



Department of  
Environmental  
Conservation

**Where to Find Information:**

*Project documents are available at the following location(s) to help the public stay informed.*

**Yonkers Public Library**

Attn: Edward Falcone  
One Larkin Center  
Yonkers, NY 10701  
(914) 337-1500

**NYSDEC Region 3**

21 South Putt Corners Rd  
New Paltz, NY 12561  
Please call for appointment  
(845) 256-3000

**Who to Contact:**

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

**Project-Related Questions**

John Spellman, Project Manager  
NYSDEC  
625 Broadway  
Albany, NY 12233-7014  
(518) 402-9662  
[john.spellman@dec.ny.gov](mailto:john.spellman@dec.ny.gov)

**Project-Related Health Questions**

Sarita Wagh  
NYSDOH  
Bureau Env. Exposure Investigation  
Empire State Plaza  
Corning Tower Room 1787  
Albany, NY 12237  
(518) 402-7860  
[beei@health.ny.gov](mailto:beei@health.ny.gov)

For more information about New York's  
Brownfield Cleanup Program, visit:  
[www.dec.ny.gov/chemical/8450.html](http://www.dec.ny.gov/chemical/8450.html)

# FACT SHEET

## Brownfield Cleanup Program

Glenwood Container Site

72 Alexander St.  
Yonkers, NY 10701

**SITE No. C360154**

**NYSDEC REGION 3**

**May 2019**

## 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), in consultation with the New York State Department of Health (NYSDOH), to address contamination related to the Glenwood Container site ("site") located at 72 Alexander Street, Yonkers, Westchester County. Documents related to the cleanup of this site can be found at the locations identified to the left under "Where to Find Information."

Based on the findings of the investigation, NYSDEC in consultation with the NYSDOH has determined that the site poses a significant threat to public health or the environment. This decision is based on the potential for human exposure to site-related contaminants in soil vapor.

**How to Comment:** NYSDEC is accepting written comments about the proposed plan for 45 days, from **May 1** through **June 14, 2019**. The proposed plan is available for public review at the locations identified at left under "Where to Find Information." Please submit comments to the NYSDEC project manager listed under Project Related Questions in the "Who to Contact" area at left.

**Draft Remedial Action Work Plan:** The proposed remedy consists of:

- Removal and off-site disposal of approximately 180 cubic yards of soil impacted with lead, mercury, and certain semi-volatile organic compounds.
- Importation of clean soil to restore the removal area to the existing grade.
- Removal of the floor drain which was found to contain PCB (polychlorinated biphenyl) impacted and lead-impacted debris.
- Provision of a site cover consisting of the existing building slab and proposed asphalt pavement.
- Installation of a sub-slab depressurization system to eliminate or reduce potential indoor air impacts from soil vapor intrusion.
- Development and implementation of a site management plan which will detail the requirements for future excavations at the site and the required monitoring.
- Recording of an environmental easement to restrict the use of the site to restricted residential, commercial, or industrial uses consistent with zoning.

# BROWNFIELD CLEANUP PROGRAM

The proposed remedy was developed by Fondak Enterprises LLC ("applicant") after performing a detailed investigation of the site under New York's Brownfield Cleanup Program (BCP). A "Remedial Investigation Report", which describes the results of the site investigation was submitted prior to the Remedial Action Work Plan and is also available for review at the locations identified on Page 1.

**Next Steps:** NYSDEC will consider public comments, revise the cleanup plan as necessary, and issue a final Decision Document. NYSDOH must concur with the proposed remedy. After approval, the proposed remedy becomes the selected remedy. The applicant 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.

**Site Description:** The site is located at 72 Alexander Street in Yonkers. The 0.4-acre site currently contains a one-story, 11,500 square foot abandoned industrial building. An unpaved driveway along the southern boundary of the site leads to an unpaved outdoor area on the eastern boundary of the site. The surrounding area consists of mainly commercial, industrial, or vacant uses and a Metro North Hudson Line Railroad right-of-way.

**Site History:** Site development began around 1917 with the initial use as a warehouse. Speedway Garage operated at the site during the 1970s. The property was operated by Universal Glenwood Packaging in the 1970s and later Glenwood Container until 2001.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the Site ID, C360154) at:

<http://www.dec.ny.gov/cfm/xtapps/derexternal/index.cfm?pageid=3>

**Summary of the Investigation:** The primary contaminants of concern at the site are lead, mercury and certain semi-volatile organic compounds (which included benzo(a)anthracene and benzo(a) pyrene in the soil and 1,1,1 trichloroethane in soil vapor. Groundwater at the site is not significantly impacted.

**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 may 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>

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*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.*

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## 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:

[www.dec.ny.gov/chemical/61092.html](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.

# BROWNFIELD CLEANUP PROGRAM

## Site Location Map

