



FACT SHEET

Brownfield Cleanup Program

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

Site Name: Former Glenwood Power Plant
DEC Site #: C360100
Address: 45-45A Water Grant Way, Yonkers

Have questions?
See
"Who to Contact"
Below

Remedy Proposed for Brownfield Site Contamination; Public Comment Period 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 Former Glenwood Power station ("site"), 45-45A Water Grant Way in the City of Yonkers, Westchester County. Please see the map for the site location. Documents related to the cleanup of this site can be found at the location(s) identified below under "Where to Find Information."

The cleanup activities will be performed and funded by Glenwood POH LLC (applicant) with oversight provided by NYSDEC. When NYSDEC is satisfied that cleanup requirements have been achieved, the applicant may be eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site.

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.

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

<http://www.dec.ny.gov/cfm/external/derexternal/haz/details.cfm?pageid=3&progno=C360100>

How to Comment

NYSDEC is accepting written comments about the proposed cleanup plan for 45 days, from **May 17, 2017 through June 30, 2017**. The draft Remedial Action Work Plan (RAWP) containing the proposed site remedy is available for public review at the location(s) identified below under "Where to Find Information." Please submit comments to the NYSDEC project manager listed under Project Related Questions in the "Who to Contact" area below.

The proposed remedy consists of:

1. Installation of a cover system to allow for restricted residential use of the site in areas where the upper two feet of exposed surface soil exceed the applicable soil cleanup objectives. The cover may consist of paved surface parking areas, sidewalks, or a soil cover. Where a soil

cover is placed, it will be a minimum of two feet of soil placed over a demarcation layer, with the upper six inches of sufficient quality to maintain vegetation.

2. Completion of soil vapor intrusion evaluations and implementation of appropriate actions to address exposures at any building developed on the site.
3. Repair and raising of the structurally deficient shoreline stone revetment along the Hudson River to prevent erosion of contaminated soil into the river and to support the site cover system.
4. Placement of an environmental easement on the property that will allow the use and development of the controlled property for restricted residential, commercial and industrial uses (subject to local zoning laws) and restrict the use of groundwater as a source of potable or process water.
5. Development and implementation of a site management plan (SMP) which will detail the soil management in the event of future excavations in addition to long-term maintenance of the soil cover and monitoring of the groundwater at the site.

Summary of the Investigation

In soils, nine contaminants exceed the restricted residential use soil cleanup objectives: six semi-volatile organic compounds (SVOCs) (benzo(a) anthracene, benzo(a) pyrene, benzo(b)fluoranthene, benzo(k)fluoranthene, dibenzo(a,h)anthracene, and indeno(1,2,3-cd)pyrene); and three inorganic compounds (arsenic, copper and lead).

In groundwater, three contaminants exceed ambient groundwater quality standards. They include tetrachloroethene, trichloroethene, and cis-1,2-dichloroethene.

Next Steps

NYSDEC will consider public comments received on the proposed remedy presented in the draft RWP and ultimately issue a final Decision Document. The New York State Department of Health (NYSDOH) must also concur with the remedy. The final Remedial Work Plan (with revisions if necessary) and the Decision Document will be made available to the public. The applicant(s) may then design and perform the cleanup action to address the site contamination, with oversight by NYSDEC and NYSDOH.

NYSDEC will keep the public informed throughout the investigation and cleanup of the site.

Background

Location: The site is located at 45 Water Grant Way in the City of Yonkers, Westchester County. The Site is located on the eastern shore of the Hudson River, west of the Glenwood Metro North Railroad station, south of JFK Marina Park, and north of the BICC Cables Corporation BCP Site (Site #360051). The site consists of approximately 1.94 acres of upland property.

Site Features: The site contains two three-story brick buildings connected by a second floor metal grate walkway. These buildings consist of a 250 x 230 foot building partially built on piers in the river where the power generation took place, and a 170 x 100 foot building. A courtyard separates the two buildings. A small one-story vacant wooden farmhouse is located on the southeast portion of the property. Old railroad tracks run north/south along the eastern portion of the property.

Current Zoning and Land Use: The site is located in a commercial and residential area of the City of Yonkers, and is zoned for industrial use. The site has been vacant since 1978.

Past Use of the Site: The site was a coal-fired power plant that operated between 1917 and 1978.

Site Geology and Hydrogeology: Site soils consist of brown organic rich top soil from the surface to three inches below grade and a black and gray sand and gravel mixture from three inches to 24 inches below grade. The site is underlain by unconsolidated soils followed by bedrock. Groundwater at the site is tidally influenced and is located approximately one to two feet below grade and flows westward towards the Hudson River.

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 site is any real property where a contaminant is present at levels exceeding the soil cleanup objectives or other health-based or environmental standards, criteria or guidance adopted by DEC that are applicable based on the reasonably anticipated use of the property, in accordance with applicable regulations.

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 location(s) to help the public stay informed.

Yonkers Public Library
Attn: John Favreau
One Larkin Center
Yonkers, NY 10701
Phone: (914) 375-7940
Hours: M-F 9am – 8 pm,
F 10 am – 5 pm, Sat 9am-5pm

NYSDEC Region 3
21 S. Putt Corners
New Paltz, NY 12561
Phone: (845) 256-3154
Hours: 8:30 am – 4:00 pm

Who to Contact

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

Project Related Questions

Wayne Mizerak
New York State Department of Environmental
Conservation
625 Broadway
Albany, New York 12233-7014
518-402-9657
wayne.mizerak@dec.ny.gov
(Call for an appointment)

Site-Related Health Questions

Anthony Perretta
New York State Department of Health
Bureau of Environmental Exposure
Investigation
Empire State Plaza, Corning Tower, Room 1787
518-402-7860
bee@health.ny.gov

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

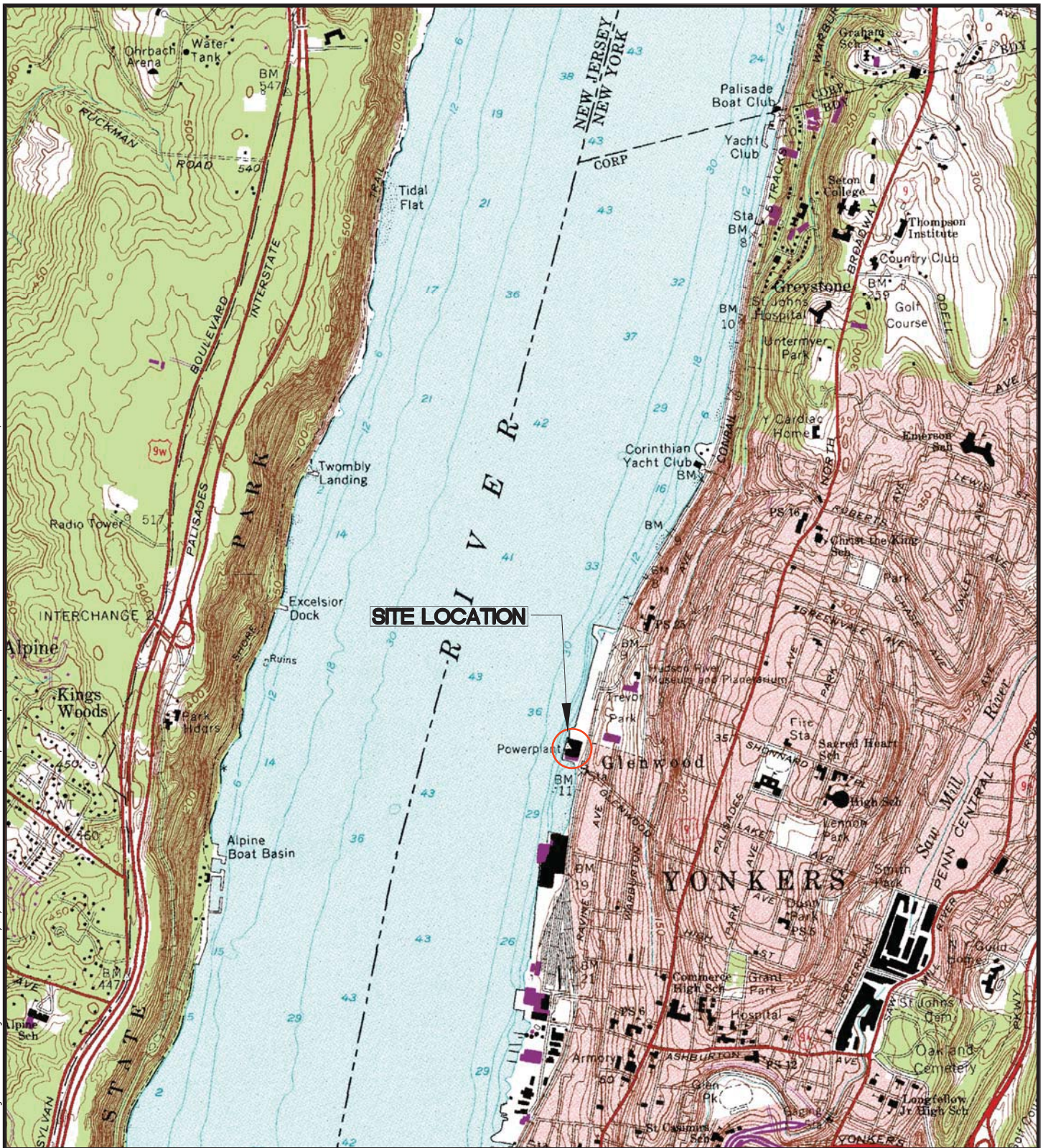
Have site information such as this fact sheet sent right to your email inbox.

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.

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PROJECT TITLE

GLENWOOD POWER PLANT
45 WATER GRANT WAY
YONKERS, WESTCHESTER COUNTY, NEW YORK

SHEET TITLE

FIGURE 1
SITE LOCATION MAP
(USGS TOPOGRAPHIC MAP, 7.5 MINUTE SERIES)

DATE: 05/17/2012	DRN. BY: RP	PROJ. NO.: K48260001
SCALE: NTS	CK'D BY: HN	SHT. NO.: 1

