

(Fact Sheet Begins Next)

Act Now to Continue Receiving Information About This Site!

DEC's Division of Environmental Remediation (DER) now distributes information about contaminated sites *electronically by email*.

If you would like to continue to receive information about the contaminated site featured in this fact sheet:

You must sign up for the DER email listserv:

www.dec.ny.gov/chemical/61092.html

DER cannot register your email address - only the email address owner can do so. If you already have signed up for the listserv for the county in which the site is located, you need do nothing.



Why You Should Go “Paperless”:

- Get site information faster and share it easily;
- Receive information about all sites in a chosen county - read what you want, delete the rest;
- It helps the environment and stretches your tax dollars.

If “paperless” is not an option for you, call or write to the DER project manager identified in this fact sheet. Indicate that you need to receive paper copies of fact sheets through the Postal Service. Include the site name in your correspondence. The option to receive paper is available to individuals only. Groups, organizations, businesses, and government entities are assumed to have email access.

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FACT SHEET

State Superfund Program

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

Site Name: Office Depot Shopping Center
DEC Site #: 356048
Address: Rt 9W and Boices Lane
Kingston, NY 12401

Have questions?
See
"Who to Contact"
Below

Investigation to Begin at State Superfund Site

Rt 9W Boices Lane LLC will soon begin a detailed environmental study at the Office Depot Shopping Center site ("site") located at Rt 9W and Boices Lane, Town of Ulster, Ulster County. Please see the map for the site location. Documents related to the cleanup of this site can be found at the location(s) identified below under "Where to Find Information."

Investigation Work Plan

The investigation work plan, called a "Remedial Investigation and Pilot Study Work Plan / Scope of Work," was submitted to NYSDEC under New York's State Superfund Program. Rt 9W Boices Lane LLC (the "responsible party"), with oversight by NYSDEC and the New York State Department of Health (NYSDOH), will perform the investigation which will assess conditions on-site (and, if appropriate, off-site).

Highlights of the Site Investigation

The purpose of the investigation is to define the nature and extent of contamination in soil, surface water, groundwater and any other parts of the environment that may be affected. The site investigation will fully characterize all contamination at the site.

This investigation will include the installation of three (3) shallow groundwater monitoring wells, and three (3) deeper groundwater monitoring wells down to bedrock. In addition, 15 soil borings behind the former dry cleaner, beneath the slab, and in the front of the Office Depot Plaza will be collected.

As a component of the investigation, a pilot study will be conducted to determine if conditions are conducive to the implementation of an enhanced-biological degradation remedy. Enhanced biological degradation is the introduction of select microorganisms to break down the dry cleaner solvent (tetrachloroethene) identified at the site in groundwater. Also, a sub-slab depressurization system work plan will be developed for the vacant/liquor store, to mitigate soil vapor intrusion.

Additional Details

Groundwater in the area of the site is not used for drinking water. The shopping center and adjacent areas are supplied with water from four wells in Lake Katrine, by the Ulster Water Department.

Next Steps

The information collected during the investigation will be summarized in a Remedial Investigation Report (RIR). Following completion of the RIR, Rt 9W Boices Lane LLC will develop a Feasibility Study. This study uses information developed during the site investigation to develop and evaluate potential ways to clean up contamination identified at the site. The information collected during the site investigation may also support the conclusion that no action, or no further action, is needed to address site-related contamination.

NYSDEC will then develop a draft cleanup plan, called a Proposed Remedial Action Plan (PRAP). This plan describes the remedy preferred by NYSDEC, or, if warranted, a no action or no further action alternative. The PRAP explains the decision that led to the preferred remedy by discussing each alternative and the reasons for choosing or rejecting it. The goal of the plan will be to ensure the protection of public health and the environment. NYSDEC will announce the availability of the PRAP in a future fact sheet, and will present it to the public for review and comment.

Background

Location: The Office Depot Shopping Center site is a 4.7 acre site located on the Southeast corner of Route 9W and Boices Lane in the Town of Ulster.

Site Features: The main site feature is a one-story slab-on-grade masonry brick building with 33,000 square feet and an attached 11,400 square foot wing that is occupied by a variety of commercial and retail tenants. The Esopus Creek is located approximately 0.8 miles west of the site.

Current zoning/use: The site is currently a shopping center and the surrounding area is mostly commercial with a residential neighborhood approximately 500 feet west of the site.

Past Use of the Site: A dry cleaner operated at the site from 1968 to 1983.

Site Geology and Hydrogeology: The subsurface is comprised of poorly sorted sand and silt to a depth of approximately 17 feet below grade surface (bgs). Bedrock has yet to be encountered. The depth of groundwater is approximately 6 to 10 feet. Groundwater flow is westward towards Esopus Creek.

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

<http://www.dec.ny.gov/cfm/xtapps/derexternal/haz/details.cfm?pageid=3&progno=356048>

State Superfund Program: New York's State Superfund Program (SSF) identifies and characterizes suspected inactive hazardous waste disposal sites. Sites that pose a significant threat to public health and/or the environment go through a process of investigation, evaluation, cleanup and monitoring.

NYSDEC attempts to identify parties responsible for site contamination and require cleanup before committing State funds.

For more information about the SSF, visit: <http://www.dec.ny.gov/chemical/8439.html>

FOR MORE INFORMATION

Where to Find Information

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

Ulster Public Library
Attn: Ms. Faith Johnson, Director
860 Ulster Avenue
Kingston, NY 12401
phone: (845) 338-7881

NYSDEC Region 3
21 South Putt Corners Road
New Paltz, NY 12561
phone: (845) 256-3154
Attn: Please call for appointment.

Who to Contact

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

Project Related Questions

Matthew Hubicki
Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7014
518-402-9662
mshubick@gw.dec.state.ny.us

Site-Related Health Questions

Kristin Kulow
New York State Department of Health
28 Hill Street, Suite 201
Oneonta, NY 13820
(607) 432-3911
BEEI@health.state.ny.us

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.

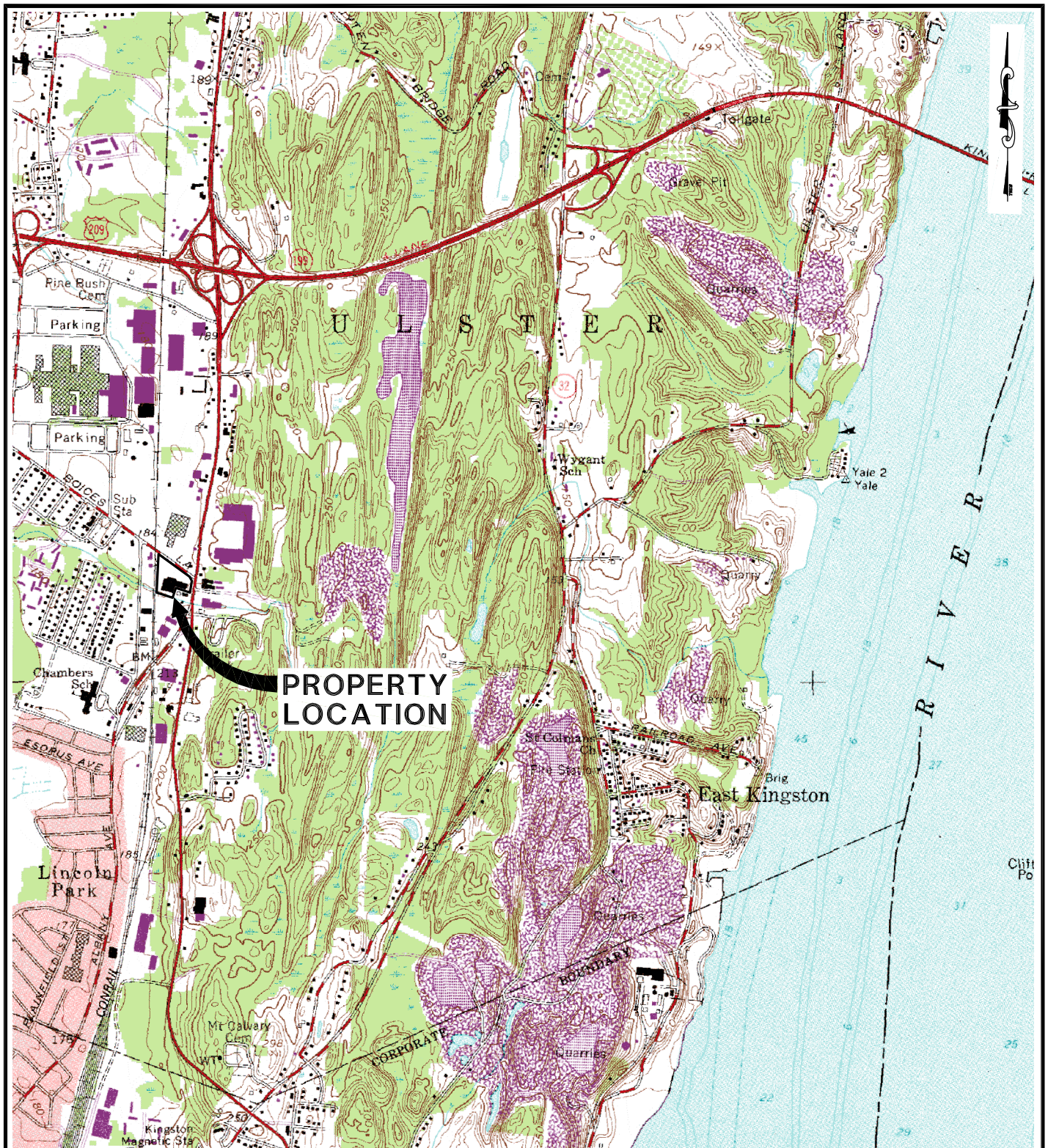
Receive Site Fact Sheets by Email

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*.



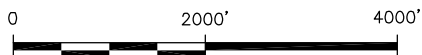
As a listserv member, you will periodically receive site-related information/announcements for all contaminated sites in the county(ies) you select.

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



SOURCE: USGS 7.5 MIN. TOPOGRAPHIC QUADRANGLE – KINGSTON EAST, NEW YORK, 1963, PHOTOREVISED 1980.

GRAPHIC SCALE:



OFFICE DEPOT SHOPPING PLAZA
ROUTE 9W & BOICES LANE
KINGSTON, NEW YORK

SITE LOCATION MAP

THE PALMERTON GROUP
Scientific and Technical Consulting
6296 Fly Road, East Syracuse, New York 13057

FIGURE
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