



FACT SHEET

Brownfield Cleanup Program

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Former General Motors N. Tarrytown
Assembly Plant Site (C360070)
Village of Sleepy Hollow, NY

February 2012

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

The public is invited to comment on a proposed remedy being reviewed by the New York State Department of Environmental Conservation (NYSDEC) to address contamination related to the Former General Motors North Tarrytown site (“site”) located at 199 Beekman Avenue in the Village of Sleepy Hollow, Town of Mount Pleasant, Westchester County. See map for site location.

The Proposed Remedy

The remedy proposed for the site includes placement of a cap, controls to mitigate vapor intrusion into on-site structures, groundwater monitoring, and the filing of an environmental easement requiring all future property owners to comply with a Site Management Plan. In addition, the proposed remedy includes removal of Hudson River sediment containing high concentrations of metals from an area adjacent to the site near a former wastewater outfall. The proposed remedy was developed after a detailed investigation of the site performed under New York’s Brownfield Cleanup Program.

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 include recreation, housing, business or other uses.

A **brownfield** is any real property that is difficult to reuse or redevelop because of the presence or potential presence of contamination.

For more information about the BCP, visit:
www.dec.ny.gov/chemical/8450.html

Public Meeting
Thursday, March 22, 2012
7:00 PM

Village of Sleepy Hollow Senior Center
55 Elm Street
Village of Sleepy Hollow, New York

NYSDEC invites you to a public meeting to discuss the results of the remedial investigation and the proposed remedy for the site. You are encouraged to provide comments at the meeting, and during the 45-day comment period described in this fact sheet.

Based on the findings of the investigation, NYSDEC in consultation with the New York State Department of Health (NYSDOH) has determined that the site does not pose a significant threat. The activities discussed below have been designed to address the identified contamination at the site.

The proposed remedy is described in a draft cleanup plan called a “Remedial Work Plan” and in an accompanying draft Decision Document prepared by NYSDEC. The documents are available for review at the locations identified below under “Where to Find

Information”.

The draft cleanup plan and the draft Decision Document also are available on the NYSDEC web site at www.dec.ny.gov/chemical/8676.html

How to Comment

NYSDEC is accepting written comments about the proposed remedy for 45 days, from **February 15, 2012** through **March 30, 2012**.

Submit written comments to:

Mr. Jason Pelton, NYSDEC project manager
New York State Department of Environmental Conservation
Division of Environmental Remediation
12th Floor, 625 Broadway
Albany, NY 12233-7017
E-mail: jmpelton@gw.dec.state.ny.us

Summary of the Proposed Remedy

The draft cleanup plan that identifies the proposed remedy has several goals:

- 1) identify cleanup levels to be attained or the process to be used to determine these levels
- 2) explain why the proposed remedy will protect public health and the environment
- 3) provide a detailed description of the proposed remedy.

The site is being remediated for restricted uses, as defined by State regulation (Title 6, Part 375) for Brownfield sites. These include restricted residential use, where there is common ownership or a single owner/managing entity for the site, and commercial use. Both categories include active and passive recreational uses, respectively. The cleanup levels for these uses are also defined by State regulation (Title 6, Part 375), which provides use-based soil cleanup objectives (SCOs) for the protection of public health and the environment.

The proposed remedy will provide the necessary protection of public health by incorporating engineering and institutional controls into the design and construction of all site improvements. SCOs for protection of groundwater have not been applied because groundwater contamination is not migrating offsite, the site's groundwater is not suitable for development as a water supply, and institutional controls will be established to prevent the future use of site groundwater.

Specifically, the proposed onsite remedy will:

- Establish a cover system to provide either a minimum two feet of cover soil meeting the SCOs for restricted residential use where grasses and other vegetated surfaces are desired, or hard protective surfaces (such as building slabs and pavements), preventing public contact with the underlying soils and historic fill not meeting the restricted residential SCOs.
- Require future building designs to incorporate mitigative measures that eliminate, to the extent practicable, the potential for any natural soil gases or subsurface chemical vapors to be drawn into indoor air space.
- Restrict handling of site soils during construction, or subsequent excavation beneath the protective covers, to parties operating under a Department-approved Site Management Plan.
- Prohibit the use of site groundwater.

- Establish and file an environmental easement, granted to the State, as the enforcement mechanism to ensure that all use restrictions and engineering controls remain in place and effective.

The proposed remedy for offsite contamination in the Hudson River sediments will provide the necessary protection of public health and the environment by removing high concentrations of metals from the river bottom and restoring the area with clean sediments meeting State guidance on sediment quality. Approximately 4,400 cubic yards of sediments will be removed from the river bottom at the mouth of an existing stormwater outfall (Outfall 01). The sediments to be removed contain significant concentrations of chromium, copper, lead, mercury, and zinc within the vicinity of the site. The remedy will consist of the following components:

- Sediment dredging will extend approximately 150 feet upstream and downstream of the outfall and will be bounded by the shoreline and the Tarrytown Harbor channel. Dredging cuts would be as deep as 10 to 17.5 feet below mean sea level (up to 10 feet below the river bottom) to maximize the mass of metals removed.
- Dredging will use a wet method with appropriate turbidity controls to minimize release of suspended solids to the river, in accordance with permit requirements.
- Wet sediments will be processed on the site to remove enough moisture for handling and transportation. Water will be collected from this process and treated as necessary to meet State limits for discharge back to the river.
- Sediments will be disposed of at an offsite waste management facility, such as a commercial landfill.
- As an alternative to offsite disposal, some sediment may be recycled for onsite use as fill beneath the cover system, subject to a favorable Beneficial Use Determination from NYSDEC.

Next Steps

NYSDEC will consider public comments, revise the plan as necessary, and approve the proposed remedy. The New York State Department of Health (NYSDOH) must concur with the proposed remedy. After approval, the proposed remedy becomes the selected remedy. The draft Remedial Work Plan that describes the proposed remedy is revised as needed to describe the selected remedy, and will be made available to the public (see “Where to Find Information” below). The applicant then may design and perform the cleanup action to address the site contamination, with oversight by NYSDEC and NYSDOH. It is estimated that activities to clean up the site will take up to two years for sediments, whereas the land-based engineering and institutional controls will be integrated with design and redevelopment of the site over several years.

NYSDEC will keep the public informed during the cleanup of the site.

Background

NYSDEC previously accepted an application from the applicant to participate in the Brownfield Cleanup Program. The application proposes that the site will be used for commercial and restricted residential purposes.

The Site is situated on the eastern shore of the Hudson River and occupies an area of approximately 96.2 acres comprised of three, non-contiguous parcels: 1) the former main assembly plant area referred to as the West Parcel (approximately 66.2 acres); 2) the eastern parking lot referred to as the East Parcel (approximately 28.3 acres); and 3) the former salaried employee parking lot referred to as the South Parcel (approximately 1.7 acres). A site map is

attached.

General Motors Corporation (GMC) and their development partner Roseland/Sleepy Hollow, LLC (Roseland) initiated formal NYSDEC review of Site environmental conditions in a Voluntary Cleanup Agreement (VCA) signed in November 2002. The VCA applied to the entire Site and included investigation of the Hudson River adjacent to the West Parcel. In June 2004, the project transitioned from the Voluntary Cleanup Program to the Brownfield Cleanup Program (BCP). As part of that transition, two separate BCAs were signed in May 2005, one for the East Parcel and the other for the West Parcel including the South Parcel. On April 1, 2009, Roseland terminated its participation in the BCAs and the redevelopment project. On June 1, 2009, GMC filed for bankruptcy. On July 10, 2009, in accordance with an order from the Bankruptcy court, GMC changed its name to Motors Liquidation Company (MLC) and sold its interest in the Sleepy Hollow site to a newly formed company, General Motors LLC (GM LLC). GM LLC signed two BCAs in 2010 that superseded the two previous BCAs signed by GMC and Roseland.

Prior to GMC's purchase of the West Parcel in 1914, the parcel was partially developed with urban fill consisting largely of coal cinders and various aggregate mixtures to extend the waterfront into a portion of the former Pocantico Bay. Industrial operations prior to GMC's purchase included a brickyard, a percussion rock drill factory, and two facilities where gasoline and steam-powered automobiles were manufactured and assembled. GMC demolished most of the early industrial buildings during the 1920s, filled in the remainder of Pocantico Bay, and constructed an automotive assembly complex that continued to expand and operate until operations ceased in 1996. In the East Parcel, purchased by GMC in 1960 for parking, the former Village of North Tarrytown (now the Village of Sleepy Hollow) operated a small (less than 10 acres) municipal refuse and ash landfill during the 1920s and 1930s. The South Parcel, developed on a natural hillside, was previously residential.

A series of environmental investigations were performed by GMC and Roseland to characterize the nature and extent of contamination associated with historical site development and former industrial operations. The most recent of these investigations, and their findings, are described in separate remedial investigation (RI) reports for the site and the Hudson River sediments.

In July 2007, NYSDEC issued a final Decision Document approving a series of interim remedial measures (IRMs) to be implemented prior to and during site development. Pre-development IRMs were completed at four potential areas of concern (PAOCs) in 2007-2008, and included:

- Excavation and offsite disposal of grossly contaminated soil containing elevated concentrations of lead at PAOC 7 (3,700 cubic yards).
- Excavation and offsite disposal of grossly contaminated soil containing elevated concentrations of lead at PAOC 29 (1,100 cubic yards).
- Excavation and offsite disposal of grossly contaminated soil containing elevated concentrations (above applicable BCP soil cleanup objectives) of chromium and trichloroethene in PAOC 47 (3,700 cubic yards).
- Excavation and offsite disposal of petroleum-impacted soil from the Former 10,000-gallon Underground Storage Tank (UST) Area (6,400 cubic yards).
- Injection of chemical oxidants through injection wells, to treat residual groundwater contamination in the area of PAOC 47 and the UST Area. Pilot studies were performed to support injection design. It was demonstrated that further treatment in the UST area beyond the pilot injection was not necessary. Between April 23 and May 1, 2008, a total

volume of 40,500 gallons of solution were injected into the subsurface to address residual groundwater contamination at PAOC 47. After evaluation of post-injection groundwater monitoring data collected between May 2008 and May 2011, NYSDEC made a “no further action” determination for groundwater at PAOC 47.

GM LLC completed two alternatives analysis reports for the site and the Hudson River to identify and evaluate remedial alternatives that may be appropriate for site-specific conditions and protective of human health and the environment, in consideration of the expected use of the site. These reports were used to develop the Proposed Decision Document described in this fact sheet.

FOR MORE INFORMATION

Where to Find Information

Project documents are available at the following location(s) to help the public stay informed. These documents include the draft cleanup plan (draft Remedial Work Plan).

Warner Library
121 North Broadway
Tarrytown, NY 10591
914-631-7734
Hrs: M 1-9, T-W 10-6, Th 1-9,
Sat 10-5, Sun 1-5

Village Hall
28 Beekman Ave
Sleepy Hollow, NY 10591
914-366-5106
(Village Clerk’s Office)

NYSDEC Region 3 Office
21 South Putt Corners Road
New Paltz, NY 12561
(845) 256-3154
Monday – Friday: 8:30- 4:45
(please call for an appointment)

Who to Contact

Comments and questions are always welcome and should be directed as follows:

Project Related Questions

Mr. Jason Pelton
NYSDEC Project Manager
Division of Environmental Remediation
12th Floor, 625 Broadway
Albany, NY 12233-7017
(518) 402-9818 -or- (888) 459-8667
E-mail: jmpelton@gw.dec.state.ny.us

Site-Related Health Questions

Ms. Fay S. Navratil
NYSDOH Project Manager
Flanigan Square
547 River Street
Troy, New York 12180-2216
(518) 402-7880
Email: bee@health.state.ny.us

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.

Receive Site Fact Sheets by Email

Have site information such as this fact sheet sent right to your email inbox. NYSDEC invites you to sign up with one or more contaminated sites county email listservs available at the following web page: www.dec.ny.gov/chemical/61092.html . It’s *quick*, it’s *free*, and it will help keep you *better informed*.

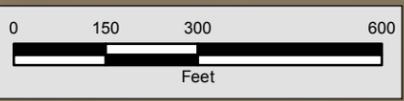


As a listserv member, you will periodically receive site-related information/announcements for all contaminated sites in the county(ies) you select.

You may continue also to receive paper copies of site information for a time after you sign up with a county listserv, until the transition to electronic distribution is complete.

Note: Please disregard if you already have signed up and received this fact sheet.

FIGURE 2
Site Features and Interim Remedial Measure Location Map



New York State
 Department of Environmental Conservation
 Division of Environmental Remediation

Map Details

Created in ArcGIS 9.3
 Created by J. Pelton
 Date of Last Revision: 1/17/2012
 UNAUTHORIZED DUPLICATION
 IS A VIOLATION OF APPLICABLE LAWS

Former GM Assembly Plant
 Site # C360070

Westchester County
 Village of Sleepy Hollow

DEC Contact:
 J. Pelton

DOH Contact:
 F. Navratil

Spring 2003
 Aerial Photography



North American Datum 1983
 UTM Zone 18N