



FACT SHEET

Brownfield Cleanup Program

Receive Site Fact Sheets by *Email*. See "For More Information" to Learn How.

Site Name: Former General Motors North Tarrytown West Parcel
DEC Site #: C360070
Address: 199 Beekman Ave
Sleepy Hollow, NY 10591

Have questions?
See
"Who to Contact"
Below

NYSDEC Certifies Cleanup Requirements Achieved at Brownfield Site

The New York State Department of Environmental Conservation (NYSDEC) has determined that the cleanup requirements to address contamination related to the Former General Motors North Tarrytown West Parcel site ("site") located at 199 Beekman Ave, Sleepy Hollow, Westchester County have been or will be met under New York State's Brownfield Cleanup Program. Please see the map for the site location.

The cleanup activities were performed by General Motors LLC with oversight provided by NYSDEC. NYSDEC has approved a Final Engineering Report and issued a Certificate of Completion for the site. Copies of the Final Engineering Report and Notice of the Certificate of Completion are available at the locations identified below under "Where to Find Information."

Completion of Project

Remedial actions previously completed at the site include:

- Excavation and off-site disposal of grossly contaminated soil,
- Injection of 3,300 gallons of chemical oxidants to address residual groundwater contamination,
- Removal of approximately 4,600 cubic yards of Hudson River sediments at the mouth of the former industrial wastewater outfall, and
- Removal of approximately 705 cubic yards of sediments from the West Parcel storm drains.

A site-wide cover system, consisting of building slabs and pavement, currently exists to prevent exposure to contamination remaining at the site. The site cover will be maintained as a component of any future site development, which will consist either of structures such as buildings, pavement and sidewalks, or a minimum of two feet of soil over a demarcation layer.

Remedial actions have successfully achieved soil cleanup objectives for restricted residential use at the site.

The Site Management Plan restricts the use of groundwater, requires maintenance of the cover system, an evaluation of soil vapor intrusion for any future buildings, and periodic sampling of groundwater. It also includes an excavation work plan, which defines how future excavations at the site must be conducted and requires that a periodic certification be provided to the NYSDEC stating that the remedy is in place and effective. Exposure to remaining contamination at the site will be prevented through implementation of the Site Management Plan.

Final Engineering Report Approved

NYSDEC has approved the Final Engineering Report, which:

- 1) Describes the cleanup activities completed.
- 2) Certifies that cleanup requirements have been or will be achieved for the site.
- 3) Describes any institutional/engineering controls to be used. An *institutional control* is a non-physical restriction on use of the site, such as a deed restriction, when contamination left over after the cleanup action makes the site suitable for some, but not all uses. An *engineering control* is a physical barrier or method to manage contamination such as a cap or vapor barrier.
- 4) Certifies that a site management plan for any engineering controls used at the site has been approved by NYSDEC.

The following institutional controls have been or will be put in place on the site:

- Soil Management Plan
- Monitoring Plan
- Environmental Easement
- Site Management Plan
- Land Use Restriction
- Groundwater Use Restriction
- Institutional Control/Engineering Control Plan

The following engineering control has been or will be put in place on the site:

- Cover System

Next Steps

With its receipt of a Certificate of Completion, the applicant is eligible to redevelop the site. In addition, the applicant:

- has no liability to the State for contamination at or coming from the site, subject to certain conditions; and
- is eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site.

A Certificate of Completion may be modified or revoked if, for example, there is a failure to comply with the terms of the order or agreement with NYSDEC.

Background

Location: The Former General Motors (GM) North Tarrytown West Parcel site is located at 199 Beekman Avenue in an urban area within the Village of Sleepy Hollow. The site occupies approximately 66.67 acres and is positioned along the eastern shore of the Hudson River. The site is approximately one-half mile west of the intersection of Beekman Avenue and New York

State Route 9.

Site Features: The Site is comprised of two non-contiguous parcels: 1) former main assembly plant area referred to as the west parcel (approximately 64.9933 acres); and 2) former salaried employee parking lot (approximately 1.6787 acres). Two large manufacturing buildings were demolished in 1999 from the west parcel leaving two large concrete building slabs. The majority of the remainder of the site is covered with an asphalt parking surface.

Current Zoning and Land Use: The site is currently inactive and is located in the Village of Sleepy Hollow's RF-Riverfront Development Zoning District, which allows for a mixed use development of residential and commercial properties consistent with the RF Zoning, as determined by the Village of Sleepy Hollow. Current land use along the local riverfront communities includes mixed industrial, commercial, residential, and parkland areas. The commercial center for the Village of Sleepy Hollow is less than 0.5 miles east of the Site. Lands immediately southeast and east of the Site are primarily residential. Public parklands surround the northern borders of the Site. Kingsland Point Park of Westchester County abuts the northwest border of the Site. The Tarrytown Lighthouse, which is listed on the National Register of Historic Places, is located in the Hudson River immediately west of the site and is accessible to the public through Kingsland Point Park.

Past Use of the Site: Until approximately 1830 when a brickyard was established at the site, the property was undeveloped or used as farmland. In 1885, the Rand Drill Company acquired the abandoned brickyard property and the facility was used to manufacture percussion rock drills until approximately 1909. Between 1899 and 1914 the north side of the property (adjacent to Kingsland Point) was used for vehicle manufacturing by the Mobile Company of America (Mobile) and the Maxwell Briscoe Company (Maxwell Briscoe). The Chevrolet Motor Company (which later became a division of General Motors Corporation (GM) originally acquired the former Maxwell Briscoe Property and automobile manufacturing facility in 1914. Between 1914 and 1996, GM assembled automobiles at west parcel of the site in two manufacturing buildings (the Body Plant and the Chassis Plant) supported by a powerhouse, petroleum bulk storage tanks, a wastewater pretreatment facility. A water storage tank and parking lot were located on the south parcel of the site. Overall, approximately 90% of the site area has been developed on fill.

Site Geology and Hydrogeology: The majority of the site is developed on fill material with a highly variable composition and thickness. The fill is generally comprised of fine-to-coarse sand with lesser amounts of gravel, silt, and clay and varying amounts of coal cinder and ash fill cinders, along with brick fragments and other solid building materials. Areas of the site have also been filled in with Hudson River dredged material that consist of sand, silt, gravel, and shells. The fill material is underlain in areas by soft organic clay and peat deposits associated with the Hudson and Pocantico Rivers. In other areas, layers of silt and clay underlies the fill. Beneath these deposits, a layer of compact granular glacial till (silty sand with gravel and occasional cobbles and boulders) overlies the bedrock with a thickness ranging from 1 foot to more than 10 feet. The underlying bedrock is a weathered to relatively sound gneiss. The depth to bedrock is extremely variable across the site, ranging from less than 20 feet below ground surface (bgs) to greater than 100 ft.

The groundwater table in the vicinity of the site is present in the fill and predominantly occurs at a depth of approximately 5 to 10 feet beneath the ground surface. In general, groundwater flow is to the west, toward the Hudson River.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's website at:

<http://www.dec.ny.gov/cfm/EXTAPPS/DEREXTERNAL/haz/details.cfm?pageid=3&progno=C360070>

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: <http://www.dec.ny.gov/chemical/8450.html>

FOR MORE INFORMATION

Where to Find Information

Project documents are available at the following locations to help the public stay informed.

Warner Library
Attn: Reference Librarian
121 North Broadway
Tarrytown, NY 10591
phone: (914) 631-7734

NYSDEC Region 3 Office
21 South Putt Corners Road
New Paltz, NY 12561
phone: (845) 256-3154
Please call for an appointment

Village of Sleepy Hollow
Attn: Village Clerk
28 Beekman Avenue
Sleepy Hollow, NY 10591
phone: (914) 366-5106

Who to Contact

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

Project Related Questions

Jamie Verrigni
Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7014
518-402-9662
jlverrig@gw.dec.state.ny.us

Site-Related Health Questions

Fay Navratil
New York State Department of Health
Empire State Plaza
Corning Tower, Room 1787
Albany, NY 12237
(518) 402-7860
BEEI@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: <http://www.dec.ny.gov/chemical/61092.html>. It's quick, it's free, and it will help keep you *better informed*.

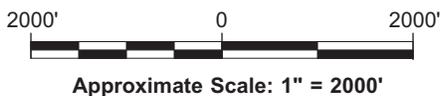


As a listserv member, you will periodically receive site-related information/announcements for all contaminated sites in the county(ies) you select.

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



REFERENCE: BASE MAP USGS 7.5 MIN. QUAD., WHITE PLAINS, NY, 1967, PHOTOREVISED 1979.



FORMER GENERAL MOTORS ASSEMBLY PLANT
 WEST PARCEL SITE
 SLEEPY HOLLOW, NEW YORK
SITE MANAGEMENT PLAN

SITE LOCATION MAP



FIGURE
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