



FACT SHEET

Brownfield Cleanup Program

Former Glenwood Power Plant Site
Yonkers, NY

June 2007
Site #C360100

Draft Interim Remedial Measures (IRM) Work Plan Available for Public Comment

The New York State Department of Environmental Conservation (NYSDEC) requests public comments as it reviews a proposed IRM to address the contamination related to Former Glenwood Power Plant Site located at 45 Water Grant Way in the City of Yonkers, Westchester County, NY. See map for the location of the site. The proposed IRM is described in a "Draft Interim Remedial Measures Work Plan" that was submitted by The Remi Companies under New York's Brownfield Cleanup Program (BCP).

The BCP application for this site was submitted concurrently with the Interim Remedial Measures Work Plan. The application proposes that the site will be used for a combination of residential and commercial purposes.

Public Comments about the Draft Interim Remedial Measures Work Plan

NYSDEC is accepting written public comments about the Draft Interim Remedial Measures Work Plan for 45 days, from **June 27, 2007** through **August 11, 2007**. The draft Interim Remedial Measures Work Plan is available for public review at the document repositories identified in this fact sheet.

Written comments should be submitted to:

Robert Filkins
New York State Department of Environmental Conservation
625 Broadway, Albany, NY 12233-7016

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

Highlights of the Draft Interim Remedial Measures Work Plan

The Interim Remedial Measures Work Plan has several goals:

- 1) The purpose of the IRM is to remove contaminated soil and debris from the site as part of a planned redevelopment project. Proper removal and off-site disposal of this material will ensure protection of public health and the environment; and
- 2) The scope of the IRM includes: characterizing the

Background

The Property is situated on the east side of the Hudson River and is located west of the Glenwood Railroad Station and southwest of Trevor Park and the JFK Marina. It includes four acres -- two of which are below the water level of the Hudson River -- and is improved with an inactive and vacant coal-fired electric power generation plant. The three story brick structure was initially constructed and operated by the Consolidated Edison Company (Con Ed) in the early 1900's. The facility was vacated in 1964. After Con Ed vacated the site, a contractor used the premises for the storage of construction materials. Based on the age of the structure and the analysis of samples collected during the Phase II ESA, asbestos building materials, such as pipe insulation, are known to exist at the property.

The majority of the property above the Hudson River high water mark is comprised of structures. This includes a long and narrow three story building located along the northern property boundary that housed former offices, equipment & material storage and mechanical blowers. An open courtyard area exists directly south of this building. The courtyard contains electrical transformers and foundations for equipment. The soil underlying the courtyard area contained: Semi-Volatile Organic Compounds (SVOCs); metals and PCBs in excess of New York State standards.

A larger, rectangular shaped building exists directly south of the courtyard. The northern portion of this building housed the former power generation area while the adjoining southern portion of the building housed the former coal ovens that fueled the power plant. Sediment on the floor of the former power generation area contained: SVOCs and metals exceeding NYSDEC limits. The concentrations of lead were elevated as high as 13,600 mg/kg. The debris in the former coal ovens contained: SVOCs and metals. The concentrations of lead were elevated as high as 17,800 micrograms/kilogram (mg/kg).

The developer plans to demolish the interiors of the existing structures and remove the contaminated materials. The outer portions of the structures will remain and be incorporated into the final project's design.

