



MAR 16 2007

FACT SHEET**Brownfield Cleanup
Program**Remedial Bureau C
Environmental Remediation

**The Kensington
C360081
Bronxville, NY**

March, 2007

Remedial Investigation Report Under Review; Report Recommends Remediation of Brownfield Site Contamination

An investigation has been completed for "The Kensington" located at 5-27 Kensington Road in Bronxville, New York under New York's Brownfield Cleanup Program (BCP). See map for the location of the site. Spectrum Kensington, LLC has submitted to the New York State Department of Environmental Conservation (NYSDEC) a "Remedial Investigation Report" which is under review. The Remedial Investigation (RI) Report describes the results of the environmental investigation of the site and recommends action to address contamination. The RI Report is available at the document repositories identified in this fact sheet.

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

Highlights of the Remedial Investigation Report

The RI Report has several goals:

- 1) describe the investigation activities completed;
- 2) describe the nature and extent of contamination at the brownfield site;
- 3) provide information about off-site environmental impacts, and
- 4) recommend whether the Applicant believes that remediation is required. "*Remediation*" means all necessary actions to address any known or suspected contamination associated with the site.

Galli Engineering, P.C. has prepared the Remedial Investigation report on behalf of Spectrum Kensington, LLC to establish the current conditions of soil and groundwater, which have reportedly been impacted due to past uses of subject property. Specifically, the Remedial Investigation Report is intended to provide information in terms of the absence or presence of volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), metals, and polychlorinated biphenyls (PCBs) at the site. Based on the analytical data, the following key findings were identified:

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

- Groundwater from the three new wells installed off-site to the west and southwest did not reveal any VOC or SVOC contamination. Some metals contamination was present in the samples, most likely due to the high turbidity of some groundwater samples, which was a result of using a bailer during sampling activities.
- SVOCs and some metals were detected at concentrations above the NYSDEC Recommended Soil Cleanup Objectives in the soil samples collected from the south parking lot

- property (former gas station, garage and automotive repair facility).
- VOCs, SVOCs and metals were detected at concentrations above the NYSDEC Recommended Soil Cleanup Objectives in the soil samples collected from the central parking lot (former power plant parcel).
- No VOCs or SVOCs were detected above their respective Recommended Soil Cleanup Objectives in any of the soil samples on the northernmost lot.
- It appears that the soil contamination is limited to the southern and middle parking lots.
- Soil in which contaminants appear lies in a layer on top of bedrock ranging from ½ to 24 feet deep. The soil layer is up to 24 feet thick in the vicinity of the middle lot and up to 21 feet thick in the southern lot.

The analytical data confirms that the subject property has been impacted by contaminants that are consistent with the past use of the parcels (i.e., former gasoline service station, automotive repair and parking facility at the south parking lot; and a former heat, light and power plant at the central parking lot property). The nature of contaminants detected is not unusual for previously developed urban sites. The analytical data collected as part of this investigation indicate that the impacted soils do not meet the criteria for hazardous waste.

Next Steps

NYSDEC will complete its review, have any necessary revisions made and, if appropriate, approve the RI Report. The approved RI Report will be placed in the document repository. Spectrum Kensington, LLC may then develop a Remedial Work Plan. This plan will describe how the Applicant would address the contamination related to the brownfield site. When Spectrum Kensington, LLC submits a Remedial Work Plan for approval, NYSDEC will announce the availability of the draft plan for public review and a 45-day comment period. After approval of the Remedial Work Plan, the remedial work would be performed with oversight by NYSDEC and NYSDOH.

NYSDEC will keep the public informed throughout 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, 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 historic 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. 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.

History of significant administrative activities within the BCP:

March 10, 2005 - Brownfields Application Submission to DEC

March 3, 2006 - Accepted into BCP for lots 6 & 16

March 6, 2006 - Brownfields Cleanup Agreement executed

October - November, 2006 - Remedial Investigation fieldwork conducted

FOR MORE INFORMATION

Document Repositories

Document repositories have been established at the following locations to help the public review important project documents. These documents include the RI Report and the application to participate in the BCP 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

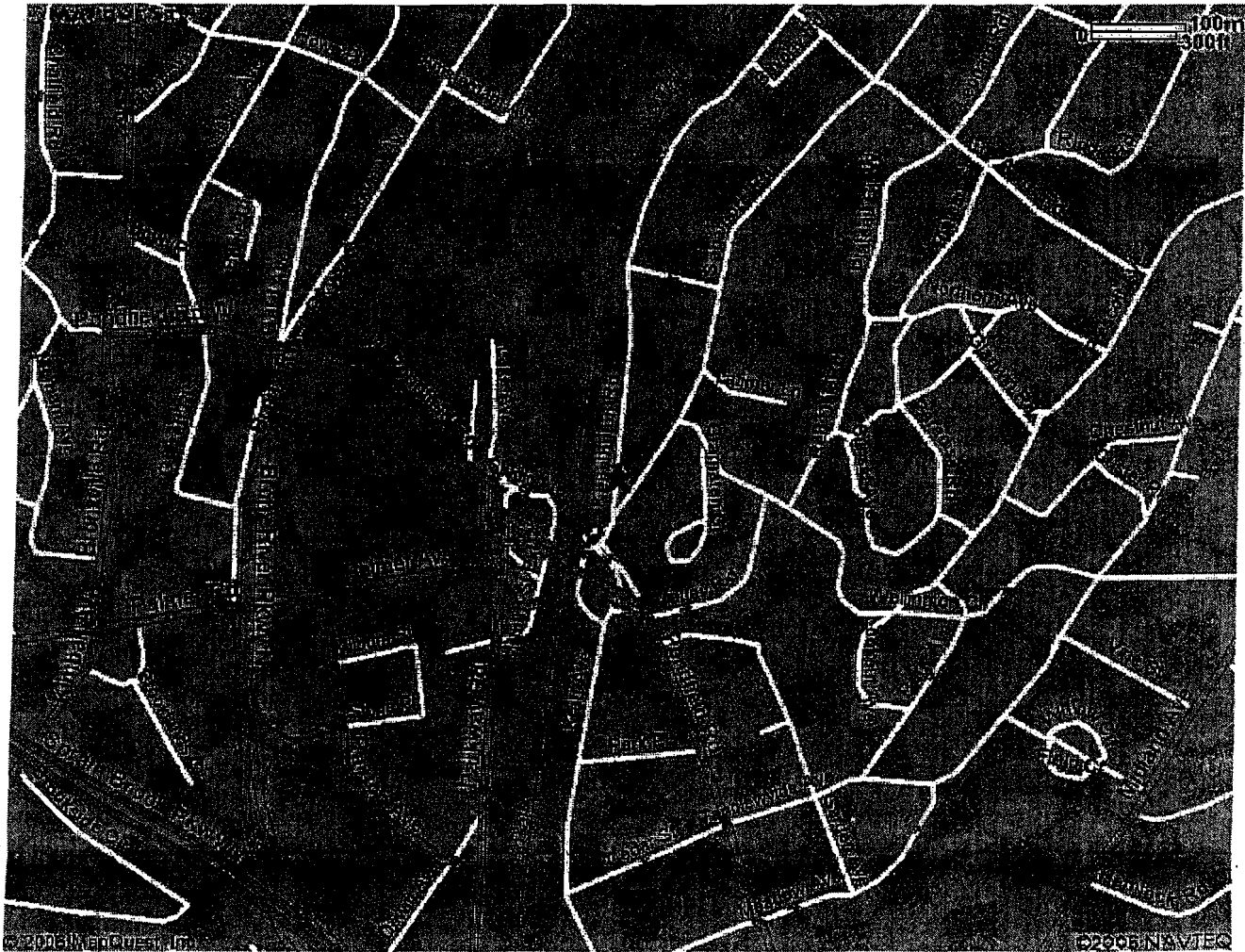
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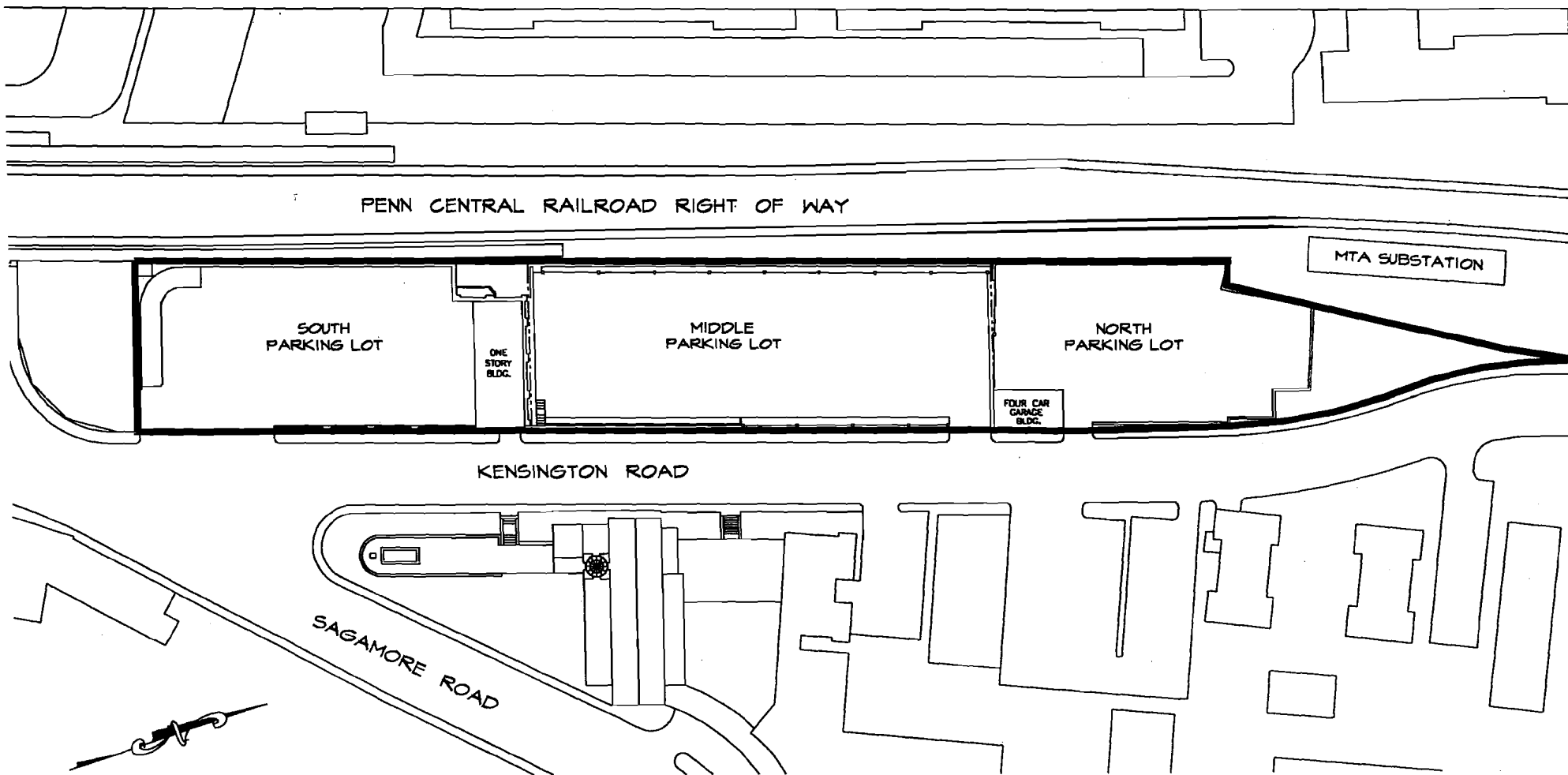
Health Related Questions

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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

DRAWN
AXC

CHECKED
RDG

APPROVED
RDG



Galli engineering, p.c.

734 West Whitman Road, Suite 402A
Mahwah, New York 11747

DATE
6-20-06

SCALE
1" = 60'

FIGURE NO.
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