. On the site are a paved municipal parking lot, a parking garage, and an apartment building. Current Zoning and Land Use: The site is zoned commercial (Central Commercial District). The current use is commercial and residential. Past Uses of the Site: Until approximately 1900, it was an MGP site. Following the operations of the MGP, the site was used for storage from 1900 to around 1920, and then for mixed government (police station and jail) and commercial use (garage, parking) until the mid-1970s. Since that time, the site has been used for parking, with a small portion of the site used for an apartment building since 1990. MGP operations (from the mid 1800s until approximately 1900) led to site contamination. Some of the benzene, toluene, ethylbenzene, and xylenes (BTEX) contamination may be linked to one or more petroleum spills. Site Geology and Hydrology: The soils at the site contain four units above the bedrock. The top layer across the entire site is a fill unit 3 to 11 feet thick. Beneath the fill in the center of the site and along the southern site boundary is a non-continuous sand unit. Beneath the fill or sand unit along the eastern and southern site boundaries is a silt and peat unit. Across much of the site, underneath the fill, sand, and/or the silt and peat units is saprolite, a weathered bedrock unit. The borings did not encounter a saprolite unit beneath the parking garage or the eastern site boundary. Bedrock is at depths of 3 to 16.7 feet below the ground surface. There are no surface water bodies at or near the site. McGregory's Brook may be present in a culvert buried beneath the site but was not encountered in any subsurface activities. Precipitation at the site drains into the storm water system except when it infiltrates to the subsurface in the limited landscaped areas. The water table ranges from 4.25 to 11.42 feet below the ground surface. Groundwater flows in the overburden soils from north to south - southwest. This site is being managed under Site #: 360157.

Contaminants of Concern (Including Materials Disposed)

Contaminant Name/Type

coal tar

Site Environmental Assessment

Nature and Extent of Contamination: A Site Characterization was completed in 2003 which revealed localized MGP contamination. In 2004, Con Ed completed an interim remedial measure (IRM) that removed approximately 161 cubic yards of contaminated soil. IRM documentation sampling detected residual contamination in soil that ranged from 2 to 532 parts per million (ppm) for PAHs and non-detect to 22 ppm for BTEX compounds. A Supplemental RI investigation showed lead in soil at 1,100 ppm (5-7ft) and 1,680 ppm (9-10ft) at one of the well locations up gradient from the IRM. Groundwater contamination is localized. Since the IRM, the groundwater contamination decreased from 7,107 to 212 parts per billion (ppb) for PAHs and from 3,936 to 2,262 ppb for BTEX compounds.

Site Health Assessment

This former MGP site is almost entirely covered by asphalt, buildings and/or a parking garage. The area is served by public water. An interim remedial measure was implemented to remove coal tar and petroleum-impacted soil from under the parking lot. A soil vapor investigation on the site found no evidence of a potential indoor air exposure pathway.

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* **Class N Sites:** "DEC offers this information with the caution that the amount of information provided for Class N sites is highly variable, not necessarily based on any DEC investigation, sometimes of unknown origin, and sometimes is many years old. Due to the preliminary nature of this information, significant conclusions or decisions should not be based solely upon this summary."

For more Information: E-mail Us

Refine This Search

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Environmental Site Remediation Database Search Details

Site Record

Document Repository

Site-related documents are available for review through the DECInfo Locator on line at DECInfoLocator

Administrative Information

Site Name: CE - Central Ave-Peekskill MGP
Site Code: 360167
Program: State Superfund Program
Classification: A
EPA ID Number:

Location

DEC Region: 3
Address: 900 Central Ave & 901 Main St
City: Peekskill Zip: 10566
County: Westchester
Latitude: 41.29020257
Longitude: -73.92095973
Site Type:
Estimated Size: 0.4 Acres

Site Owner(s) and Operator(s)

Current Owner Name: City of Peekskill
Current Owner(s) Address: Peekskill City Hall
Peekskill,NY, 10566
Current Owner Name: Peekskill Senior Housing
Current Owner(s) Address: 5 West Main Street
Elmsford,NY, 10523

Site Description

Location: The CE-Central Avenue Peekskill Manufactured Gas Plant (MGP) site is located on Central Avenue in the City of Peekskill, Westchester County. Along the eastern border is a continuous row of buildings containing small shops along North Division Street. To the north of the property is a parking garage and to the west is a parking garage with apartments located above the garage. Site Features:

This irregularly shaped site comprises approximately 0.4 acres in a mixed commercial and residential area. On the site are a paved municipal parking lot, a parking garage, and an apartment building. Current Zoning and Land Use: The site is zoned commercial (Central Commercial District). The current use is commercial and residential. Past Uses of the Site: Until approximately 1900, it was an MGP site. Following the operations of the MGP, the site was used for storage from 1900 to around 1920, and then for mixed government (police station and jail) and commercial use (garage, parking) until the mid-1970s. Since that time, the site has been used for parking, with a small portion of the site used for an apartment building since 1990. MGP operations (from the mid 1800s until approximately 1900) led to site contamination. Some of the benzene, toluene, ethylbenzene, and xylenes (BTEX) contamination may be linked to one or more petroleum spills. Site Geology and Hydrology: The soils at the site contain four units above the bedrock. The top layer across the entire site is a fill unit 3 to 11 feet thick. Beneath the fill in the center of the site and along the southern site boundary is a non-continuous sand unit. Beneath the fill or sand unit along the eastern and southern site boundaries is a silt and peat unit. Across much of the site, underneath the fill, sand, and/or the silt and peat units is saprolite, a weathered bedrock unit. The borings did not encounter a saprolite unit beneath the parking garage or the eastern site boundary. Bedrock is at depths of 3 to 16.7 feet below the ground surface. There are no surface water bodies at or near the site. McGregory's Brook may be present in a culvert buried beneath the site but was not encountered in any subsurface activities. Precipitation at the site drains into the storm water system except when it infiltrates to the subsurface in the limited landscaped areas. The water table ranges from 4.25 to 11.42 feet below the ground surface. Groundwater flows in the overburden soils from north to south - southwest. This site had been tracked through March 31, 2018 under the defunct voluntary program with Site No. V00567.

Site Environmental Assessment

Nature and Extent of Contamination: A Site Characterization was completed in 2003 which revealed localized MGP contamination. In 2004, Con Ed completed an interim remedial measure (IRM) that removed approximately 161 cubic yards of contaminated soil. IRM documentation sampling detected residual contamination in soil that ranged from 2 to 532 parts per million (ppm) for PAHs and non-detect to 22 ppm for BTEX compounds. A Supplemental RI investigation showed lead in soil at 1,100 ppm (5-7ft) and 1,680 ppm (9-10ft) at one of the well locations up gradient from the IRM. Groundwater contamination is localized. Since the IRM, the groundwater contamination decreased from 7,107 to 212 parts per billion (ppb) for PAHs and from 3,936 to 2,262 ppb for BTEX compounds.

Site Health Assessment

This former MGP site is almost entirely covered by asphalt, buildings and/or a parking garage. The area is served by public water. An interim remedial measure was implemented to remove coal tar and

petroleum-impacted soil from under the parking lot. A soil vapor investigation on the site found no evidence of a potential indoor air exposure pathway.

For more Information: E-mail Us

Refine This Search

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Environmental Site Remediation Database Search Details

Site Record

Document Repository

Site-related documents are available for review through the DECInfo Locator on line at DECInfoLocator

Administrative Information

Site Name: Mill Printing Corporation
Site Code: C360075
Program: Brownfield Cleanup Program
Classification: N *
EPA ID Number:

Location

DEC Region: 3
Address: 102 Ringgold Street
City: Peekskill Zip: 10566
County: Westchester
Latitude: 41.288228429
Longitude: -73.923787033
Site Type:
Estimated Size: 1 Acres

Site Owner(s) and Operator(s)

Current Owner Name: PEEKSKILL SENIOR LIVING ASSOCIATES
Current Owner(s) Address: 657 YONKERS AVE.
YONKERS,NY, 10704

Site Description

Location Description: The Mill Printing site is located at 102 Ringgold St. in a residential area of the City of Peekskill, Westchester County, NY. Predominant Site Features: The site is located on an incline and depth to bedrock is shallow. The property is currently overgrown. Current Use: Vacant and unused Surrounding Uses: The surrounding use is residential. There is a Senior Living facility nearby, as well as a school. Historical Sources of Contamination: A fire was reported on the site in June of 1991. Explosions were witnessed and unknown quantities of contaminants were potentially released.

Investigations/Actions To Date: draft RI rec'd 3/06; supplemental investigation was pending, but never performed by applicant. Current Actions: The site was sold to a new developer (closing 12/1/08). As a condition of the closing, the applicant withdrew from the BCP.

Site Environmental Assessment

Contaminants of Concern: Initially unknown pending results of environmental investigation. At the time of the fire, the building contained as many as thirty-five drums of cyanoacrylates (an adhesive), toluene and isopropyl alcohol (flammable solvents) and motor oil. Impacted Media: Based on the draft RI, site soils samples exhibited very minor exceedances of a few SVOCs and lead over the Track 1, unrestricted use RSCOs. There is no overburden groundwater. Bedrock groundwater has not been investigated. Site soil gas data indicate there may be a potential for soil gas to migrate off-site. Further investigation was planned but never performed as site was sold. However, discussions with the consultant for the new owner indicated they would continue investigation activities outside of the BCP, but following applicable regulations/guidance. Known SCG Exceedances: Based on the draft RI, the following exceedances were noted: lead in soil at 410 ppm (vs. 400 ppm SCO), benzo(a)anthracene at 1.3 ppm and benzon(a)pyrene at 1.1 ppm (vs. 1 ppm SCO), freon-113 in soil gas at 857 ug/cu. m, PCE in soil gas at 75.9 ug/cu. m Special Resources Impacted: None

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NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

Environmental Site Remediation Database Search Details

Site Record

Document Repository

Site-related documents are available for review through the DECInfo Locator on line at DECInfoLocator

Administrative Information

Site Name: The Lofts on Main
Site Code: C360152
Program: Brownfield Cleanup Program
Classification: C
EPA ID Number:

Location

DEC Region: 3
Address: 922 Main Street and 921 Diven Street
City: Peekskill Zip: 10566
County: Westchester
Latitude: 41.291877778
Longitude: -73.921327778
Site Type:
Estimated Size: 0.57 Acres

Site Owner(s) and Operator(s)

Current Owner Name: The Lofts on Main Limited Partnership
Current Owner(s) Address: 34 Clayton Blvd, Suite A
Baldwin Place,NY, 10505

Site Document Repository

Name: Peekskill Public Library - Field Library
Address: 4 Nelson Avenue
Peekskill,NY 10566

Site Description

Location: The Lofts on Main consists of two tax lots located at 922 Main Street and 921 Diven Street, in the City of Peekskill, Westchester County, New York (identified as City of Peekskill tax parcels: Section 33.29, Block 2, Lots 4 and 5, respectively). The site is a rectangular-shaped, vacant 0.575-

acre parcel, which has 120 feet of frontage on the northern side of Main Street and 117.3 feet of frontage on the southern side of Diven Street. Site Features: The property is currently a vacant lot. The eastern and western property lines are bounded by institutional and residential properties while the northern and southern property borders are defined by Diven Street and Main Street, respectively. Current Zoning and Land Use: The current zoning is C-2, Central Commercial. The site is currently vacant land that was previously utilized for light industrial and commercial purposes. The surrounding properties are a mixture of commercial and residential properties. Past Use of the Site: The site is known to have been used for residential, commercial, and possibly manufacturing purposes since at least 1887. The site contained a furniture and upholstery store from sometime prior to 1895 until circa 1942 when a furniture warehouse replaced the upholstery shop. Other occupants of the subject property have included a furniture company in 1971, a shade company between 1971 and 1976, and the Paraco Fuel Corporation between 1971 and 1992. Some of these activities have the potential to have handled/used solvents, paints, and other chemicals. The source of the documented soil contamination may be from historical manufacturing operations or other commercial uses, or may be related to debris materials from the demolition of former on-site structures or other sources. Site Geology and Hydrogeology: Soils encountered during the extension of test pits at the southern portions of the site generally consisted of brown to dark brown, variable texture sand with cobbles and boulders. soils encountered at the northern portions of the site generally consisted of light brown to brown, fine sand with gravel, cobbles, and boulders. The upper 4 to 9 feet of soils across the site appear to be fill. Bedrock was encountered at depths ranging from 5.5 to 13.5 feet below grade Groundwater was not encountered in the overburden soils of the property. Groundwater is present in the bedrock at depths ranging from 11 to 13 feet below the ground surface and is flowing to the south/southwest.

Summary of Project Completion Dates

Projects associated with this site are listed in the Project Completion Dates table and are grouped by Operable Unit (OU). A site can be divided into a number of operable units depending on the complexity of the site and the number of issues associated with a site. Sites are often divided into operable units based on the media to be addressed (such as groundwater or contaminated soil), geographic area, or other factors.

Project Completion Dates

Contaminants of Concern (Including Materials Disposed)

Contaminant Name/Type

chlordane

lead

selenium

Site Environmental Assessment

Nature and Extent of contamination: Remediation at the site is complete. Prior to remediation, the primary contaminants of concern were lead and pesticides in the soil. Remedial actions have successfully achieved soil cleanup objectives for unrestricted use.

Site Health Assessment

This Health Assessment is presently being updated and will be posted upon receipt from the NYSDOH.

For more Information: E-mail Us

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NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

Environmental Site Remediation Database Search Details

Site Record

Document Repository

Site-related documents are available for review through the DECInfo Locator on line at DECInfoLocator

Administrative Information

Site Name: Charcoal Tablet Mill Site
Site Code: C360186
Program: Brownfield Cleanup Program
Classification: C
EPA ID Number:

Location

DEC Region: 3
Address: 645 Main Street
City: Peekskill Zip: 10566
County: Westchester
Latitude: 41.289972222
Longitude: -73.926083333
Site Type:
Estimated Size: 1.514 Acres

Site Owner(s) and Operator(s)

Current Owner Name: 645 Main Housing Development Fund Company, Inc.
Current Owner(s) Address: c/o Housing Action Council, Inc.
Tarrytown,NY, 10591
Current Owner Name: 645 Main Limited Partnership
Current Owner(s) Address: 480 Bedford Road
Chappaqua,NY, 10514

Site Document Repository

Name: The Field Library
Address: 4 Nelson Ave
Peekskill,NY 10566

Site Description

Location: The Charcoal Mill Tablet Site (site) is 1.51 acres in size, located in a mixed-use area of the City of Peekskill, Westchester County, New York. The site is bordered to the north by Main Street and by Central Avenue to the south. McGregory Brook runs along the southern border of the site through an eight-foot diameter culvert pipe. The site is approximately 0.3 miles east of Peekskill Landing Park and the Hudson River. Site Features: The site has been vacant for 70 years. A majority of a new structure has been erected on-site. The site has a steep grade, the northern portion of the site is approximately 50 feet higher in elevation than the southern portion of the site. Part of the site is within the McGregory Brook flood zone. This brook flows to the west toward the Hudson River. Current Zoning and Land Use: Site zoning is currently Waterfront District-Inland (WF-2), which provides for mixed commercial and residential use. The current zoning allows for the planned use of the site (affordable housing) following remediation. Surrounding properties are used for a mix of residential, commercial, and industrial purposes. Past Use of the Site: Site use dates back to as early as 1830, at which time the western portion of the site operated as a stove works facility and the eastern portion of the site operated as a foundry. In 1902, the foundry mill burned down and was rebuilt. In 1923, the stove works facility burned down. The stove works facility was rebuilt and reopened in 1929. The site was later used for clothing manufacturing and charcoal tablet production. In the 1950s, all site use ended, and all site buildings were demolished. Site Geology and Hydrogeology: The site slopes steeply from north to south. Site soils are characterized as urban land and are generally sandy and gravelly. Depth to groundwater at the site varies due to topography and is approximately 13 feet below ground surface (bgs) in the southern portion of the site. Groundwater flows southwest in the direction of McGregory Brook, an open surface water body bordering the southeastern portion of the site. McGregory Brook is buried in a culvert along the southwest boundary of the site and to the west of the site.

Summary of Project Completion Dates

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Project Completion Dates

Contaminants of Concern (Including Materials Disposed)

Contaminant Name/Type
arsenic
barium
benzo(a)anthracene
benzo(a)pyrene

benzo(b)fluoranthene
cadmium
chrysene
cyanides(soluble cyanide salts)
dibenz[a,h]anthracene
indeno(1,2,3-cd)pyrene
lead
mercury
methylene chloride
selenium
tetrachloroethene (PCE)
trichloroethene (TCE)

Site Environmental Assessment

Remediation at the site is complete. Prior to remediation, the primary contaminants of concern include SVOCs and metals in soil, cyanide and metals in the groundwater, and VOCs in soil vapor. Remedial actions have achieved soil cleanup objectives for unrestricted use. Prior to Completion of Remediation: Soil and groundwater samples were analyzed for volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), polychlorinated biphenyls (PCBs), metals, cyanide, pesticides, and the emerging contaminants per- and polyfluorinated substances (PFAS) and 1,4-dioxane. Soil vapor samples were analyzed for VOCs. Based on investigations conducted to date, the primary contaminants of concern include SVOCs, metals and PFAS in soils, metals and PFAS in groundwater, and VOCs in soil vapor. Soil: Surface (0-2 inches) and subsurface soil (deeper than 2 inches) samples were collected throughout the site during the RI to document soil conditions in all areas of the site. Surface soil samples were collected from five locations from a depth of 0-2 inches and subsurface samples were collected from 43 locations to depths of up to 40 feet below ground surface (bgs). No VOCs were detected in the soil. Several SVOCs and metals were identified at concentrations that exceed their Restricted Residential Soil Cleanup Objectives (RRSCOs) and Unrestricted Soil Cleanup Objectives (USCOs) including benzo[a]anthracene, benzo[a]pyrene, benzo[b]fluoranthene, chrysene, dibenzo(a,h)anthracene, indeno(1,2,3-c,d)pyrene, cadmium, lead, mercury, selenium, barium, and arsenic. The greatest concentrations for SVOCs were benzo(a)anthracene and benzo(b)fluoranthene at 4.7 parts per million (ppm) each (RRSCO: 1 ppm). These exceedances were found at a depth of 12.5-13 feet bgs. The greatest concentrations for metals encountered were lead at 771 ppm (RRSCO: 400 ppm), barium at 657 ppm (RRSCO: 400 ppm), arsenic at 16.1 ppm (RRSCO: 16 ppm), cadmium at 9.5 ppm (RRSCO: 4.3 ppm), selenium at 4.9 ppm (RRSCO: 4 ppm), and mercury at 1.1 ppm (RRSCO: 0.73 ppm). Within the central portion of the site, USCOs exceedances were encountered to a maximum depth of 16 feet; however, some areas within the central portion did not exceed USCOs. USCO exceedances are present at depths greater than 15 feet in soils along the northern perimeter of the site, but none above RRSCOs in that area, with the exception of the eastern-most sample location. There were several locations across the site that did

not exceed any of the unrestricted SCOs (e.g., the southern perimeter). The presence of PAHs and metals on site is related to the historical use of the site and/or was present in fill material added to the site in the past. Detections of perfluorooctanesulfonic acid (PFOS) were found in several soil samples up to 11.1 parts per billion (ppb), compared to the screening level of 1 ppb. Detections of PFOA (perflouorooctanoic acid) were reported in soil samples up to 0.078 ppb; however, all detections were qualified from the laboratory as having blank contamination. VOCs were not detected in site soils. There is no indication soil contamination is migrating off-site. Groundwater: Groundwater samples were collected from 13 monitoring wells throughout the site. Groundwater samples were analyzed for VOCs, SVOCs, metals, cyanide, pesticides, and PCBs as well as the emerging contaminants PFAS and 1,4-dioxane. No VOCs, SVOCs, pesticides, PCBs or 1,4-dioxane were detected in any groundwater samples. Cyanide and the metals iron, manganese, and sodium were detected in groundwater samples collected from the site in exceedance of groundwater standards. The metals observed above standards in groundwater are commonly associated with naturally occurring phenomenon and/or road salt application and were present across the site. Cyanide marginally exceeded the groundwater standard of 0.2 parts per billion (ppb) at one well (MW-11) with a total concentration of 0.22 ppb. The cyanide is possibly associated with historic site operations or an additive to road salt. (PFOA and (PFOS were reported at concentrations of up to 35.5 and 42.5 parts per trillion (ppt), respectively, exceeding the 10 ppt screening levels for groundwater for each. No other individual (non PFOA/PFOS) PFASs exceeded the 100 ppt screening level. The concentrations of total PFAS, including PFOA and PFOS, were reported at levels up to 169.94 ppt, below the 500 ppt screening level for total PFAS in groundwater. Similar concentrations of PFAS were detected in monitoring wells at both the upgradient and downgradient boundaries of the site; however, based on the distribution of PFOS in the soil samples, there may be a slight on-site contribution to PFOS concentrations in groundwater. Soil Vapor: Soil vapor samples were collected at seven locations throughout the site. Soil vapor samples were collected at a depth of 15 feet bgs in the southern portion of the site and a depth of 30 feet bgs in the northern portion of the site. These sampling depths coordinate with the proposed building (parking garage) excavation depths. Soil vapor samples were analyzed for VOCs. The VOCs methylene chloride, tetrachloroethene (PCE), and trichloroethene (TCE) were detected at elevated levels in soil vapor samples. Methylene chloride was detected in two soil vapor samples with a maximum concentration of 240 micrograms per cubic meter (ug/m^3) PCE was detected in all seven soil vapor samples with a maximum concentration of 150 ug/m^3, and TCE was detected in two out of seven soil vapor samples with a maximum concentration of 19 ug/m^3. Soil vapor contamination is likely from an off-site source since VOCs were not detected in soil or groundwater.

Site Health Assessment

Contact with contaminated soil is no longer a potential concern since all contaminated soil has been removed from the site and replaced with clean fill material. People are not drinking the contaminated

groundwater because the area is served by a public water supply that is not affected by this contamination. A soil vapor intrusion evaluation indicates that soil vapor intrusion is no longer a potential concern for either on-site or off-site buildings.

For more Information: E-mail Us

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MAP: HUDSON HIGHLANDS SCENIC AREA OF STATEWIDE SIGNIFICANCE