



FACT SHEET

Brownfield Cleanup
Program
RECEIVED

The Kensington
C3-60-081
Village of Bronxville, NY

SEP 24 2007

September 2007

Remedial Action
Division of Environmental Remediation

Remedial Action to Address Brownfield Site Contamination to Begin

Construction is about to begin at The Kensington site in the Village of Bronxville, Westchester County under New York's Brownfield Cleanup Program (BCP). See map for the location of the site. Spectrum Kensington, LLC will soon begin remedial activities to address contamination at the site with oversight provided by the New York State Department of Environmental Conservation (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 residential purposes.

Highlights of the Upcoming Site Remedial Activities

Remedial activities have several goals:

- 1) Remediate contamination at the site to a level that is fully protective of public health and the environment, and
- 2) Account for the intended or reasonably anticipated future use of the site.

"Remedial activities" and "remediation" refer to all necessary actions to address any known or suspected contamination associated with the site.

Upcoming Remedial Action

The remedial action on-site will consist of the following steps:

- Demolition of the current structures on site, excavation and off-site disposal of contaminated soil.
- Construction of a soil vapor mitigation system to contain and prevent exposure to site related contaminants.
- Construction and maintenance of a cover system over the site.

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

- Development and implementation of a Site Management Plan (SMP), which will include institutional and engineering controls which will address residual contaminated soils, provide for operation and maintenance of the remediation, monitor the groundwater and identify use restrictions regarding groundwater or site development.
- Impose an environmental easement that would require compliance with the approved SMP, limit the use and development of the property to restricted residential and restrict the use of groundwater at the site.
- Periodic certification of institutional and engineering controls.

Next Steps

Spectrum Kensington, LLC is expected to begin remedial activities at The Kensington site on or about October 1, 2007. These activities are anticipated to take about eighteen months. NYSDEC and the New York State Department of Health (NYSDOH) will oversee the remedial activities. Within 90 days of completing remedial activities, Spectrum Kensington, LLC must submit to NYSDEC a Final Engineering Report (FER). The FER will describe the remedial activities completed and certify that remediation requirements have been achieved or will be achieved.

When NYSDEC is satisfied that remediation requirements have been achieved or will be achieved for the site, it will approve the Final Engineering Report. NYSDEC then will issue a Certificate of Completion to Spectrum Kensington, LLC. Upon issuance of a Certificate of Completion, Spectrum Kensington, LLC:

- X has no liability to the State for contamination at or coming from the site, subject to certain conditions; and
- X is eligible for tax credits to offset the costs of performing remedial activities and for redevelopment of the site.

A fact sheet will be sent to the site contact list that describes the content of the Final Engineering Report. The fact sheet will identify any institutional controls (for example, environmental easement) or engineering controls (for example, a site cap) necessary at the site in relation to the issuance of the Certificate of Completion.

Background

The project site is located at 5 - 27 Kensington Road, in the Village of Bronxville, Westchester County, 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. 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 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 two 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

September 2007 - Remedial Investigation Report approved
 September 2007 - Remedial Work Plan approved

FOR MORE INFORMATION

Document Repository

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

Bronxville Public Library
 201 Pondfield Road
 Bronxville, NY 10708
 Contact: Patricia Root
 (914) 337-7680

NYSDEC Region 3
 21 S. 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:

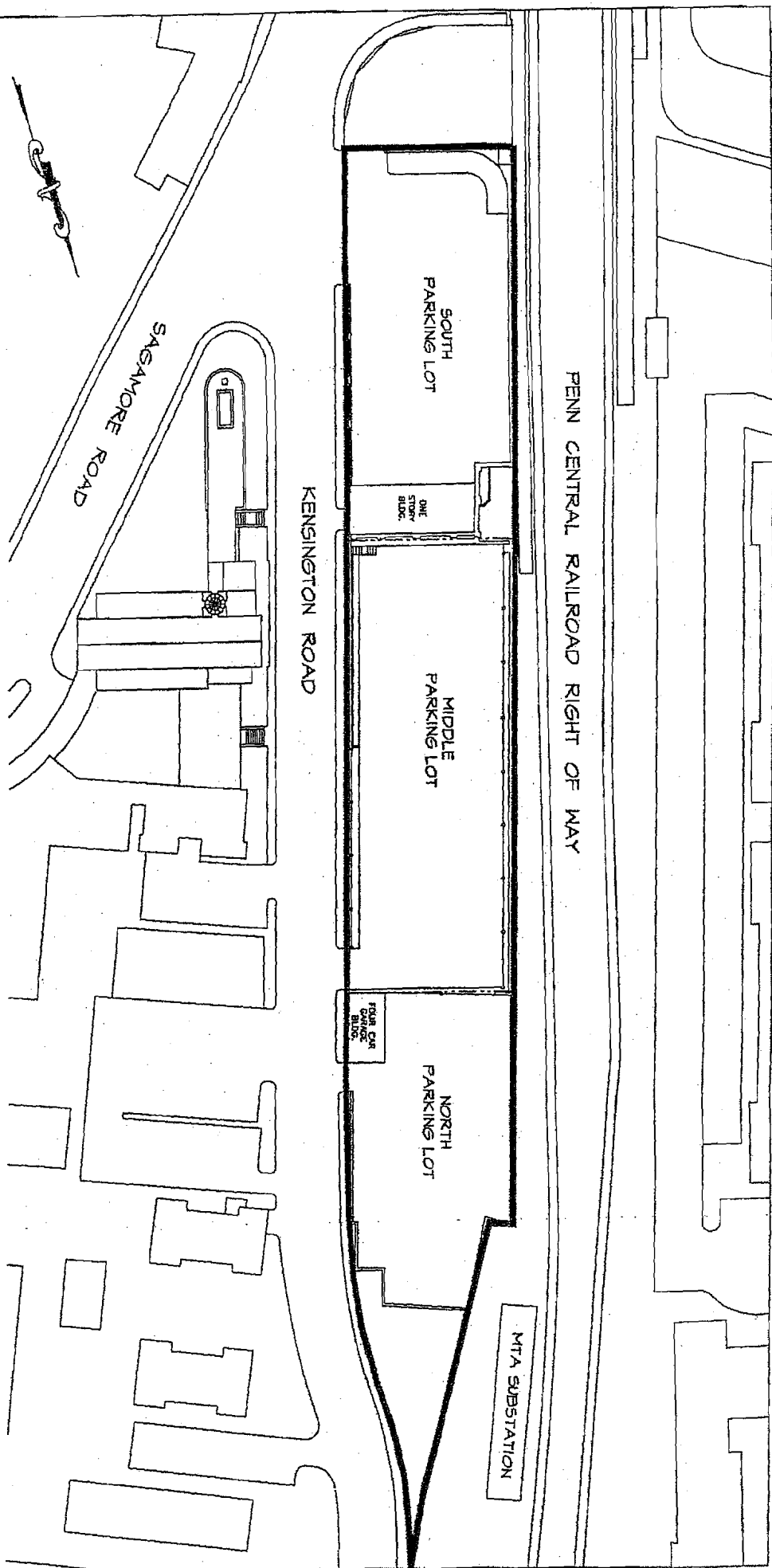
Project Related Questions

Joshua Cook
 NYSDEC Remedial Bureau C
 625 Broadway, 11th Floor
 Albany, NY 12233-7014
 (518) 402-9564
jpcook@gw.dec.state.ny.us


Health Related Questions

Carl Obermeyer
 New York State Department of Health
 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., BROWNVILLE, N.Y.			
SITE VICINITY MAP			
JOB NO. 0221-17-016	DATE 5-17-05	SCALE 1"=60'	FIGURE NO. 2
DRAWN AXC	APPROVED RDC		
 Gallie engineering, P.C. 724 West Madison Road, Suite 402A West Nyack, New York 10994			