



FACT SHEET

Brownfield Cleanup Program

The Kensington
C360081
Bronxville, NY

May 2007

Draft Remedial Work Plan & Draft Decision Document Available for Public Comment

The New York State Department of Environmental Conservation (NYSDEC) requests public comments as it reviews a proposed remedy to address contamination related to The Kensington site located at 5-27 Kensington Road in Bronxville, New York. See map for the location of the site. The proposed remedy is described in a draft "Remedial Work Plan" that was submitted by Spectrum Kensington, LLC under New York's Brownfield Cleanup Program (BCP) and in a draft "Decision Document" which was developed by the NYSDEC.

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 restricted residential purposes.

Public Comments About the Draft Remedial Work Plan

NYSDEC is accepting written public comments about the draft Remedial Work Plan and draft Decision Document for 45 days, from May 29, 2007 through July 13, 2007. The draft Remedial Work Plan and draft Decision Document are available for public review at the document repository identified in this fact sheet.

Written comments should be submitted to:

Joshua P. Cook
Project Manager
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 Draft Remedial Work Plan

The Remedial Work Plan has several goals:

- 1) identify cleanup levels to be attained or the process to be used to determine these levels;
- 2) explain why the Remedial Work Plan concludes that the results of remediation will protect public health and the environment; and
- 3) provide a detailed description of the remedy selected to address site contamination. The work will be performed by Spectrum Kensington, LLC with oversight by NYSDEC and the New York State Department of Health (NYSDOH).

“Remediation” means all necessary actions to address any known or suspected contamination associated with the site.

The Scope of Work is summarized as follows:

- Excavate grossly contaminated soil from the site and properly dispose of the material off-site. This will require excavation to bedrock across areas of the site. Across the rest of the site soils and bedrock will be excavated to depths of approximately 15-20’ to allow for redevelopment of the site and properly disposed of off-site.
- Cover remaining soils with an approved cover system, such as a concrete slab.
- Construct a soil vapor intrusion mitigation system beneath any future on-site buildings to prevent the potential for exposure to contaminated vapors.

Engineering Controls used for this project will include a sub-slab venting system, a physical barrier in the form of a concrete slab or at least two feet of clean fill cover underlain by a demarcation layer.

Institutional Controls used for this project will include an environmental easement restricting site use to restricted residential and requiring adherence to a Site Management Plan. The Site Management Plan will (a) dictate how soils are managed during any future intrusive work at the site below the cover system, (b) provide for the operation, maintenance and monitoring of any remedial systems and (c) ensure that the Engineering Controls are not compromised. It will also require a periodic certification that the institutional controls and engineering controls put in place are unchanged from the previous certification and nothing has occurred that would impair the ability of the control to protect public health or the environment or constitute a violation or failure to comply with any operation and maintenance or soil management plan.

Significant Threat Determination

NYSDEC has determined that The Kensington Site does not pose a significant threat to human health and the environment. The New York State Department of Health (NYSDOH) concurred in the determination that the site does not pose a significant threat to human health.

NYSDEC made the determination that the site does not pose a significant threat because:

- Contamination has not been found to be migrating from the site.
- Groundwater downgradient of the site was not found to be contaminated. Groundwater is not used as a source of potable water in the area and groundwater contaminant levels found in up/crossgradient monitoring wells are low.
- There are no significant ecological resources at the site or the immediate vicinity.

Next Steps

NYSDEC will consider public comments when it completes its review, has any necessary revisions made and, if appropriate, approves the Remedial Work Plan. NYSDOH must concur in the approval of the Remedial Work Plan. The approved Remedial Work Plan will be placed in the document repository. When NYSDEC approves the Remedial Work Plan, Spectrum Kensington, LLC may proceed with the design and construction of the site remedy. It is estimated that design and construction activities will take about 6 months.

The remedial action proposed for The Kensington is relatively simple. NYSDEC has determined that site-specific technical plans that have been added will allow the Remedial Work Plan to serve as a Remedial Action Work Plan that will guide construction of the remedy.

NYSDEC will keep the public informed during the 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 urban. 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.

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

April 2007 - Remedial Investigation Report submitted

May 2007 - Remedial Work Plan submitted

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 draft Remedial Work Plan and the application to participate in the BCP accepted by NYSDEC:

Bronxville Public Library
201 Pondfield Road
Bronxville, NY
Contact: Patricia Root
914-337-7680

NYSDEC Region 3 Office
21 South Putt Corners Road
New Paltz, NY 12561
Contact: Michael Knipfing
845-256-3154

NYSDEC Remedial Bureau C
625 Broadway, 11th Floor
Albany, NY 12233-7014
Contact: Joshua Cook
518-402-9564

Who to Contact

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

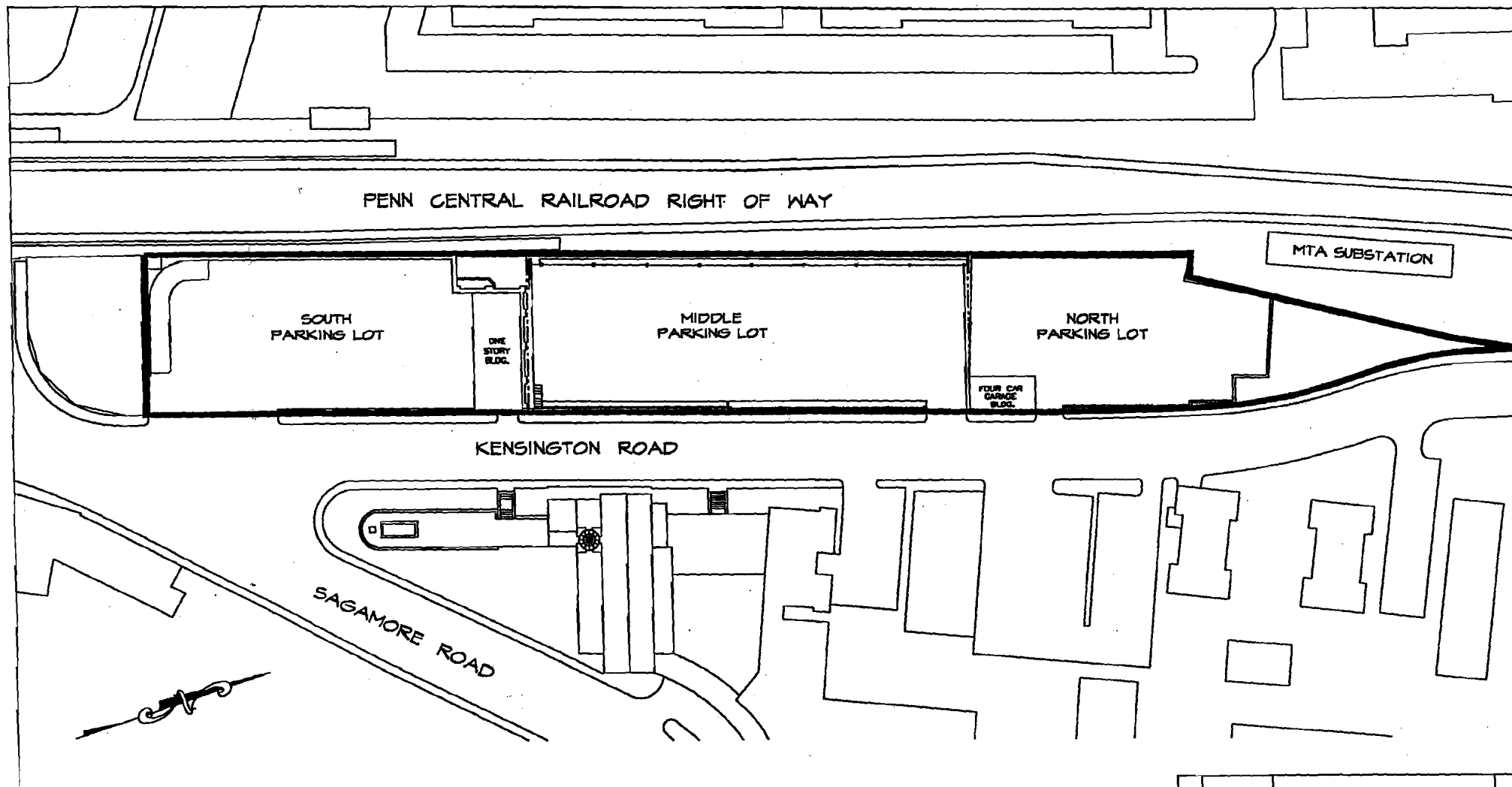
Project Related Questions

Joshua P. Cook
NYSDEC Division of Environmental Remediation
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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.



KEY
 — LOT BOUNDARIES

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