New York State Department of Environmental Conservation

November 2013

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 and East Parcels
DEC Site #: C360070 and C360070B
Address: 199 Beekman Ave and 60 Continental Street
Sleepy Hollow, NY 10591

Have questions? See "Who to Contact" Below

Cleanup Action Completed at Brownfield Site

Action has been completed to address the contamination related to the Former General Motors North Tarrytown West Parcel site and the Former General Motors North Tarrytown East Parcel site ("sites") located at 199 Beekman Ave and 60 Continental Street, respectively, Sleepy Hollow, Westchester County 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 ("applicant") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). The applicant has submitted a draft Final Engineering Report for NYSDEC review which states that cleanup requirements have been or will be achieved to fully protect public health and the environment for the proposed site use.

Highlights of the Site Cleanup:

1. Dredging of 4,635 cubic yards of Hudson River sediments at the mouth of a former industrial wastewater outfall.

2. Restoration of the dredged area with NYSDEC-approved backfill.

3. Removal of 705 cubic yards of sediments from the West Parcel storm drains.

4. Stabilization of the removed sediments with Portland cement and protection of the stabilized sediments on the West Parcel for use as fill beneath the final cover.

5. Construction of a cover system. The existing building slabs and pavement at the sites form the cover system. A site cover will be maintained as a component of any future site development, which will consist either of structures such as building, pavement, and sidewalks or a minimum of two feet of soil over a demarcation layer.

6. Placement of institutional controls in the form of an environmental easement on the properties that allow the use and development of the property for restricted-residential, commercial and industrial use - all land use subject to local zoning laws; requires compliance with the Department approved Site Management Plan; restricts the use of groundwater as a source of potable or process water, without necessary water quality treatment as determined by the New York State

Department of Health (NYSDOH) or County DOH; and requires the remedial party or site owner to complete and submit to the Department a periodic certification of the institutional and engineering controls.

7. Development of a Site Management Plan that includes an Excavation Plan which details the management of future excavations in areas of remaining contamination; evaluation of the potential for soil vapor intrusion for any buildings developed on the site, including provision for implementing actions recommended to address exposures related to soil vapor intrusion; monitoring of groundwater on the West Parcel to assess the performance and effectiveness of the remedy; identification of any use restrictions on the site; and provisions for the continued proper operation and maintenance of the components of the remedy.

8. Periodic certification by the property owner of the institutional and engineering controls, prepared and submitted by a professional engineer or such other expert acceptable to the Department, until the Department notifies the property owner in writing that this certification is no longer needed. This submittal will contain certification that the institutional controls and engineering controls put in place are still in place and are either unchanged from the previous certification or are compliant with the Department approved modifications; allow the Department access to the site; and state that nothing has occurred that would impair the ability of the control to protect public health or the environment, or constitute a violation or failure to comply with the site management plan unless otherwise approved by the Department

Additional Details

Interim remedial measures (IRMs) were completed in four “Potential Areas of Concern” (PAOCs) at the Western Parcel in 2007 and 2008 (See Figure #2), which included:

- Excavation and off-site disposal of grossly contaminated soil containing elevated concentrations of lead at PAOC 7 (3,700 cubic yards);
- Excavation and off-site disposal of grossly contaminated soil containing elevated concentrations of lead at PAOC 29 (1,100 cubic yards);
- Excavation and off-site disposal of grossly contaminated soil containing elevated concentrations of chromium and trichloroethene (TCE) in PAOC 47 (3,700 cubic yards);
- Excavation and off-site disposal of petroleum-impacted soil from the Former 10,000 gallon Underground Storage Tank (UST) area (6,400 cubic yards); and
- Injection of chemical oxidants through injection wells to treat residual groundwater contamination in the area of PAOC 47 and the UST Area. A total volume of 40,500 gallons of solution was injected into the subsurface to address residual groundwater contamination at PAOC47.

Next Steps

When NYSDEC approves the Final Engineering Report, it will be made available to the public (see "Where to Find Information" below). NYSDEC then will issue a Certificate of Completion which will be announced in a fact sheet that is sent to the site contact list.

The applicant would be able to redevelop the site after receiving a Certificate of Completion. In addition, the applicant:

- would have no liability to the State for contamination at or coming from the site, subject to certain conditions; and

- would be 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, an applicant does not comply with the terms of its Brownfield Cleanup Agreement with NYSDEC.

Background

Location: The Former General Motors (GM) North Tarrytown sites are located at 199 Beekman Avenue and 60 Continental Street in an urban area within the Village of Sleepy Hollow. The sites occupy approximately 95 acres along the eastern shore of the Hudson River. The sites are located approximately one-half mile west and northwest of the intersection of Beekman Avenue and New York State Route 9.

Site Features: The Former GM Assembly Plant property occupies three, non-contiguous parcels: 1) former main assembly plant area referred to as the West Parcel; 2) eastern parking lot referred to as the East Parcel ; and 3) former salaried employee parking lot referred to as the South Parcel. The Former GM North Tarrytown West Parcel Brownfield site is comprised of both the west and south parcels and is approximately 66.67 acres. The Former GM North Tarrytown East Parcel site is approximately 28.29 acres.

The West and East Parcel sites are bisected by an active passenger and freight rail corridor. 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. The Pocantico River borders the East Parcel to the north and discharges into the Hudson River approximately 1,000 feet upstream of the site.

Current Zoning and Land Use: The sites are currently inactive and are 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 sites. Lands immediately southeast and east of the sites are primarily residential. Public parklands surround the northern borders of the sites. Kingsland Point Park of Westchester County abuts the northwest border of the West Parcel site and the Village of Sleepy Hollow's Devries Park abuts the northeast border of the East Parcel site. The Tarrytown Lighthouse, which is listed on the National Register of Historic Places, is located in the Hudson River immediately west of the West Parcel site and is accessible to the public through Kingsland Point Park.

Past Use of the Site: Until approximately 1830, when a brickyard was established within the West Parcel, 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 West Parcel (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 (GMC)) originally acquired the former Maxwell Briscoe Property and automobile manufacturing facility in 1914. Between 1914 and 1996, GMC assembled automobiles at the West Parcel in two manufacturing buildings (the Body Plant and the Chassis Plant) supported by a powerhouse, petroleum bulk storage tanks, and a wastewater pretreatment facility. A water storage tank and parking lot were located on the south parcel. The East Parcel, acquired by GMC from the Village of North Tarrytown, was only used as a parking lot with rail access for shipping new vehicles to off-site distribution centers. Overall, approximately 90% of the total 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 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 consists of sand, silt, gravel, and shells. Fill, placed in a portion of the East Parcel by the Village of North Tarrytown, consists of municipal refuse and coal ash. 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 underly 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 weathered to relatively unweathered 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 within the sites 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/cfmx/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.

2000' 0 2000'

Approximate Scale: 1" = 2000'

FORMER GENERAL MOTORS ASSEMBLY PLANT SITES
SLEEPY HOLLOW, NEW YORK
FINAL ENGINEERING REPORT

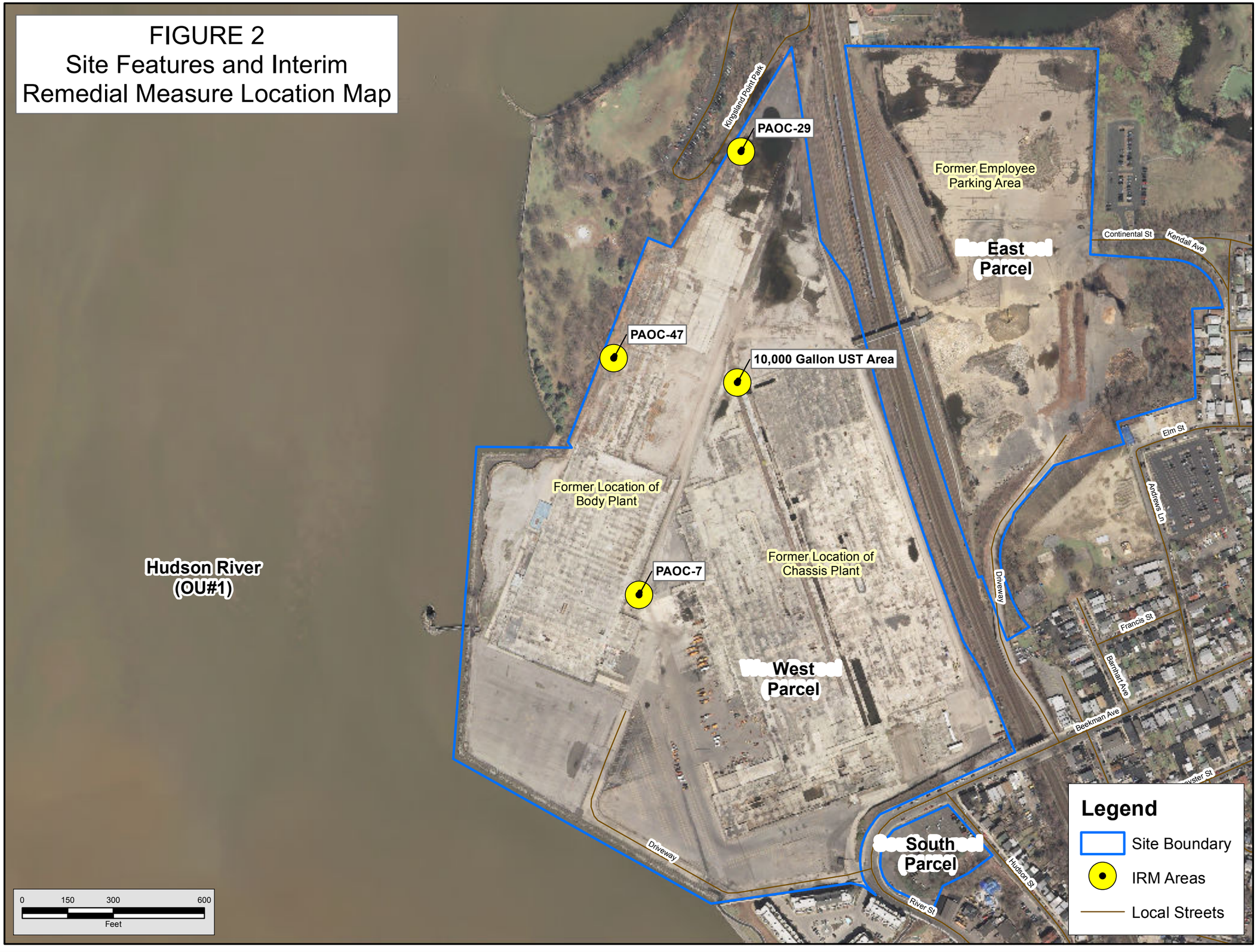
SITE LOCATION MAP

ARCADIS

FIGURE
1-1

08/26/2013 SYRACUSE, NY-ENV/CAD-DJHOWES
B0064462/0001/00066/CDR/64462N01.CDR

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

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W E
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North American Datum 1983
UTM Zone 18N