

From: [New York State Department of Environmental Conservation](#)
To: [Spellman, John \(DEC\)](#)
Subject: Glenwood Container Site (Yonkers) - Cleanup of Site Contamination to Begin
Date: Wednesday, September 13, 2023 4:33:21 PM

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DEC Announces Cleanup of Contamination Will Begin at Brownfield Site on Alexander St., Yonkers

This link opens a fact sheet about upcoming cleanup action to address contamination related to the **Glenwood Container Site #C360154 (Yonkers, Westchester County)** within New York's Brownfield Cleanup Program:

<https://www.dec.ny.gov/data/der/factsheet/c360154cubegins.pdf>

The fact sheet is in PDF format. You can save, open, and read the fact sheet by using Adobe Acrobat Reader. If you do not have Adobe Acrobat Reader, you can go to the following web page on the DEC website to download the program: <https://www.dec.ny.gov/about/590.html>

Please do not respond to this email. Replies go to an untended mailbox. If you have questions about the contaminated site identified above, please use the contact information provided in the fact sheet.

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Basil Seggos, Commissioner

This email was sent to john.spellman@dec.ny.gov using GovDelivery Communications Cloud on behalf of: New York State Department of Environmental Conservation · 625 Broadway · Albany, NY 12233 · (518) 402-8013



Department of
Environmental
Conservation

Where to Find Information

Access project documents through the DECinfo Locator and at these locations:

<https://www.dec.ny.gov/data/DecDocs/C360154/>

Yonkers Public Library

One Larkin Center
Yonkers NY 10701
(914) 337-1500

Who to Contact

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

Project-Related Questions

John Spellman, Project Manager
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Project-Related Health Questions

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bee@health.ny.gov

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

FACT SHEET

Brownfield Cleanup Program

Glenwood Container Site
72 Alexander St.
Yonkers, NY 10026

September 2023

SITE No. C360154
NYSDEC REGION 3

Environmental Cleanup to Begin at Brownfield Site

Action is about to begin that will address contamination related to the Glenwood Container site ("site") located at 72 Alexander Street, Yonkers, Westchester County. Please see the map for the site location. The cleanup activities will be performed by Fondak Enterprises, LLC, Mures Alexander, LLC and Alexander 72G, LLC ("applicants") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). NYSDEC has determined the Remedial Action Work Plan (RAWP) protects public health and the environment and has approved the plan.

- Access the approved RAWP and other project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C360154/>
- The documents also are available at the location identified at left under "Where to Find Information."

Remedial activities are expected to begin in late September 2023 and last about four weeks.

Highlights of the Upcoming Cleanup Activities: The goal of the cleanup action for the site is to achieve cleanup levels that protect public health and the environment. The key components of the remedy are:

- Excavation and off-site disposal of approximately 180 cubic yards of soil impacted with lead, mercury, and certain semi-volatile organic compounds;
- Removal of the floor drain in the existing building which was found to contain PCB (polychlorinated biphenyls) impacted and lead-impacted debris;
- Importation of clean soil that meets the established soil cleanup objectives (SCOs) to restore the excavation area to the existing grade;
- 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; and
- 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

A site-specific health and safety plan (HASP) and a Community Air Monitoring Plan (CAMP) will be implemented during remediation activities. The HASP and CAMP establish procedures to protect on-site workers and residents and includes required air monitoring as well as dust and odor suppression measures.

Next Steps: After the applicants complete the cleanup activities, they will prepare a Final Engineering Report (FER) and submit it to NYSDEC. The FER will describe the cleanup activities completed and certify that cleanup requirements have been achieved or will be achieved.

When NYSDEC is satisfied that cleanup requirements have been achieved or will be achieved for the site, it will approve the Final Engineering Report. NYSDEC will then issue a Certificate of Completion (COC) to the applicants. The applicants would be able to redevelop the site in conjunction with receiving a COC. In addition, the applicants would be eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site.

NYSDEC will issue a fact sheet that describes the content of the Final Engineering Report. The fact sheet will identify any institutional controls (for example, environmental easements) or engineering controls (for example, a site cover) necessary at the site in relation to the issuance of the Certificate of Completion.

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. A 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.

The applicants are contemplating constructing a warehouse upon receipt of the COC. The cleanup will allow for restricted residential use of the site.

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/external/derexternal/index.cfm?pageid=3>

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>

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.

Stay Informed With DEC Delivers

Sign up to receive site updates by email:
www.dec.ny.gov/chemical/61092.html

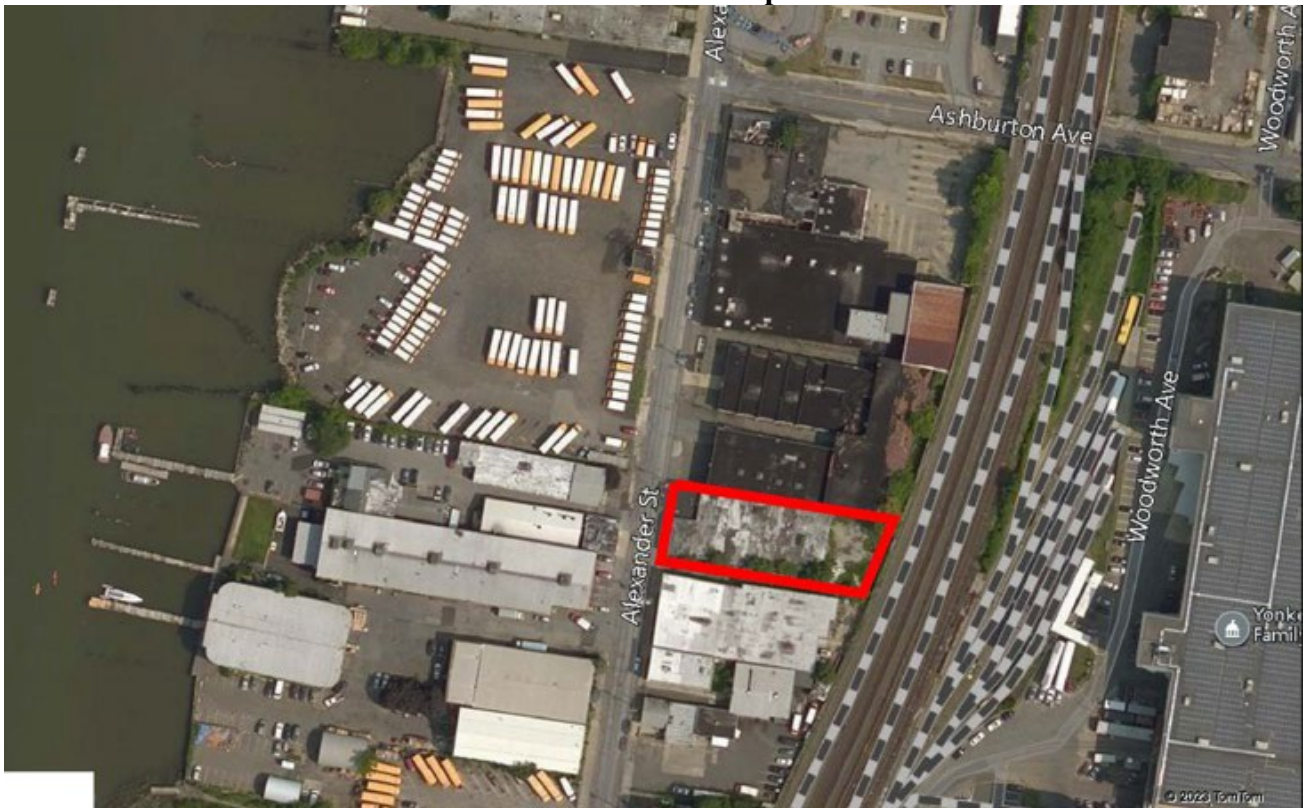
Note: Please disregard if you already have signed up and received this fact sheet electronically.

DECinfo Locator

Interactive map to access DEC documents and public data about the environmental quality of specific sites: <https://www.dec.ny.gov/pubs/109457.html>

BROWNFIELD CLEANUP PROGRAM

Site Location Map





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Contact: John Spellman, 518-402-9686, john.spellman@dec.ny.gov