

CITY OF HUDSON
FOSTER REFRIGERATION
SITE INVESTIGATION PROJECT



NEW YORK STATE
DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Submitted By:
Mayor Richard Scalera
City of Hudson
520 Warren Street
Hudson, NY 12534
(518) 828-7217

**A RESOLUTION AUTHORIZING THE ITEMS LISTED BELOW PURSUANT TO THE
CLEAN WATER/CLEAN AIR BOND ACT OF 1996**

WHEREAS, the City of Hudson, herein called the "Municipality", after thorough consideration of the various aspects of the problem and study of available data, has hereby determined that certain work, on a site once occupied by Foster Refrigeration located at 119 North Second Street, as described in its application and attachments (herein called the "Project"), is desirable, is in the public interest, and is required in order to implement the Project; and

WHEREAS, Article 56 of the Environmental Conservation Law authorizes State assistance to municipalities for environmental restoration projects by means of a contract and the Municipality deems it to be in the public interest and benefit under this law to enter into a contract therewith:

NOW, THEREFORE, BE IT

RESOLVED, that the Mayor of the City of Hudson is the representative authorized to act in behalf of the Municipality in all matters related to State assistance under ECL Article 56, Title 5. The representative is also authorized to make application, execute the State Assistance Contract, submit Project documentation, and otherwise act for the Municipality's governing body in all matters related to the Project and to State assistance; and it is further

RESOLVED, that the Municipality agrees that it will fund its portion of the cost of the Project, not to exceed the sum of \$18,000, and that funds will be available to initiate the Project's field work within twelve (12) months of written approval of its application by the Department of Environmental Conservation; and it is further

RESOLVED, that one (1) certified copy of this Resolution be prepared and sent to the Albany Office of the New York State Department of Environmental Conservation together with the Application for State Assistance; and it is further

RESOLVED, that this Resolution shall take effect immediately.

Introduced by

Pat M. Warst

Seconded by

Quentin E. Cross

Approved:

5-22-02

BY

Richard Scaleri

Mayor

TABLE OF CONTENTS

APPLICATION NARRATIVE 1

ATTACHMENT A: APPLICATION FORM 4

ATTACHMENT B: USGS & TAX PARCEL SITE MAPS 7

ATTACHMENT C: COST DOCUMENTATION 10

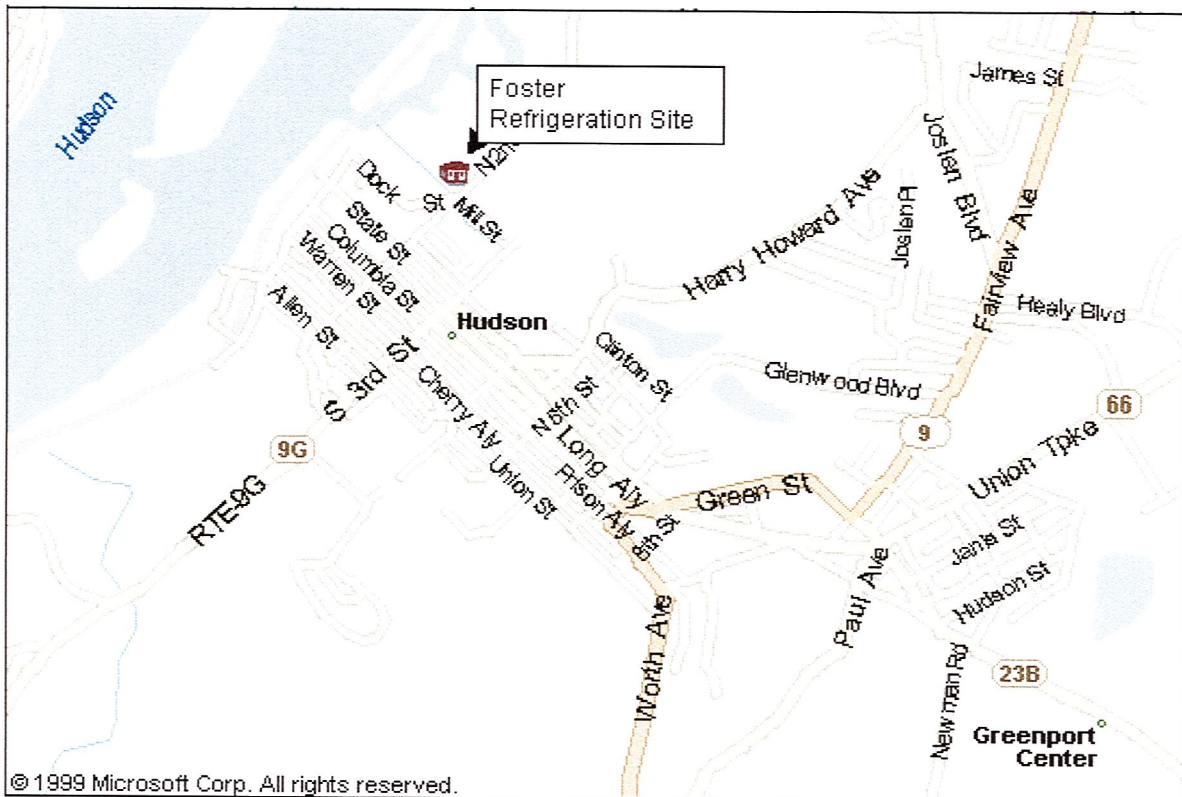
CITY OF HUDSON

FOSTER REFRIGERATION SITE INVESTIGATION APPLICATION

Project Purpose & Scope

The purpose of the proposed investigation is to determine the extent of soil contamination that may exist on a site once occupied by Foster Refrigeration located at 119 North 2nd Street (Tax Parcel # 109.8-1-17) in the City of Hudson.

The scope of the estimated \$72,000 investigation will include the development of a site investigation work plan, site investigation (i.e. lead, asbestos, test pits, geoprobe, monitoring wells, boring logs, field survey, and magnetic site scan), site investigation report preparation, preparation of a Remedial Alternatives Report and Remedial Action Plan and related legal and administrative costs.



Environmental History of the Property

The site was purchased by Foster Refrigerator in 1946 and was used for the manufacture of refrigerators for use in medical, marine and food service applications. In 1994, the facility was closed when it became the subject of an Internal Revenue Service foreclosure.

The site consists of a 62,652 sq./ft. one-story manufacturing building with metal siding and concrete floors. The roof structure is deteriorating and leaking and large amounts of construction debris and solid waste are present throughout the building. The area around the building is undeveloped land consisting of wood lots, field and wetlands.

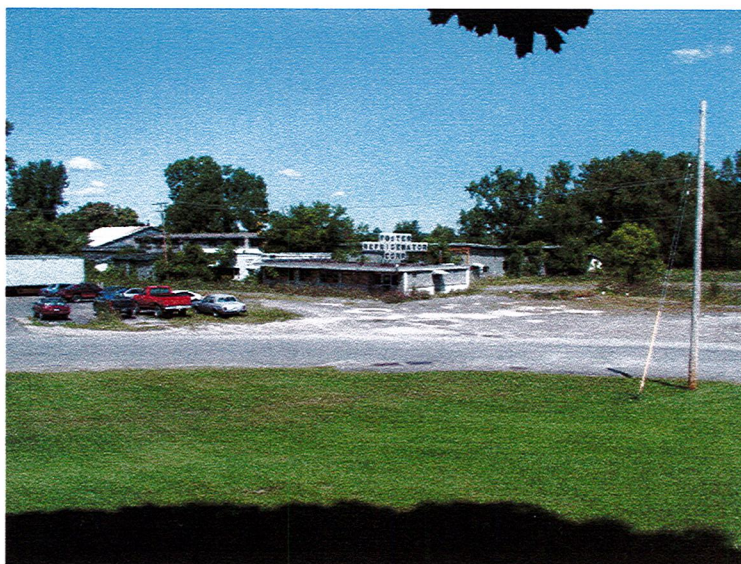
During an expedited removal assessment during May 1999, the EPA identified approximately 80 drums scattered throughout the building and site. The drums were in varying stages of deterioration. Hazcatting results identified drums containing toxic, flammable, and/or corrosive wastes including arsenic, cadmium,

CITY OF HUDSON

FOSTER REFRIGERATION SITE INVESTIGATION APPLICATION

chromium, methylene chloride, methyl ethyl ketone, selenium and cyanide. Numerous abandoned compressed gas cylinders were also identified within the building. Two above ground (AST) and three below ground (UST) tanks and a number of buried drums were also identified. As a result, the EPA began a \$250,000 Superfund clean-up in mid-November 1999 that was completed by January 5, 2000.

According to the EPA, 68 drums, several gas cylinders and 20 cubic yards of contaminated solid waste and debris were removed from the site and building for off-site disposal. In addition, the Agency dismantled and removed the contents of a 20,000 gallon above ground tank and removed another tank for off-site disposal. Three underground tanks containing hazardous materials outside the building were cut, cleaned out and filled with sand. The EPA also Removed and disposed of several buried drums and numerous drum fragments on the property.



However, while many environmental hazards were identified by the EPA and a removal effort completed, a full investigation of the property was not accomplished. As a result, there is still concern by the City of Hudson that additional hazardous waste materials remain on the site.

Proposed Future Use of the Property

Columbia County is anticipating the designation of a new NYS Empire Zone. The Foster's site is within the proposed zone and would be marketed through the Hudson Development Corporation as a developable site. As a result, its long-term use is expected to remain industrial/commercial.

Estimated Project Cost

Based upon an estimate provided by Morris Associates, the site investigation costs are expected to total \$72,000.

| SITE INVESTIGATION COST | |
|--|-----------|
| ITEM | BUDGET |
| Document Search | \$ 2,500 |
| Site Investigation Work Plan | \$ 4,500 |
| Site Investigation Report Preparation | \$ 28,000 |
| Laboratory Analysis | \$ 15,000 |
| Site Investigation Report Preparation | \$ 7,000 |
| Remedial Alternative Report and Remedial Action Plan | \$ 7,000 |
| Legal & Administrative | \$ 8,000 |
| TOTAL | \$ 72,000 |

CITY OF HUDSON
FOSTER REFRIGERATION SITE INVESTIGATION APPLICATION

Project Funding

As required through the Brownfield Program, the City of Hudson will contribute 25% of the total cost of investigation. No other private or public funding sources are currently available to address the remediation analysis needs of this property.

ECL 56-0505 Criteria

Benefit to the Environment – The Foster Refrigeration site is immediately adjacent to a Hudson River wetland area. The investigation analysis and subsequent remediation efforts will eliminate any current wetland contamination that may be occurring.

Economic Benefit to the State – Columbia County recently completed a Empire Zone (EZ) application and is anticipating program designation in 2001. The Foster site is located within the EZ and will become a developable property marketed for commercial or industrial use through the program. In addition, Craftech Industries, which occupies an adjacent parcel, has indicated the possibility of a future expansion and may be enticed to remain in the City of Hudson upon completing remediation efforts.

Other Funding Sources – No other funding sources are currently available to address the investigation and potential remediation needs of the Foster Refrigeration site.

ATTACHMENT A
APPLICATION FORMS

**NYSDEC-1996 CLEAN WATER / CLEAN AIR BOND ACT
ENVIRONMENTAL RESTORATION PROJECTS-TITLE 5**

Part 1NAME OF APPLICANT (Municipality): City of HudsonTYPE OF ENVIRONMENTAL RESTORATION PROJECT: (Check one) Investigation ☒ Remediation ☐PROJECT NAME: Foster Refrigeration Site InvestigationPROJECT LOCATION: STREET ADDRESS: North 2nd StreetCITY/TOWN: Hudson ZIP CODE: 12534 COUNTY: ColumbiaPROPERTY SIZE (acres): 3 ac LATITUDE: 47° 30' LONGITUDE: 42° 15'APPLICANT CURRENTLY OWNS PROPERTY: YES ☐ NO ☒ (If yes, include proof of ownership with application)PROPERTY IS LISTED ON NYS REGISTRY OF INACTIVE HAZARDOUS WASTE SITES: YES ☐ NO ☒
(If yes, fill in current registry classification)CLASSIFICATION TYPE OF KNOWN OR SUSPECTED CONTAMINATION: Petroleum ☐ Other Hazardous Substances ☒PROJECT DESCRIPTION: Please attach a description of the project which includes the following components:
(Refer to Environmental Restoration Projects Procedures Handbook for detailed instructions)

- Purpose and Scope of the Project;
- Environmental History of the Property;
- Proposed Future Use of the Property;
- Estimated Project Cost;
- Other Actual or Potential Funding Sources for the Project;
- How the Project Would Satisfy the Criteria of ECL 56-0505; and
- Site Maps (USGS quad map and a property tax map)

SCHEDULE: Field work will commence within 3 months of Department approval of the application.**Part 2** (To be completed for Remediation applications only)

1. The DEC has issued a Record of Decision for the property? ☐ Yes ☐ No
2. Groundwater or a surface water body has been contaminated above standards. ☐ Yes ☐ No
If yes, answer a, b or c below:
 - ☐ a. The influent to a public or private water supply has been contaminated or threatened.
 - ☐ b. A class A or AA surface water body, primary or principal aquifer has been contaminated without affecting an existing water supply.
 - ☐ c. Groundwater has been contaminated above standards or a surface water has been impacted.
3. A health advisory has been issued by a New York state or local health agency due to releases from the site. ☐ Yes ☐ No
4. Endangered, threatened or rare species, State protected streams or State regulated wetlands have been impacted by releases from the site. ☐ Yes ☐ No
5. Site contaminants are present in soils/waste at levels that exceed DEC Division of Environmental Remediation guidance values (DHWR TAGM 4046 or STARS Memo #1). ☐ Yes ☐ No
6. Property is located in a designated economic development zone or zone equivalent area. ☐ Yes ☐ No
7. All or part of the Property has been idle or abandoned for more than one year. ☐ Yes ☐ No
If yes, indicate the percent of the total property that applies %
8. Municipality has a signed agreement with a private party to reuse the property once it is restored. ☐ Yes ☐ No
If yes, attach a copy of the agreement.

[OVER]

9. Municipality has legally committed to a specific new public or recreational use of all or part of the property. (Public use includes, but is not limited to, public housing, daycare, education, gov't. offices, environmental centers, and museums. Recreational use includes, but is not limited to, parks, playgrounds, sports and cultural centers, and scenic vistas.) If yes, attach documentation of the legal commitment and indicate below the intended use and the % of the total property area that will be devoted for that use. ☐ Yes ☐ No

Intended Use: _____ (0-100%) _____

10. Municipality is aware of other funding sources for remediating the property. ☐ Yes ☐ No
If yes, provide source(s) and dollar amount(s) in the attached project description.
11. Municipality has complied with State Environmental Quality Review Act (SEQR) regarding this action. If yes, include the determination (negative declaration or findings statement) in the attached project description and identify all involved agencies in the coordinated review. ☐ Yes ☐ No

Part 3

INDIVIDUAL AUTHORIZED TO SIGN APPLICATION: (Please Print)

NAME Mr. Richard Scalera TITLE Mayor

MAILING ADDRESS 520 Warren Street
Hudson, NY 12534

PHONE NUMBER: (518) 828-7217 FAX NUMBER: (518) 828-3103

CERTIFICATION: The undersigned on behalf of the applicant municipality does hereby certify that:

The Applicant has not generated, transported or disposed of, arranged for, or caused the generation, transportation or disposal of hazardous substance on that Property, and has not undertaken, and will not undertake, any indemnification obligation respecting a party responsible under law for the remediation of the Property; and

if the applicant leased such property to another party that generated, transported or disposed of, or that arranged for or caused the generation, transportation or disposal of hazardous substances on such property, the applicant did not know that such other party generated, transported or disposed of, arranged for or caused the generation, transportation or disposal of such hazardous substances or so knew and took action to remediate, or cause the remediation of such hazardous substances.

No other funding sources currently exist to undertake the project except the applicant's and those other sources identified in this application;

All statements made for the purpose of obtaining State assistance for the proposed project either are set out in full on this application, or are set out in full in exhibits attached to this application and incorporated by this reference;

The individual whose signature appears hereon is authorized to sign this application for the applicant.

A FALSE STATEMENT MADE HEREIN IS PUNISHABLE AS A CLASS "A" MISDEMEANOR PURSUANT TO SECTION 210.45 OF THE PENAL LAW

Richard Scalera
Signature of individual authorized to sign application

6/20/02
Date

FOR STATE USE ONLY:

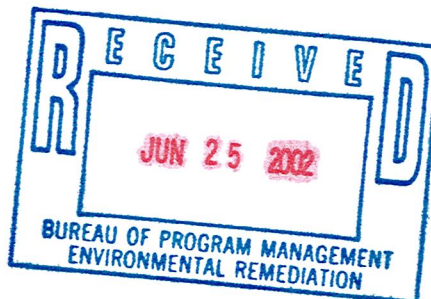
DATE RECEIVED 6-25-02

DATE COMPLETE 12/16/02

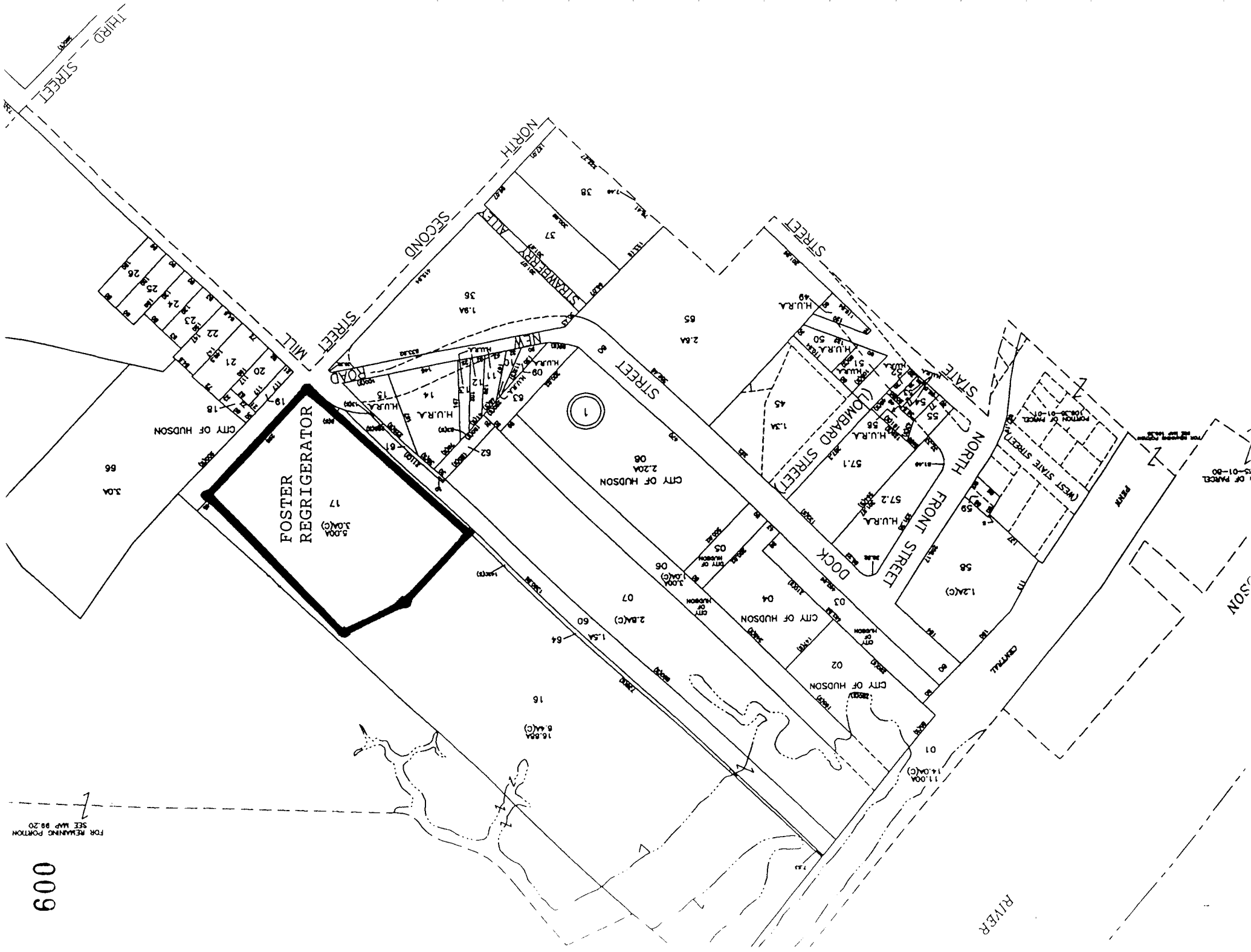
DATE APPROVED 6/3/03

PROJECT NO. B00184-4

Rev. December 15, 1997
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ATTACHMENT B
USGS & TAX PARCEL MAPS



ATTACHMENT C
COST DOCUMENTATION

MORRIS ASSOCIATES
367 VIOLET AVENUE
POUGHKEEPSIE, NY 12601
(914) 454-3411
(914) 473-1962 FAX

MEMORANDUM

Date: April 11, 2001

To: Camoin Associates
ATTN: Rob Camoin

Re: Foster Refrigeration
Site Investigation Project Budget

Sender: Raymond Jurkowski, P.E.

Pursuant to our discussion

| <u>Activity</u> | <u>Budget</u> |
|---|-----------------|
| Document Search | \$ 2,500 |
| Site Investigation Work Plan | \$ 4,500 |
| Site investigation | \$28,000 |
| Lead, asbestos, test pits, Geoprobe, Monitoring wells, Boring logs, Field Survey, Magnetic site scan. | |
| Laboratory Analysis (soil and water) | \$15,000 |
| Site investigation Report Preparation | \$ 7,000 |
| Remedial Alternative Report and Remedial Action Plan | \$ 7,000 |
| Legal and Administrative | <u>\$ 8,000</u> |
| | \$72,000 |

Please contact me if you have any questions.