



FACT SHEET

Brownfield Cleanup Program

**The Kensington
C360081
Bronxville, NY**

JUL 27 2006

July, 2006

Remedial Bureau C
Division of Environmental Remediation

Draft Remedial Investigation Work Plan Available for Public Comment

The New York State Department of Environmental Conservation (NYSDEC) requests public comments as it reviews a draft work plan to investigate The Kensington located at 5-27 Kensington Road in Bronxville, New York. See map for the location of the site. The draft "Remedial Investigation Work Plan" was submitted by Spectrum Kensington, LLC under New York's Brownfield Cleanup Program (BCP).

NYSDEC previously accepted an application submitted by Spectrum Kensington, LLC to participate in the BCP. The application proposes that the site will be used for residential purposes.

Public Comments About the Draft Remedial Investigation Work Plan

NYSDEC is accepting written public comments about the draft Remedial Investigation (RI) Work Plan for 30 days, from July 26th through August 25th. The draft RI Work Plan is available for public review at the document repositories identified in this fact sheet.

Written comments should be submitted to:

Joshua P. Cook
New York State Department of Environmental Conservation
NYSDEC Division of Environmental Remediation
Remedial Bureau C, 11th Floor
625 Broadway
Albany, NY 12233-7014

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 Proposed Remedial Investigation

The remedial investigation has several goals:

- 1) define the nature and extent of contamination in soil, groundwater, soil vapor and any other impacted media;
 - 2) identify the source(s) of the contamination;
 - 3) assess the impact of the contamination on public health and/or the environment; and
 - 4) provide information to support the development of a Remedial Work Plan to address the contamination.
- The investigation will be performed by Galli Engineering, P.C. with oversight by NYSDEC and the New York State Department of Health (NYSDOH).

The contamination present on the site is consistent with the past uses of the subject lots. A former gasoline

station, an automotive repair shop and a parking facility have operated on the southern lot; and a coal burning power plant formerly existed on the middle lot. The power plant and other building structures have been demolished, and the debris has been graded and paved over to provide the land for the current parking lots.

Historical laboratory analysis of soil and groundwater samples collected from the south end of the subject property (former Gramatan Garage) have demonstrated the presence of elevated petroleum constituents. Laboratory analysis of soil samples collected from the area of the former heat, light and power plant have shown the presence of elevated total petroleum hydrocarbons. The groundwater samples in the south lot revealed contamination by volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs) and metals. Specific contaminants above the NYS Groundwater Quality Standards include m,p-Xylene, arsenic, barium, cadmium, chromium, lead, mercury and silver.

The major source areas contributing to the contamination of the site are the former Gramatan Garage, as well as the former power plant. The power plant operated on site from circa 1905 until the late 1980s. The power plant operated during the time period that coal gasification was ongoing, and there is possible evidence of coal tar in the soil samples taken from the central lot. Coal gasification contaminants include SVOCs and metals, and many of these contaminants were detected at a level above the New York State Department of Environmental Conservation's (NYSDEC) Recommended Soil Cleanup Objectives (RSCO). However, based on the results of the Toxicity Characteristic Leaching Procedure (TCLP) analyses, these soils do not meet the criteria for hazardous waste.

The property is not in a flood prone area, the groundwater is not a source of potable water, and groundwater contamination appears to be minimal and isolated at this time.

The purpose of the remedial investigation is to generate additional information about the groundwater. Galli Engineering, P.C. will attempt to determine if the groundwater off-site has been impacted by the contamination on-site; and the nature and extent of off-site contamination (if applicable).

Collection and analysis of data will be done to facilitate selection and design of remedial actions.

Next Steps

NYSDEC will consider public comments when it completes its review, has any necessary revisions made, and approves the RI Work Plan. NYSDOH must concur in the approval of the RI Work Plan. The approved RI Work Plan will be placed in the document repositories. After the RI Work Plan is approved, Spectrum Kensington, LLC may proceed with the remedial investigation of the site. It is estimated that the remedial investigation will take about 30 days.

The applicant will develop a Remedial Investigation Report that summarizes the results of the remedial investigation.

NYSDEC will keep the public informed during the investigation and remediation of The Kensington.

Background

The project site is located at 5 - 27 Kensington Road, in the Village of Bronxville, County of Westchester, State of New York. The site setting is predominately suburban. The property to be redeveloped consists of 1.67 acres of land, situated west-northwest of the intersection of Kensington Road and Sagamore Road. The property is currently developed as three contiguous parking lot parcels. It is bordered by Metro North Rail Road tracks to the west, a church and apartments across Kensington Road to the east, an office building to the south, and a Metro North transformer building to the north. Out of the entire property, only the southernmost lot (0.52 acres) and the middle lot (0.62 acres) are eligible for the Brownfield Cleanup Program. These two lots encompass what is known as the "Brownfield Cleanup Program (BCP) Site". (See attached Site Map)

Past uses of this site have been documented since the turn of the 20th century. The subject property has been previously utilized for housing, a power plant, a gasoline station and an automobile repair facility. It is currently a municipal parking lot. Around 1905, the “Hotel Gramatan Power and Light Plant” was built on the area that is now the middle lot. Coal was used to fuel the power plant until 1961, when the plant switched over to fuel oil. Coal piles were identified on the Sanborn maps from the years 1918, 1932 and 1950. The “Gramatan Garage” (Texaco gas station) was operated on site from circa 1958-1994. It was closed by the Village of Bronxville in March, 1994. Since the early 1990s, the land has operated as a municipal parking lot, owned by the Village of Bronxville.

The contamination present on the site is consistent with the past uses of the three lots. A former gasoline station, an automotive repair shop and a parking facility have operated on the southern lot; and a coal burning power plant formerly existed on the middle lot. The power plant and other building structures have been demolished, and the debris has been graded and paved over to provide the land for the current parking lots.

In preparation for development, extensive environmental investigations have been conducted on the subject property; including soil borings, ground penetrating radar, soil sample collection and analysis, monitoring well installation and groundwater sample collection and analysis.

FOR MORE INFORMATION

Document Repositories

Document repositories have been established at the following locations to help the public to review important project documents. These documents include the draft RI Work Plan and the application to participate in the Brownfield Cleanup Program accepted by NYSDEC:

Bronxville Public Library
201 Pondfield Road
Bronxville, NY
914-337-7680

NYSDEC Region 3 Office
21 S. Putt Corners Road
New Paltz, NY 12561
845-256-3154

Who to Contact

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

Project Related Questions

Joshua P. Cook
Project Manager
NYSDEC Division of Environmental Remediation
Remedial Bureau C, 11th Floor
625 Broadway
Albany, NY 12233-7014
518-402-9564
jpcCook@gw.dec.state.ny.us

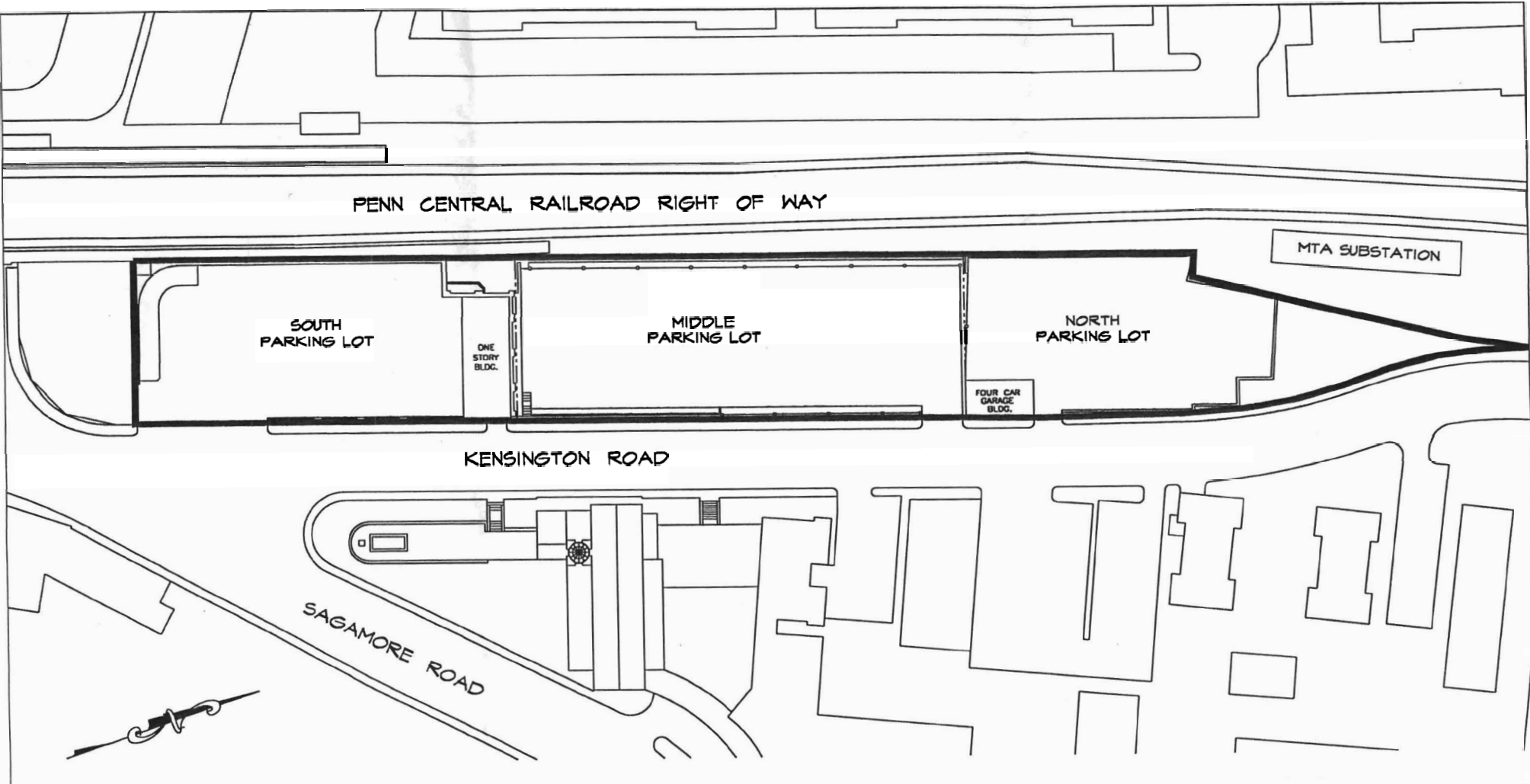
Health Related Questions

Carl Obermeyer
Project Manager
NYSDOH
Monticello District Office
50 North Street, Suite 2
Monticello, NY 12701
845-794-2045
cjo01@health.state.ny.us

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.


Site Vicinity Map and Site Map





KEY

— LOT BOUNDARIES

| | | | | | |
|---------------------------------------|---------|---|----------|------------|---|
| THREE CONTIGUOUS PARKING LOTS | | | | | |
| 5-27 KENSINGTON RD., BRONXVILLE, N.Y. | | | | | |
| CITIZEN PARTICIPATION PLAN | | | | | |
| SITE MAP | | | | | |
| JOB NO. 0221-17-016 | |  Colli engineering, p.c. 734 West Whitman Road, Suite 402A Mahwah, New York 11747 | | | |
| DRAWN | AXC | | | | |
| CHECKED | RDG | | | | |
| APPROVED | RDG | | | | |
| DATE | 6-20-06 | SCALE | 1" = 60' | FIGURE NO. | 2 |