



Site: 5-27 Kensington Road,
Bronxville, NY 10708

Client: WCI Spectrum Communities
Valhalla, NY 10595



INTRODUCTION

Galli Engineering, P.C. is the engineer of record for the investigation and remediation of this proposed development in Bronxville, NY. The proposed development of the property includes up to 65 luxury, empty nester condominiums in four-story buildings and the construction of a below grade 300 space parking garage.

Previous studies have indicated that the environmental quality of the project site had been impaired due to past uses. Soil samples have demonstrated the presence of elevated petroleum constituents and total petroleum hydrocarbons. Portions of the site have been assigned spill numbers by the New York State Department of Environmental Conservation (NYSDEC). Based on the age of some of the buildings located on the project site, there is reason to suspect the presence of lead containing paint and asbestos containing materials.

To address these issues, Galli has completed Phase I and Phase II Environmental Site Assessments. Included in these analyses were recommendations for environmental site remediation and mitigation of existing site contamination.

REMEDICATION AND CONSTRUCTION

Galli Engineering successfully entered this site into the Brownfields Cleanup Program and also prepared the site-specific Health and Safety Plan and all required workplans and protocols for the investigation of the areas of environmental concern, and mitigation of these areas. Work included a ground penetrating radar survey of the entire parking lot area, installation of soil borings, groundwater and soil sample collection and a geotechnical investigation.

The analytical data confirms that the subject property had 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).

Since successful entry into the Brownfields Program, the status of the site remediation is currently pending.