

Mr. Jesse Gallo  
Environmental Coordinator  
Central Hudson Gas & Electric Corporation  
284 South Avenue  
Poughkeepsie, NY 12601

Re: Periodic Review Report | CH – Kingston Gas Works | NYSDEC  
Site No. C356017 | Kingston, New York  
File: 1126476.1940107697

**Dear Mr. Gallo:**

This Periodic Review Report (PRR) was prepared by Ramboll Americas Engineering Solutions, Inc. (Ramboll) at the request of Central Hudson Gas & Electric Corporation (Central Hudson) to document the status of the Engineering Controls (ECs) and Institutional Controls (ICs) established in accordance with the November 2017, updated November 2021, Site Management Plan (SMP) for the Kingston Former Manufactured Gas Plant (MGP) Site (New York State Department of Environmental Conservation (NYSDEC) Site Number: C356017) located in Kingston, New York, and to provide a summary of information generated during the reporting period for the site. The reporting period for this PRR is May 25, 2023 through May 25, 2024. The SMP addressed the means for implementing and periodically inspecting ECs/ICs required by the remedy for the site.

Date May 30, 2024

Ramboll  
333 West Washington Street  
Syracuse, NY 13202  
USA

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<https://ramboll.com>

**ECS/ICS at the Site Include**

**Environmental Easement** – A series of ICs are required by the Decision Document in the form of an Environmental Easement to: (1) implement, maintain, and monitor Engineering Control Systems; (2) prevent future exposure to remaining contamination; and (3) limit the use and development of the site to commercial or industrial uses only. Adherence to these ICs on the site is required by the Environmental Easement and implemented under the SMP.

**Soil Cover** – Exposure to remaining MGP-related residuals at the site is managed by a cover system placed over the site. The cover system comprises a minimum of 12 inches of clean soil, asphalt pavement, or concrete slab over shallow excavations and within the gas exclusion area. In areas where *in-situ* solidification (ISS) was performed and MGP-residuals in the form of a monolith are present, the cover comprises a minimum of 48 inches of clean soil. Procedures for monitoring the system are included in Section 4.3 of the SMP. The SMP also addresses severe condition inspections if a severe condition, which may affect controls at the site, occurs.

**Sediment Cap** –Biota exposure to the remaining MGP-related residuals within the gas utility crossing in the Rondout Creek is managed by a composite

subaqueous cap. The composite cap comprises a nominal 6-inch-thick sand bedding layer, one layer of reactive core mat (RCM) with Organoclay™, a 12-inch thick TRITON® marine mattress, and 6-inches of light stone fill. Procedures for monitoring the system are included in Section 4.4 of the SMP. The SMP also addresses severe condition inspections if a severe condition, which may affect controls at the site, occurs.

### **EC/IC Inspection Results and On-Going Non-Aqueous Phase Liquid (NAPL) Monitoring Summary**

In accordance with the SMP, an annual site-wide inspection was conducted on April 16, 2024. The soil cover system inspection and sediment cap inspection activities were conducted concurrently with the annual site inspection. It was observed during the site-wide inspection that all ICs were in place and remain effective. A copy of the Engineering Controls Monitoring Checklist and photographs are included as Attachment 1 to this PRR.

As documented in Attachment 1, each of the ECs were in place performing properly, and remain effective. Potential settlement of the soil cover was identified in four areas of the Site. The areas were generally minor, ranging in depths between 2 and 7 inches. The soil cover is approximately 5 feet thick in the areas where minor settlement or rutting was observed. There is an area to the north where the cover is 1 foot thick. The location and details of each area are provided in Attachment 1. If settlement in the identified areas continue, corrective measures may be required.

Attachment 1 also includes the results of the bathymetric survey completed on April 16, 2024. Changes in elevation in comparison to the 2017 bathymetric survey within the limits of pipeline crossing cap range between approximately 2.5 inches of erosion and/or settlement, and 2.5 inches of sediment deposits. These ranges are within the thickness of the light stone fill, indicating that the cap remains in place. The Institutional and Engineering Controls Certification Form for the reporting period is included as Attachment 2.

The annual NAPL monitoring event was conducted on August 17, 2023. Measurable free product was not present in any of the wells. Results of the NAPL monitoring event are detailed in the August 2023 – Annual Monitoring Event Results report included as Exhibit 1.

### **Certification of ICS and ECS**

For each institutional or engineering control identified for the site, I certify that all of the following statements are true:

- The inspection of the site to confirm the effectiveness of the institutional and engineering controls required by the remedial program was performed under my direction;
- The institutional control and/or engineering control employed at this site is unchanged from the date the control was put in place, or last approved by the Department;
- Nothing has occurred that would impair the ability of the control to protect the public health and environment;
- Nothing has occurred that would constitute a violation or failure to comply with any Site Management Plan for this control;

- Access to the site will continue to be provided to the Department to evaluate the remedy, including access to evaluate the continued maintenance of this control;
- If a financial assurance mechanism is required under the oversight document for the site, the mechanism remains valid and sufficient for the intended purpose under the document;
- Use of the site is compliant with the environmental easement;
- The engineering control systems are performing as designed and are effective;
- To the best of my knowledge and belief, the work and conclusions described in this certification are in accordance with the requirements of the site remedial program [and generally accepted engineering practices]; and
- The information presented in this report is accurate and complete.

I certify that all information and statements in this certification form are true. I understand that a false statement made herein is punishable as a Class "A" misdemeanor, pursuant to Section 210.45 of the penal law. I, Stephen W. Anagnost, of Ramboll, 333 West Washington St Syracuse, NY, am certifying as Owner's/Remedial Party's Designated Site Representative for the site.

No. 068269  
NYS Professional Engineer #

5/30/2024  
Date

  
Signature

Yours sincerely

  
**Stephen W. Anagnost, PE**  
DIVISION MANAGER-2  
071-E&H ENGINEERING RES

D 315-956-6259  
steve.anagnost@ramboll.com

- Enclosures: Attachment 1 – Engineering Controls Monitoring Checklist  
Attachment 2 – Enclosure 2 Site Management Periodic Review Report Notice Institutional and Engineering Controls Certification Form  
Exhibit 1 – NAPL Monitoring

**ATTACHMENT 1  
ENGINEERING CONTROLS MONITORING CHECKLIST**

Mr. Michael Squire  
New York State Department of Environmental Conservation  
Division of Environmental Remediation  
625 Broadway, 11<sup>th</sup> Fl

Re: Annual Monitoring Event Results| CH – Kingston Gas Works |  
NYSDEC Site No. C356017 | Kingston, New York  
File: 12678.1940107697

**Dear Mr. Squire:**

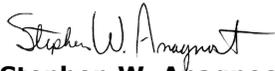
This letter serves to document the annual inspection event conducted on April 16, 2024 at the Central Hudson Gas & Electric Corporation's former manufactured gas plant site located in Kingston, NY. In accordance with the 2015 Decision Document and the approved Site Management Plan (November 2017; updated in November 2021), the annual inspection included:

Date May 30, 2024

- Site Wide Inspection
- Soil Cover System Inspection
- Sediment Cap System Inspection

The associated inspection forms are presented attached.

Yours sincerely



**Stephen W. Anagnost, PE**

DIVISION MANAGER-2  
071-E&H ENGINEERING RES

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| <b>Engineering Controls Monitoring Checklist – Soil Cover and Sediment Cap Site Management Plan<br/>Central Hudson Gas &amp; Electric Corporation<br/>Kingston Former MGP Site, Kingston, New York</b>    |            |           |                       |   |
|---|------------|-----------|-----------------------|---|
| Date Monitoring Performed: April 16, 2024   |            |           | Weather: 68° F, Sunny |   |
| <b>Section I: Engineering Controls (to be completed in the field at the time of the monitoring. Use additional space if necessary).</b>   |            |           |                       |   |
| <i>The site engineering controls consist of a soil cover and a sediment cap. The engineering controls will be monitored to verify their integrity and to identify areas that may require maintenance.</i> |            |           |                       |   |
| <b>Observation</b>  | <b>Yes</b> | <b>No</b> | <b>N/A</b>            | <b>Comments</b>   |
| 1. Are there any eroded areas or areas of scour? If yes, describe.  |            | X         |                       | No areas of erosion or scour observed within limits of the soil cover or sediment cap   |
| 2. Are there any areas of settlement? If yes, describe.   | X          |           |                       | The soil cover remains in place. There are a few areas of minor settlement noted throughout. Refer to the attached photolog.        |
| 3. Is there any ponded water on the ground surface? If yes, describe.   |            | X         |                       |   |
| 4. Are there any areas of accumulated large debris or obstructions (e.g., logs, railroad ties, etc.)? If yes, describe type and location  |            | X         |                       |   |
| 5. Scour or holes within the limits of sheeting over sediment cap based on bathymetric survey? If yes, describe.  |            | X         |                       | See bathymetric survey, bathymetric comparison (Figure 1), and additional information   |
| 6. Is the RCM of the sediment cap exposed within the limits of sheeting based on diver survey (if necessary)?   |            |           | X                     |   |
| 7. Are photographs attached? If yes, list photograph numbers and provide description in Section II.   | X          |           |                       | Please refer to Section II and the attached Photo Log   |
| 8. Are the Site records complete and up to date, and stored at the CHGE office?   | X          |           |                       | Records located at 284 South Avenue Poughkeepsie, NY 12601 and the Environmental Easement is recorded with the Ulster County Clerk. |
| Additional Information: <i>Describe any other relevant observations noted during this monitoring event.</i>   |            |           |                       |   |

Soil Cover: The soil/stone cover remains intact but there are areas of noted settlement as shown in photos 2,5, 6, 8, 9, and 11 through 13. The noted settlements are generally less than 7 inches deep. Areas of vegetative cover show established vegetation (Photo 14). Areas of asphalt or concrete show no signs of deterioration (Photo 15). The settlement will continue to be monitored and if required, corrective actions will be implemented.

Sediment Cap: Based on the results of the bathymetric survey completed on April 16, 2024, changes in elevation in comparison to the 2017 bathymetric survey within the limits of pipeline crossing cap range between approximately 2.5 inches of erosion and/or settlement, and 2.5 inches of sediment deposits. These ranges are within the thickness of the light stone fill, signaling that the cap remains in place. The bathymetric survey and bathymetric comparison (Figure 1) are attached.

**Section II. Photographs** *(Attach photographs if applicable. Use additional pages as necessary)*

| Photograph | Date    | Photograph Description   | Direction Facing |
|------------|---------|--|------------------|
| 1          | 4/16/24 | Bulkhead on south boundary of Site. Signs of settlement or rutting noted in minimal areas                                    | West             |
| 2          | 4/16/24 | Area of noted settlement along the bulkhead on south boundary of Site.   | South            |
| 3          | 4/16/24 | Bulkhead on south boundary of Site.  | East             |
| 4          | 4/16/24 | Vessels moored adjacent to Site on Rondout Creek limiting extents of bathymetric survey.                                     | West             |
| 5          | 4/16/24 | Limits of minor settlement at southeast portion of the Site between bulkhead and fence line.                                 | West             |
| 6          | 4/16/24 | Photo showing approximately 5 inches of settlement within southeast portion of the Site between the bulkhead and fence line. | West             |
| 7          | 4/16/24 | Cover within exclusion zone  | Southwest        |
| 8          | 4/16/24 | Limits of previously noted settlement at southeast portion of Site within the fence line.                                    | East             |
| 9          | 4/16/24 | Photo showing approximately 4 inches of settlement at southeast portion of the Site within fence line.                       | East             |
| 10         | 4/16/24 | View of the cover system from northwest corner.  | Southeast        |
| 11         | 4/16/24 | Northside of Site, just west of exclusion zone where some minor depressions/settlement is noted.                             | North            |
| 12         | 4/16/24 | Area of minor settlement at north side of Site.  | North            |
| 13         | 4/16/24 | Photo showing up to 3 inches of settlement at north side of Site.  | North            |
| 14         | 4/16/24 | Soil cover on property west of Central Hudson Property.  | West             |
| 15         | 4/16/24 | Soil cover east of the Central Hudson property.  | North            |
| 16         | 4/16/24 | Northern boundary of the Site,   | West             |

|    |         |   |     |
|----|---------|---|-----|
| 17 | 4/16/24 | Site plan showing approximate location of noted settlement. | N/A |
|----|---------|---|-----|

**Section III. Additional Field Observations**

**Section IV. Certification**

*I, the undersigned, do hereby certify that, except as noted above, the monitoring was performed in accordance with the Site Management Plan – Former Kingston Manufactured Gas Plant Site, Kingston, New York, dated November 2017, and that the above information is true and correct to the best of my knowledge.*

|  |                        |
|--|------------------------|
| Name ( <i>printed</i> ) Victor Warner  | Title: Project Manager |
| Signature:  | Date: 5/30/24          |

|   |                                   |   |  |
|---|-----------------------------------|---|--|
| <p><b>CLIENT NAME:</b> CENTRAL HUDSON GAS &amp; ELECTRIC</p>  |                                   | <p><b>SITE LOCATION:</b> FORMER KINGSTON MGP SITE</p>                               | <p><b>PROJECT NO.</b><br/><br/>1126476 19401076<br/>97</p> |
| <p><b>PHOTO NO.</b><br/>1</p>   | <p><b>DATE:</b><br/>4/16/2024</p> |  |  |
| <p><b>DESCRIPTION</b><br/>Bulkhead on south boundary of site. Signs of settlement noted in minimal areas.</p> |                                   |   |  |

**CLIENT NAME:** CENTRAL HUDSON GAS & ELECTRIC

**SITE LOCATION:** FORMER KINGSTON MGP SITE

**PROJECT NO.**

1126476|1940107  
697

**PHOTO NO.**  
2

**DATE:**  
4/16/2024

**DESCRIPTION**

Area of noted settlement along the Bulkhead on south boundary of site.



|   |                           |   |  |
|---|---------------------------|---|--|
| <b>CLIENT NAME:</b> CENTRAL HUDSON GAS & ELECTRIC                     |                           | <b>SITE LOCATION:</b> FORMER KINGSTON MGP SITE                                      | <b>PROJECT NO.</b><br>1126476 1940107<br>697 |
| <b>PHOTO NO.</b><br>3   | <b>DATE:</b><br>4/16/2024 |  |  |
| <b>DESCRIPTION</b><br>Bulkhead on south boundary of Site facing east. |                           |   |  |

**CLIENT NAME:** CENTRAL HUDSON GAS & ELECTRIC

**SITE LOCATION:** FORMER KINGSTON MGP SITE

**PROJECT NO.**

1126476|1940107  
697

**PHOTO NO.**  
4

**DATE:**  
4/16/2024

**DESCRIPTION**

Vessels moored adjacent to site on Rondout Creek limiting extents of bathymetric survey.



|  |                           |   |  |
|--|---------------------------|---|--|
| <b>CLIENT NAME:</b> CENTRAL HUDSON GAS & ELECTRIC  |                           | <b>SITE LOCATION:</b> FORMER KINGSTON MGP SITE                                      | <b>PROJECT NO.</b><br>1126476 1940107<br>697 |
| <b>PHOTO NO.</b><br>5  | <b>DATE:</b><br>4/16/2024 |  |  |
| <b>DESCRIPTION</b><br>Limits of minor settlement at southeast portion of the site between the bulkhead and fence line. |                           |   |  |

|  |                                   |   |   |
|--|-----------------------------------|---|---|
| <p><b>CLIENT NAME:</b> CENTRAL HUDSON GAS &amp; ELECTRIC</p>   |                                   | <p><b>SITE LOCATION:</b> FORMER KINGSTON MGP SITE</p>                               | <p><b>PROJECT NO.</b><br/>1126476 1940107<br/>697</p> |
| <p><b>PHOTO NO.</b><br/>6</p>  | <p><b>DATE:</b><br/>4/16/2024</p> |  |   |
| <p><b>DESCRIPTION</b><br/>Photo showing approximately 5 inches of settlement within southeast portion of the site between the bulkhead and fence line.</p> |                                   |   |   |

**CLIENT NAME:** CENTRAL HUDSON GAS & ELECTRIC

**SITE LOCATION:** FORMER KINGSTON MGP SITE

**PROJECT NO.**

1126476|1940107  
697

**PHOTO NO.**  
7

**DATE:**  
4/16/2024

**DESCRIPTION**

Cover within exclusion zone.  
Photo taken in northeast corner of Central Hudson Property facing southwest.



**CLIENT NAME:** CENTRAL HUDSON GAS & ELECTRIC

**SITE LOCATION:** FORMER KINGSTON MGP SITE

**PROJECT NO.**

1126476|1940107  
697

**PHOTO NO.**  
8

**DATE:**  
4/16/2024

**DESCRIPTION**

Limits of settlement at southeast portion of the Site within the fence line. This area has been noted previously since 2022. The limits and depth do not appear to have expanded.



|  |                                   |   |   |
|--|-----------------------------------|---|---|
| <p><b>CLIENT NAME:</b> CENTRAL HUDSON GAS &amp; ELECTRIC</p>   |                                   | <p><b>SITE LOCATION:</b> FORMER KINGSTON MGP SITE</p>                               | <p><b>PROJECT NO.</b><br/>1126476 1940107<br/>697</p> |
| <p><b>PHOTO NO.</b><br/>9</p>  | <p><b>DATE:</b><br/>4/16/2024</p> |  |   |
| <p><b>DESCRIPTION</b><br/>Photo showing approximately 4 inches of settlement at southeast portion of the Site within the fence line.</p> |                                   |   |   |

|   |                           |   |  |
|---|---------------------------|---|--|
| <b>CLIENT NAME:</b> CENTRAL HUDSON GAS & ELECTRIC   |                           | <b>SITE LOCATION:</b> FORMER KINGSTON MGP SITE                                      | <b>PROJECT NO.</b><br>1126476 19401076<br>97 |
| <b>PHOTO NO.</b><br>10  | <b>DATE:</b><br>4/16/2024 |  |  |
| <b>DESCRIPTION</b><br>View of site from northwest corner showing a majority of the cover system. Site is currently being used as a laydown area for off-site natural gas line installation. |                           |   |  |

|   |                                   |   |   |
|---|-----------------------------------|---|---|
| <p><b>CLIENT NAME:</b> CENTRAL HUDSON GAS &amp; ELECTRIC</p>  |                                   | <p><b>SITE LOCATION:</b> FORMER KINGSTON MGP SITE</p>                               | <p><b>PROJECT NO.</b><br/>1126476 19401076<br/>97</p> |
| <p><b>PHOTO NO.</b><br/>11</p>  | <p><b>DATE:</b><br/>4/16/2024</p> |  |   |
| <p><b>DESCRIPTION</b><br/>View of northside of the Site, just west of the exclusion zone where some minor depression/settlement is noted. Expected that the area was utilized for storing materials and/or equipment.</p> |                                   |   |   |

|   |                           |   |  |
|---|---------------------------|---|--|
| <b>CLIENT NAME:</b> CENTRAL HUDSON GAS & ELECTRIC                         |                           | <b>SITE LOCATION:</b> FORMER KINGSTON MGP SITE                                      | <b>PROJECT NO.</b><br>1126476 1940107<br>697 |
| <b>PHOTO NO.</b><br>12  | <b>DATE:</b><br>4/16/2024 |  |  |
| <b>DESCRIPTION</b><br>Area of minor settlement at north side of the Site. |                           |   |  |

|   |                                   |   |   |
|---|-----------------------------------|---|---|
| <p><b>CLIENT NAME:</b> CENTRAL HUDSON GAS &amp; ELECTRIC</p>  |                                   | <p><b>SITE LOCATION:</b> FORMER KINGSTON MGP SITE</p>                               | <p><b>PROJECT NO.</b><br/>1126476 19401076<br/>97</p> |
| <p><b>PHOTO NO.</b><br/>13</p>  | <p><b>DATE:</b><br/>4/16/2024</p> |  |   |
| <p><b>DESCRIPTION</b><br/>Photo showing approximately 3 inches of settlement at north side of the Site.</p> |                                   |   |   |

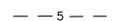
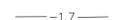
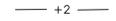
|  |                           |   |  |
|--|---------------------------|---|--|
| <b>CLIENT NAME:</b> CENTRAL HUDSON GAS & ELECTRIC  |                           | <b>SITE LOCATION:</b> FORMER KINGSTON MGP SITE                                      | <b>PROJECT NO.</b><br>1126476 19401076<br>97 |
| <b>PHOTO NO.</b><br>14   | <b>DATE:</b><br>4/16/2024 |  |  |
| <b>DESCRIPTION</b><br>Soil cover on property west of Central Hudson Property. Photo taken from west side of Central Hudson Property facing west. |                           |   |  |

|  |                                   |   |   |
|--|-----------------------------------|---|---|
| <p><b>CLIENT NAME:</b> CENTRAL HUDSON GAS &amp; ELECTRIC</p>   |                                   | <p><b>SITE LOCATION:</b> FORMER KINGSTON MGP SITE</p>                               | <p><b>PROJECT NO.</b><br/>1126476 1940107<br/>697</p> |
| <p><b>PHOTO NO.</b><br/>15</p>   | <p><b>DATE:</b><br/>4/16/2024</p> |  |   |
| <p><b>DESCRIPTION</b><br/>Soil cover east of the Central Hudson property. Photo taken east of property facing north.</p> |                                   |   |   |

|   |                                   |   |   |
|---|-----------------------------------|---|---|
| <p><b>CLIENT NAME:</b> CENTRAL HUDSON GAS &amp; ELECTRIC</p>  |                                   | <p><b>SITE LOCATION:</b> FORMER KINGSTON MGP SITE</p>                               | <p><b>PROJECT NO.</b><br/>1126476 1940107<br/>697</p> |
| <p><b>PHOTO NO.</b><br/>16</p>  | <p><b>DATE:</b><br/>4/16/2024</p> |  |   |
| <p><b>DESCRIPTION</b><br/>Northern boundary of Site. Photo taken in northeast corner of site facing west.</p> |                                   |   |   |

|  |                                   |   |   |
|--|-----------------------------------|---|---|
| <p><b>CLIENT NAME:</b> CENTRAL HUDSON GAS &amp; ELECTRIC</p>     |                                   | <p><b>SITE LOCATION:</b> FORMER KINGSTON MGP SITE</p> | <p><b>PROJECT NO.</b><br/>1126476 1940107<br/>697</p> |
| <p><b>PHOTO NO.</b><br/>17</p>                                   | <p><b>DATE:</b><br/>4/16/2024</p> |   |   |
| <p><b>DESCRIPTION</b><br/>Location plan of noted settlement.</p> |                                   |   |   |

**LEGEND:**

-  TREE LINE
-  EXCLUSION AREA
-  MINOR CONTOUR
-  MAJOR CONTOUR
-  ABOVE GROUND GAS STRUCTURE
-  SPOT ELEVATIONS
-  RIP RAP
-  BULKHEAD WALL
-  RECOVERY WELL
-  MOORING
-  PLANTED TREE
-  -1.7 MEAN LOW WATER
-  +2 MEAN HIGH WATER

**NOTES:**

1. SURVEY SHOWN WAS PREPARED FROM A APRIL 16, 2024 BATHYMETRIC SURVEY.
2. SURVEY SUBJECT TO ANY SUBSURFACE CONDITIONS THAT MAY EXIST, IF ANY.
3. THE DATUM USED FOR THIS SURVEY IS NAD83 (EAST ZONE) AND NAVD88 AS PER MAP REFERENCE 1.
4. THE FOLLOWING MEAN LOW AND HIGH WATER INFORMATION WAS ADOPTED FROM ARCADIS FIGURE 2-6. BASED ON THE KINGSTON TIDAL INFORMATION PRESENTED ON NOAA NAUTICAL CHART 12347 (HUDSON RIVER-WAPPINGER CREEK TO HUDSON; LAST CORRECTION 8/4/2015) AND DATUM CONVERSION INFORMATION OBTAINED FROM NOAA'S VERTICAL DATUM TRANSFORMATION (VDATUM) SOFTWARE (VERSION 3.4). MEAN LOW WATER (MLW) AND MEAN HIGH WATER (MHW) IN THE VICINITY OF THE SITE IS ESTIMATED AT ELEVATION -1.7FT NAVD88 AND +2.0FT NAVD88, RESPECTIVELY. ESTIMATED MLW AND MHW ELEVATIONS OCCUR ALONG THE BULKHEAD WALL AND THEREFORE ARE NOT SHOWN FOR CLARITY. SEE MAP REFERENCE 1.
5. INFORMATION SHOWN ON THIS MAP IS REPRESENTS THE CONDITIONS AT THE TIME OF SURVEY ONLY. DUE TO THE DYNAMIC NATURE OF THE RONDOUT CREEK THE CREEK BED MAY DIFFER THAN WHAT IS SHOWN HEREON.

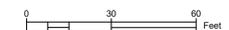
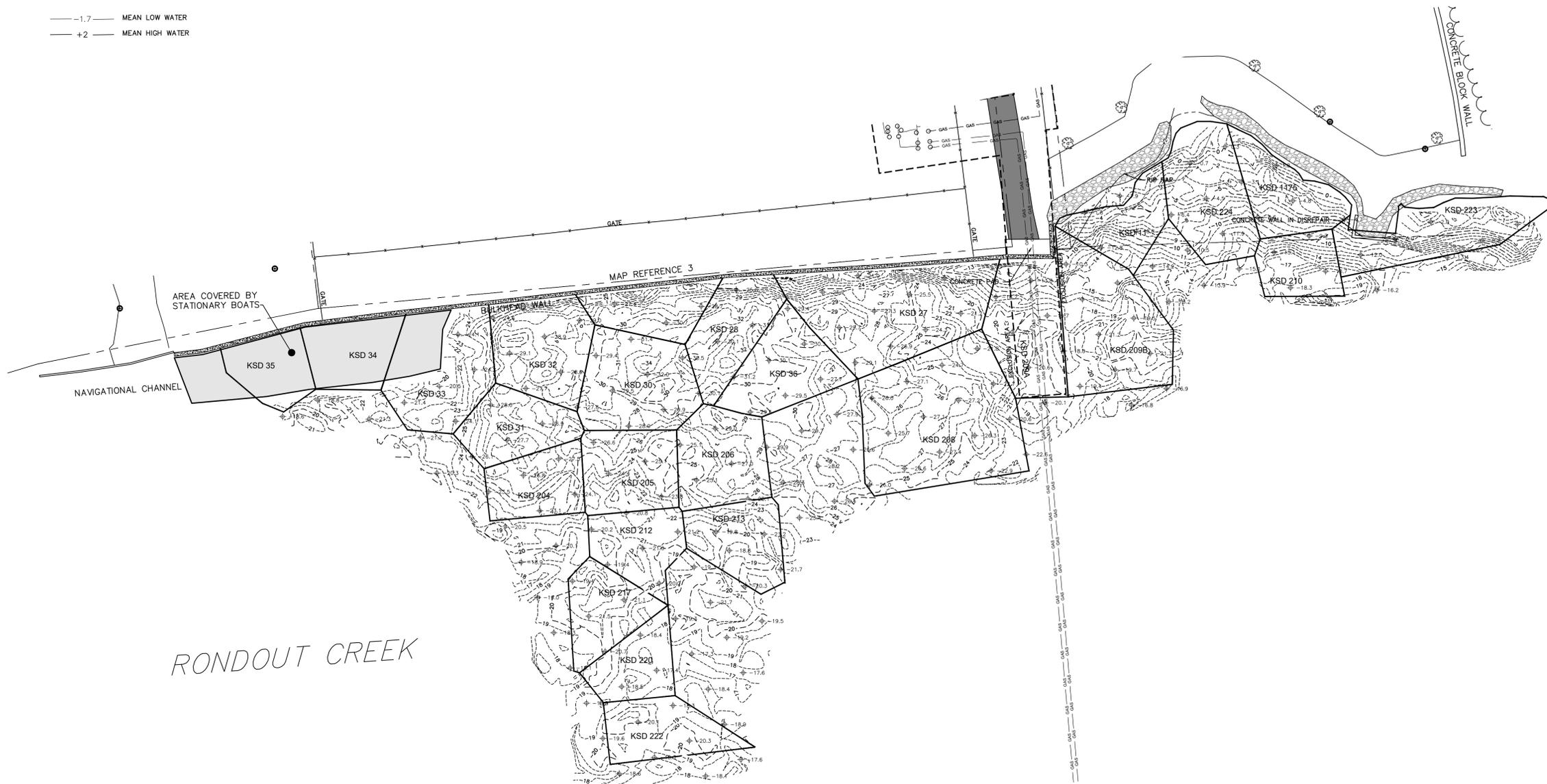
**MAP REFERENCES**

1. MAP ENTITLED "CENTRAL HUDSON GAS & ELECTRIC FORMER KINGSTON MGP SITE, SITE NO. C356017", DATED MARCH 2016 AND PREPARED BY O'BRIEN & GERE ENGINEERS, INC.
2. MAP ENTITLED "CH ENERGY GROUP, INC. KINGSTON GAS WORKS", DATED APRIL 28, 2015, PREPARED BY MORRIS ASSOCIATES ENGINEERING & SURVEYING CONSULTANTS, PLLC.
3. MAP ENTITLED "EAST STRAND STREET AND NORTH STREET MAP OF ENVIRONMENTAL EASEMENT SURVEY PREPARED FOR CENTRAL HUDSON GAS & ELECTRIC CORP.", DATED OCTOBER 26, 2015, PREPARED BY CHAZEN ENGINEERING, LAND SURVEYING & LANDSCAPE ARCHITECTURE CO., D.P.C.



**SITE LOCATION MAP**

N.T.S.



**NMB**  
LAND SURVEYING  
PLLC  
20 TROY AVE. WYANTSKILL NY, 12198  
518-376-4630

| REVISIONS |      |             |    |
|-----------|------|-------------|----|
| NO.       | DATE | DESCRIPTION | BY |
|           |      |             |    |
|           |      |             |    |
|           |      |             |    |
|           |      |             |    |

BATHYMETRIC SURVEY  
**CENTRAL HUDSON GAS & ELECTRIC.**  
**FORMER KINGSTON MGP SITE**  
**SITE NO. C356017**  
**RONDOUT CAP SURVEY**  
**2024**

COUNTY OF ULSTER STATE OF NEW YORK  
SURVEYED BY: NMB CHECKED BY: NMB DATE: April 22, 2024  
DRAWN BY: NMB JOB No.: N818-023 DWG No. 2024 RONDOUT

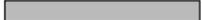
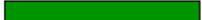
NATHAN M. BURROWS L.S.  
NEW YORK LIC. No. 50.724

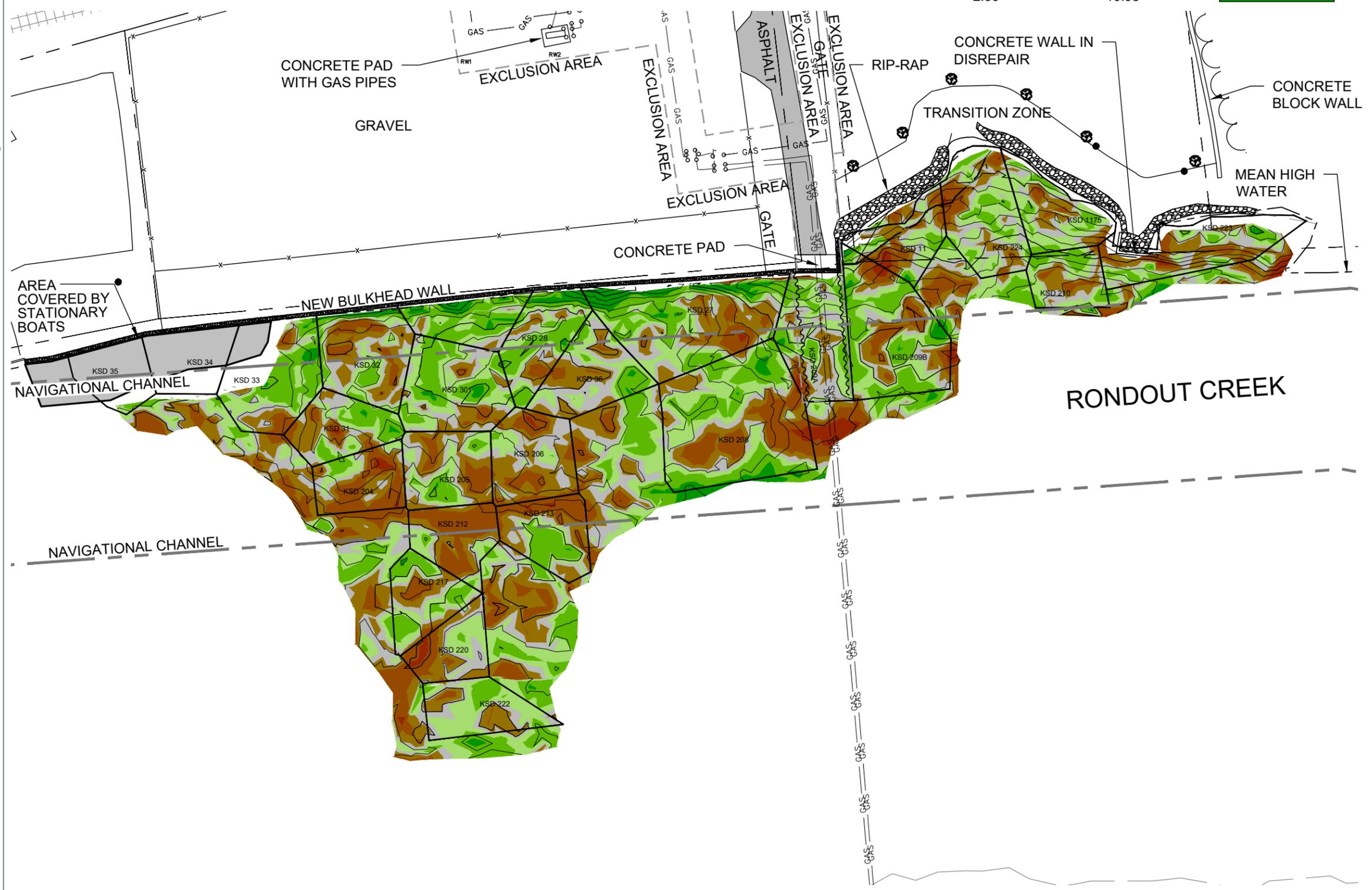
SCALE: 1"=30' SHEET 1 OF 1

5/13/2024 1:53 PM

K:\Central-Hudson.1126476\1950100368.2022-Periodic-Review\Docs\DWG\SHEETS\1950100368.2022-FIG1 2024.dwg

**Change in Elevation Between 2017 Bathymetry and 2024 Bathymetry**

| Minimum Elevation Change | Maximum Elevation Change | Color Scheme  |
|--------------------------|--------------------------|---|
| -7.42'                   | -2.50'                   |  |
| -2.50'                   | -1.00'                   |  |
| -1.00'                   | -0.25'                   |  |
| -0.25'                   | 0.25'                    |  |
| 0.25'                    | 1.00'                    |  |
| 1.00'                    | 2.50'                    |  |
| 2.50'                    | 10.98'                   |  |



- LEGEND**
-  APRIL 2024 BATHYMETRY
  -  MEAN HIGH WATER
  -  SHEET PILES

CENTRAL HUDSON  
 GAS & ELECTRIC  
 FORMER KINGSTON MGP SITE  
 SITE NO. C356017  
 KINGSTON, NEW YORK

**BATHYMETRIC  
 COMPARISON**



FILE NO. 1950100368  
 MAY 2024



**ATTACHMENT 2  
ENCLOSURE 2 SITE MANAGEMENT PERIODIC REVIEW REPORT NOTICE  
INSTITUTIONAL AND ENGINEERING CONTROLS CERTIFICATION FORM**



**Enclosure 2**  
**NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION**  
**Site Management Periodic Review Report Notice**  
**Institutional and Engineering Controls Certification Form**



|  | Site Details                        | Box 1  |
|--|-------------------------------------|--|
| <b>Site No.</b> C356017  |                                     |  |
| <b>Site Name</b> CH - Kingston Gas Works   |                                     |  |
| Site Address: North Street   | Zip Code: 12401                     |  |
| City/Town: Kingston  |                                     |  |
| County: Ulster   |                                     |  |
| Site Acreage: 1.610  |                                     |  |
| Reporting Period: May 25, 2023 to May 25, 2024   |                                     |  |
|  |                                     | YES NO   |
| 1. Is the information above correct?   |                                     | <input checked="" type="checkbox"/> <input type="checkbox"/> |
| If NO, include handwritten above or on a separate sheet.   |                                     |  |
| 2. Has some or all of the site property been sold, subdivided, merged, or undergone a tax map amendment during this Reporting Period?                              | <input type="checkbox"/>            | <input checked="" type="checkbox"/>                          |
| 3. Has there been any change of use at the site during this Reporting Period (see 6NYCRR 375-1.11(d))?   | <input type="checkbox"/>            | <input checked="" type="checkbox"/>                          |
| 4. Have any federal, state, and/or local permits (e.g., building, discharge) been issued for or at the property during this Reporting Period?                      | <input type="checkbox"/>            | <input checked="" type="checkbox"/>                          |
| <b>If you answered YES to questions 2 thru 4, include documentation or evidence that documentation has been previously submitted with this certification form.</b> |                                     |  |
| 5. Is the site currently undergoing development?   | <input type="checkbox"/>            | <input checked="" type="checkbox"/>                          |
|  |                                     | <b>Box 2</b>   |
|  |                                     | YES NO   |
| 6. Is the current site use consistent with the use(s) listed below?<br>Commercial and Industrial   | <input checked="" type="checkbox"/> | <input type="checkbox"/>                                     |
| 7. Are all ICs in place and functioning as designed?   | <input checked="" type="checkbox"/> | <input type="checkbox"/>                                     |
| <b>IF THE ANSWER TO EITHER QUESTION 6 OR 7 IS NO, sign and date below and DO NOT COMPLETE THE REST OF THIS FORM. Otherwise continue.</b>                           |                                     |  |
| <b>A Corrective Measures Work Plan must be submitted along with this form to address these issues.</b>   |                                     |  |
| Signature of Owner, Remedial Party or Designated Representative  | Date                                |  |

**SITE NO. C356017**

**Description of Institutional Controls**

| <u>Parcel</u>      | <u>Owner</u>                       | <u>Institutional Control</u>   |
|--------------------|------------------------------------|--|
| <b>56.36-01-18</b> | Central Hudson Gas & Electric Corp | Ground Water Use Restriction<br>Soil Management Plan<br>Landuse Restriction<br>Monitoring Plan<br>Site Management Plan<br>IC/EC Plan |

The property may be used for Commercial uses as described in 6 NYCRR Part 375.1(g)(2)(iii) or Industrial uses as described in 6 NYCRR Part 375.1.8(g)(2)(iv);

The use of groundwater underlying the property is prohibited without necessary water quality treatment as determined by the NYSDOH or the Ulster County Department of Health to render it safe for use as drinking water for industrial purposes, and the user must first notify and obtain written approval to do so from the Department;

Monitoring must be performed as defined in the SMP; and

All future activities on the property that will disturb remaining contaminated material must be conducted in accordance with the SMP.

**Description of Engineering Controls**

| <u>Parcel</u>      | <u>Engineering Control</u>                              |
|--------------------|---|
| <b>56.36-01-18</b> | Subsurface Barriers<br>Monitoring Wells<br>Cover System |

Exposure to remaining contamination at the site is prevented by a cover system placed over the site. The cover system is comprised of a minimum of one foot of clean soil, asphalt pavement, gravel, or concrete slab. In areas where ISS was performed the cover system is comprised of a minimum of 4 feet of clean soil.

Exposure to remaining MGP-related residuals by biota within the Rondout Creek is managed by a composite subaqueous cap. The composite cap is comprised of a nominal 6-inch thick sand bedding layer, one layer of RCM with Organoclay™, and a 12-inch thick TRITON® marine mattress.

Exposure to remaining sediment contamination within the Rondout Creek is prevented by a composite subaqueous cap. The composite cap consists of a nominal 6-inch thick sand bedding layer, one layer of RCM with Organoclay, and a 12-inch thick TRITON marine mattress.

Exposure to remaining MGP-related residuals by biota within the Rondout Creek is managed by a composite subaqueous cap. The composite cap is comprised of a nominal 6-inch thick sand bedding layer, one layer of RCM with Organoclay, and a 12-inch thick TRITON marine mattress.

**Periodic Review Report (PRR) Certification Statements**

1. I certify by checking "YES" below that:

a) the Periodic Review report and all attachments were prepared under the direction of, and reviewed by, the party making the Engineering Control certification;

b) to the best of my knowledge and belief, the work and conclusions described in this certification are in accordance with the requirements of the site remedial program, and generally accepted

YES NO

2. For each Engineering control listed in Box 4, I certify by checking "YES" below that all of the following statements are true:

(a) The Engineering Control(s) employed at this site is unchanged since the date that the Control was put in-place, or was last approved by the Department;

(b) nothing has occurred that would impair the ability of such Control, to protect public health and the environment;

(c) access to the site will continue to be provided to the Department, to evaluate the remedy, including access to evaluate the continued maintenance of this Control;

(d) nothing has occurred that would constitute a violation or failure to comply with the Site Management Plan for this Control; and

(e) if a financial assurance mechanism is required by the oversight document for the site, the mechanism remains valid and sufficient for its intended purpose established in the document.

YES NO

**IF THE ANSWER TO QUESTION 2 IS NO, sign and date below and DO NOT COMPLETE THE REST OF THIS FORM. Otherwise continue.**

**A Corrective Measures Work Plan must be submitted along with this form to address these issues.**

\_\_\_\_\_  
Signature of Owner, Remedial Party or Designated Representative

\_\_\_\_\_  
Date

IC CERTIFICATIONS  
SITE NO. C356017

Box 6

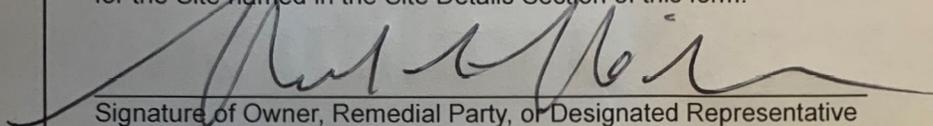
**SITE OWNER OR DESIGNATED REPRESENTATIVE SIGNATURE**

I certify that all information and statements in Boxes 1,2, and 3 are true. I understand that a false statement made herein is punishable as a Class "A" misdemeanor, pursuant to Section 210.45 of the Penal Law.

I Mark L. McLean at Central Hudson Gas & Electric Corp.  
284 South Avenue, Poughkeepsie, NY 12601,  
print name print business address

am certifying as Owner (Owner or Remedial Party)

for the Site named in the Site Details Section of this form.



Signature of Owner, Remedial Party, or Designated Representative  
Rendering Certification

5/29/24  
Date

**EC CERTIFICATIONS**

**Box 7**

**Qualified Environmental Professional Signature**

I certify that all information in Boxes 4 and 5 are true. I understand that a false statement made herein is punishable as a Class "A" misdemeanor, pursuant to Section 210.45 of the Penal Law.

I Stephen Anagnost at Ramboll, 333 West Washington Street, Syracuse, NY 13221  
print name print business address

I am certifying as a Qualified Environmental Professional for the Owner  
(Owner or Remedial Party)

Stephen W. Anagnost



5/30/2024

Signature of Qualified Environmental Professional, for  
the Owner or Remedial Party, Rendering Certification

Stamp  
(Required for PE)

Date

**EXIHIBIT 1  
2023 NAPL MONITORING REPORT**



*Submitted via email*

August 18, 2023

John Spellman  
New York State Department of Environmental Conservation  
Division of Environmental Remediation  
625 Broadway, 11<sup>th</sup> Floor  
Albany, NY 12233-7014

Re: Kingston MGP Site (C356017)  
August 2023 – Annual Monitoring Event Results

Dear Mr. Spellman:

This letter serves to document the results of the annual monitoring event conducted on August 17, 2023 at Central Hudson Gas & Electric Corporation's (Central Hudson's) former manufactured gas plant (MGP) site located in Kingston, NY (Figure 1). In accordance with the June 2015 Decision Document, and approved November 2017 Site Management Plan (SMP) [revised in 2021], four monitoring wells were installed at the site to monitor for the presence of non-aqueous phase liquid (NAPL). The monitoring wells were installed within an area that was precluded from in-situ stabilization (ISS) remediation due to the location of active gas infrastructure.

### Results

Depth to water ranged from 4.27 feet below top of casing (fbtoc) to 4.65 fbtoc in monitoring wells RW-2 and RW-1/RW-4, respectively (Table 1). A heavy sheen was observed in RW-1 (approximately 0.10') and a light sheen was observed on the probe tip when gauging RW-2; however, NAPL thickness was not measurable.

The next monitoring event is tentatively scheduled to be performed in August 2024. Please contact me at (845) 486-5641 or [jgallo@cenhud.com](mailto:jgallo@cenhud.com) if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Jesse N. Gallo".

Jesse N. Gallo  
Environmental Coordinator

### Attachments

ec. Amen Omorogbe – NYSDEC  
Kristin Kulow – NYSDOH  
Mark McLean, Central Hudson

## Table

**Table 1**  
**Monitoring Well Gauging Data**  
**August 2023**

| <b>Well ID</b> | <b>DTW</b> | <b>DTP</b> | <b>DTB</b> |
|----------------|------------|------------|------------|
| RW-1           | 4.65       | 0.1*       | 20.53      |
| RW-2           | 4.27       | Trace*     | 18.31      |
| RW-3           | 4.45       | ND         | 21.61      |
| RW-4           | 4.65       | ND         | 20.72      |

**Notes:**

\* - Sheen observed on probe tip

DTW - Depth to water (feet below top of casing)

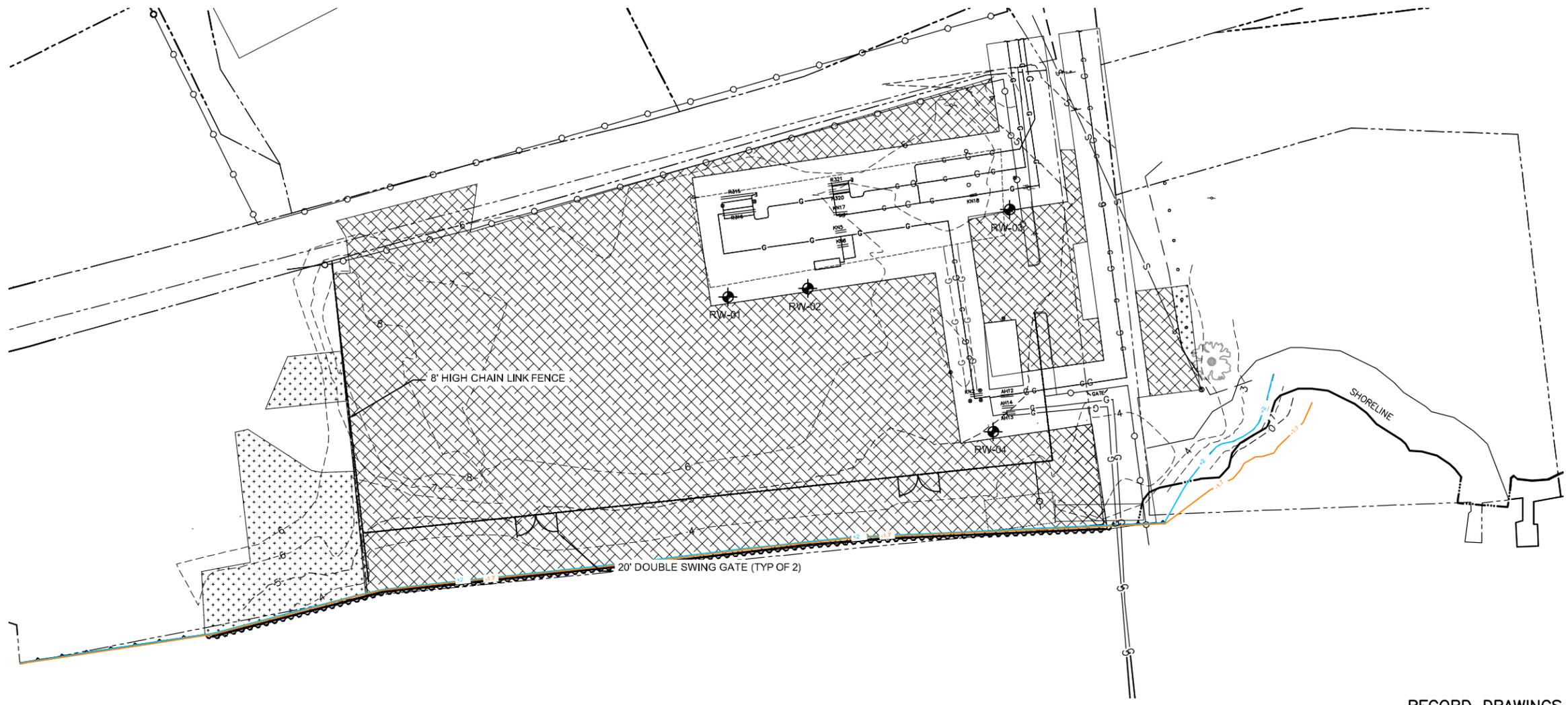
DTP - Depth to product (feet below top of casing)

DTB - Depth to bottom (feet below top of casing)

ND - Not detected

**Figure**

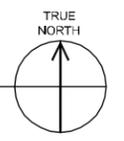
C:\DW71\CENTRAL HUDSON - KINGSTON MGP\DESIGN DRAWINGS 3-3-16\62871-126-G26.DWG



- LEGEND:**
- GRAVEL AREA
  - VEGETATED SURFACE
  - RECOVERY WELL LOCATION
  - RW-01

**RECOVERY WELL LOCATION PLAN**

SCALE: 1" = 30'



PLAN SUPERSEDED  
REFER TO NMB LAND SURVEYING  
POST CONSTRUCTION  
SHEET 1 OF 1  
DATED 6/27/17

**RECORD DRAWINGS**  
To the best of our knowledge, information and belief, these record drawings substantially represent the project as constructed.  
By: O'BRIEN & GERE ENGINEERS, INC.

| 0   | 11/2/17 | RECORD DRAWING | BEW   |
|-----|---------|----------------|-------|
| NO. | DATE    | REVISION       | INIT. |

| RECOVERY WELL TABLE |             |            |                        |                                |                          |
|---------------------|-------------|------------|------------------------|--------------------------------|--------------------------|
| WELL ID             | NORTHING    | EASTING    | GRADE ELEVATION (FEET) | TOP OF CASING ELEVATION (FEET) | DEPTH OF WELL (FEET BGS) |
| RW-1                | 1125862.194 | 636244.317 | 6.5                    | 8.6                            | 19                       |
| RW-2                | 1125866.377 | 636283.183 | 6.1                    | 8.0                            | 18                       |
| RW-3                | 1125904.711 | 636381.694 | 5.7                    | 7.9                            | 19                       |
| RW-4                | 1125796.653 | 636373.703 | 5.3                    | 7.6                            | 19                       |

THIS DRAWING WAS PREPARED AT THE SCALE INDICATED IN THE TITLE BLOCK. INACCURACIES IN THE STATED SCALE MAY BE INTRODUCED WHEN DRAWINGS ARE REPRODUCED BY ANY MEANS. USE THE GRAPHIC SCALE BAR IN THE TITLE BLOCK TO DETERMINE THE ACTUAL SCALE OF THIS DRAWING.

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ENGINEER, TO ALTER THIS DOCUMENT.



SCALE AS NOTED



**CENTRAL HUDSON GAS & ELECTRIC  
FORMER KINGSTON MGP SITE  
SITE NO. C356017  
KINGSTON, NEW YORK**

GENERAL  
**RECOVERY WELL  
LOCATION PLAN**

|                                    |                             |          |
|------------------------------------|-----------------------------|----------|
| IN CHARGE OF _____                 | FILE NO.<br>12678.62871.126 | <b>1</b> |
| DESIGNED BY _____ CHECKED BY _____ | DATE<br>NOV. 2017           |          |
| DRAWN BY _____                     |                             |          |