



FACT SHEET

Brownfield Cleanup Program

Former General Motors Assembly Plant
Site Number C360070
Village of Sleepy Hollow, NY

December 2006

Preliminary Draft Remedial Investigation Report Available

The New York State Department of Environmental Conservation (NYSDEC) and the New York State Department of Health (NYSDOH) are providing this fact sheet to announce the availability of a *Preliminary Draft Remedial Investigation Report (RIR)* for the Former General Motors North Tarrytown Assembly Plant Site in the Village of Sleepy Hollow, Westchester County. This Preliminary Draft RIR was prepared under the terms of two Brownfield Cleanup Agreements (BCAs) between NYSDEC and the Applicants – General Motors Corporation (GM) and Roseland/Sleepy Hollow, LLC (Roseland). Roseland is the prospective developer of the Site. GM and Roseland initiated formal NYSDEC review of Site environmental conditions as Volunteers 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. During late 2004 and early 2005, the Site transitioned from the Voluntary Cleanup Program (VCP) to the Brownfield Cleanup Program (BCP); in the BCP Roseland is considered a Volunteer and GM is considered a Participant. During the transition, separate BCAs signed in May 2005 were developed for the East and West Parcels. The Hudson River in the vicinity of the Site is included in the West Parcel BCA.

This draft is provided for public review as background information to the Applicants' proposed Interim Remedial Measures Scope of Work, which will be available for public review in early 2007. The RIR will be updated and revised upon the completion of Interim Remedial Measures and/or off-site investigation of the Hudson River.

The BCAs are voluntary agreements between the State and the Applicants to investigate and remediate the Site, where necessary, in order to return it to productive use. The contemplated use of the Site is restricted (i.e., by deed restrictions/environmental easement) mixed commercial and residential development, with public open space, including public access to the waterfront and municipal public works operations.

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 and business.

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.state.ny.us/website/der/bcp

The New York State Brownfield Cleanup Program (BCP) was developed to enhance private sector cleanup of properties by enabling applicants to voluntarily remediate sites using private rather than public funds, and to reduce the development pressures on "greenfield" sites. Under the Program, an applicant agrees to investigate and remediate a site to a level that is protective of human health and the environment for

the present or intended use of the property. Investigation and remediation are carried out under the oversight of the NYSDEC and the NYSDOH. When the volunteer completes the work, the State provides a release from State liability for the work done, returning the site to productive use.

The preliminary draft RI Report is available at the document repositories identified below.

BACKGROUND and HISTORY

The Site is the location of a former automobile assembly plant owned and operated by General Motors Corporation since 1914. The Site occupies approximately 96.5 acres of property along the eastern shore of the Hudson River, in the Village of Sleepy Hollow, New York, and is bisected into East and West Parcels by an active passenger and freight rail corridor. At the time GM ceased assembly operations in July 1996, the assembly facility was comprised of two large manufacturing buildings consisting of more than 2.5 million square feet of floor space, as well as associated utility buildings and material storage structures. The assembly plant and support buildings were decommissioned and all structures have been demolished, except for two large floor slabs (covering much of the surface area on the west side of the railroad tracks) and a section of a pedestrian bridge over the rail lines.

Between 1996 and 2000, GM undertook a number of environmental investigations at the Site in preparation for facility closure, including Phase I and Phase II Environmental Site Assessments; a Phase III Extent of Contamination Study; and a Sediment Quality Investigation in the Hudson River. In addition, an Interim Corrective Measures Project was implemented primarily to clean up residual petroleum and hydraulic fluids found in crawlspaces beneath floor slabs of the former Chassis and Body Assembly Plants and to remove two underground fuel storage tanks before these buildings were demolished. Roseland conducted additional sampling of soil and groundwater during 2002. The findings from these investigations were utilized to prepare a supplemental Site Investigation (SI) Work Plan (September 2003), which specified additional sampling to meet the requirements of a remedial investigation (RI) pursuant to the VCA/BCAs.

Several phases of remedial investigation were completed on the East and West Parcels between 2003 and 2004 and the findings are presented in the Preliminary Draft RIR. Investigations of sediment quality in the Hudson River were initiated in 2004 and expanded in 2006. The findings of the sediment investigation are not yet completed but will be available after the results are made available to the Department for review and approval.

SUMMARY OF PRELIMINARY FINDINGS

Through the collective previous site investigations and the RI, representative sampling has been performed throughout the East and West Parcels, encompassing 47 potential areas of concern (referred to as PAOCs) and a known petroleum spill location, as well as all onsite areas containing historic fill and two offsite areas of Kingsland Point Park bordering the Site. Comprehensive environmental sampling included soil, groundwater, recycled concrete, and soil gases.

These investigations have revealed widespread, relatively low level contamination present across most of the site. To address site-wide remediation of soil and groundwater, remedial actions could

include a functional barrier cap, a soils management plan, post-remediation monitoring, and an environmental easement.

In addition to Site-wide remedial actions, the Preliminary Draft RIR recommends that location-specific remedial alternatives be evaluated. These include, but are not limited to the following:

- location-specific remediation of areas containing historical fill with elevated lead concentrations, one area containing elevated chromium and trichloroethene (TCE), and the location of a former No.6 fuel oil tank;
- natural attenuation to remediate residual petroleum in three general areas of historical spills;
- general and location-specific measures to address volatile organic vapors that could represent an exposure concern for future residents in an indoor air space, including measures to prevent vapor intrusion from occurring in future buildings; and
- general measures to mitigate the possible intrusion of methane into indoor air space if future development plans include buildings over methane source areas and any necessary venting of methane in such areas.

WHAT'S NEXT

The on-site remediation contemplated for implementation prior to redevelopment of the Site will be proposed as an Interim Remedial Measure (IRM). The Department is reviewing the Applicant's Proposed IRM Scope of Work for remedial activities planned for 2007. When the IRM Scope of Work is available for public review, it will be announced in a separate fact sheet. After the IRMs are complete, the Applicants will update the Preliminary RIR, and develop an Alternative Analysis Report and Remedial Work Plan. The Remedial Work Plan will propose any additional engineering controls and/or remediation, as necessary, to assure that the site is suitable for its contemplated use. After the Remedial Work Plan is reviewed by the NYSDEC and NYSDOH the State will notify the public that this proposed Work Plan is available for their review and comment.

FOR MORE INFORMATION

If you would like more information about this project, you are invited to visit the document repositories listed below. The documents which can be found at the repositories include the historical investigation documents (discussed above), the Voluntary Agreement and Brownfield Cleanup Agreements, the Site Investigation Work Plan, and the Preliminary Draft

Remedial Investigation Report discussed above. The repositories are located at:

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

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

Warner Library
121 North Broadway
Tarrytown, NY 10591
914-631-7734
Mon.: 1:00-9:00
Tues./Wed.: 10:00-6:00
Thurs.: 1:00-9:00
Fri.: 9:00-5:00
Sat.: 10:00-5:00
Sun.: 1:00-5:00

Your understanding and involvement in this project will help ensure its effectiveness. You are encouraged to contact the NYSDEC and NYSDOH individuals listed below at any time with your questions and concerns.

Mr. James Moras
Project Manager
NYSDEC

625 Broadway, 12th Floor
Albany, NY 12233-7013
(518) 402-9812

For site-related health questions, please
contact the following New York State
Department of Health (NYSDOH)
representative:

Mr. Joseph Crua
Public Health Specialist
NYSDOH

547 River Street
Troy, NY 12180
1 (800) 458-1158, Ext. 27890

For Citizen Participation questions, contact:

Mr. Michael Knipfing
Citizen Participation Specialist
NYSDEC

21 South Putt Corners Road
New Paltz, NY 12561
(845) 256-3154

If you know someone who would like to be added to the project mailing list, have them contact the NYSDEC project manager above. 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.