



FACT SHEET

Brownfield Cleanup Program

Receive Site Fact Sheets by *Email*. See "For More Information" to Learn How.

Site Name: 5-27 Kensington Road
DEC Site #: C360081
Address: 5-27 Kensington Road
Bronxville, NY 10708

Have questions?
See
"Who to Contact"
Below

Cleanup Action Completed at Brownfield Site

Cleanup action has been completed to address the contamination related to the 5-27 Kensington Road site ("site") located at 5-27 Kensington Road, Bronxville, Westchester County under New York State's Brownfield Cleanup Program. Please see the map for the site location.

The cleanup activities were performed by the Brownfield Cleanup Program (BCP) applicant and their selected contractor with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). The applicant(s) have submitted a draft Final Engineering Report for NYSDEC review which states that cleanup requirements have been or will be achieved to fully protect public health and the environment for the proposed site use.

Highlights of the Site Cleanup:

- 1) Approximately 31,000 tons of soil that exceeded the unrestricted soil cleanup objectives (SCOs) were excavated and disposed of off-site. A Track 1 (unrestricted) cleanup was achieved on 1.33 acres of the 1.63 acre site, with the remaining portions achieving Track 2 restricted residential use conditions. Clean fill meeting the unrestricted use SCOs was brought in to replace the excavated soil as necessary.
- 2) An institutional control in the form of an Environmental Easement was placed on the restricted portions of the site (the Easement areas on the site figure) that:
 - requires the remedial party or site owner to submit a periodic certification to NYSDEC that the institutional and engineering controls are in place and are effective;
 - allows the use and development of the restricted portion for restricted residential, commercial and industrial uses, although land use is subject to local zoning laws;
 - restricts the use of groundwater as a source of potable or process water, without necessary water quality treatment as determined by the NYSDOH or County DOH; and
 - requires compliance with the NYSDEC-approved Site Management Plan.

3) A Site Management Plan was developed and will be implemented for the restricted portion of the site which includes the following: an Institutional and Engineering Control Plan that identifies all use restrictions and engineering controls for the site, and an Excavation Plan which details the provisions for management of future excavations in areas of remaining soils that exceed unrestricted SCOs.

Next Steps

When NYSDEC approves the Final Engineering Report, it will be made available to the public (see "Where to Find Information" below). NYSDEC then will issue a Certificate of Completion which will be announced in a fact sheet that is sent to the site contact list.

The applicant would be able to redevelop the site after receiving a Certificate of Completion. In addition, the applicant:

- would have no liability to the State for contamination at or coming from the site, subject to certain conditions; and
- would be eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site.

A Certificate of Completion may be modified or revoked if, for example, an applicant does not comply with the terms of its Brownfield Cleanup Agreement with NYSDEC.

Background

Location: The 5-27 Kensington Road site is located in an urban/suburban area at 5-27 Kensington Road in Bronxville, Westchester County. The site is comprised of three tax lots, Nos. 1, 6 and 16.

Site Features: The site was previously covered in asphalt, and an abandoned building was located on the north end of Lot No. 16. The total acreage of all three lots is 1.63 acres.

Current Zoning and Land Use: The site was most recently used as a municipal parking lot, and is zoned for restricted residential use (Six Story Multiple Residence Zone). The surrounding parcels are currently used for commercial and residential. The nearest residential area is 0.1 miles to the east.

Past Use of the Site: Around 1905, the Hotel Gramatan Power and Light Plant was constructed on Lot 6. Between 1908 and 1911 an annex building was constructed on Lot 1, which housed the hotel employees. Also, the South Bronxville Garage was constructed on Lot 16. Between 1911 and 1918 the power plant expanded to the south, and changed its name to the Lawrence Park Heat, Light and Power Company.

The garage building did not change in configuration between 1918 and 1980, but there were underground storage tanks (USTs) and a filling station added to the site during its operation. Between 1970 and 1980 the garage was used as a Texaco gas station. The power plant also added features such as coal storage piles, above-ground fuel oil storage tanks, a boiler house and engine room.

In the early 1980s the Village of Bronxville acquired all three lots, and the power plant and garage were subsequently demolished. The Village has been using the properties as municipal parking since that time.

Site Geology and Hydrogeology: The soil at the site consists of gneiss and schist bedrock, overlain by glacial deposits of a mixture of clays, silts, sands and boulders. Depth to bedrock ranges from 0.5 feet below ground surface to 24 feet below ground surface, sloping down from east to west.

Groundwater is encountered in the overburden between 8 and 15 feet below ground surface, and generally flows northeast to the southwest.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's website at:

<http://www.dec.ny.gov/cfmx/extapps/derexternal/haz/details.cfm?pageid=3&progno=C360081>

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, 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>

FOR MORE INFORMATION

Where to Find Information

Project documents are available at the following location(s) to help the public stay informed.

Bronxville Public Library
Attn: Patricia Root
201 Pondfield Road
Bronxville, NY 10708
phone: 914-337-7680

Who to Contact

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

Project Related Questions

Scott Deyette
Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7014
(518) 402-9662
scott.deyette@dec.ny.gov

Site-Related Health Questions

Dawn Hettrick
New York State Department of Health
Bureau of Environmental Exposure Investigation
Empire State Plaza, Corning Tower, Room 1787
Albany, NY 12237
(518) 402-7860
BEEI@health.ny.gov

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.

Receive Site Fact Sheets by Email

Have site information such as this fact sheet sent right to your email inbox. NYSDEC invites you to sign up with one or more contaminated sites county email listservs available at the following web page: <http://www.dec.ny.gov/chemical/61092.html>. It's quick, it's free, and it will help keep you *better informed*.



As a listserv member, you will periodically receive site-related information/announcements for all contaminated sites in the county(ies) you select.

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

