

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: 1126476.1940120091

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, 2025 through May 25, 2026. The SMP addressed the means for implementing and periodically inspecting ECs/ICs required by the remedy for the site.

Date July 7, 2026

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 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 24, 2026. 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 a hole had formed partially through the soil cover at the southeast portion of the site and some additional settlement and erosion was noted along the bulkhead. 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, a hole measuring approximately 10 inches by 18 inches at the surface formed in the soil cover in the southeast portion of the site. Below the surface, a void was noted that extended approximately 18 inches in the east and west directions. The total depth below the surface was approximately 2.0 feet. The soil cover in this area is 4 feet thick, so the settlement did not fully penetrate the cap. In addition to the hole, some additional erosion and settlement was observed along the bulkhead beyond that which was noted during last year's inspection.

All other noted settlements and/or rutting have been observed in previous inspections. The previously noted areas remained generally the same, ranging in depths between 2 and 10 inches. Similar to the area with the noted hole, the soil cover is approximately 4 feet thick in the areas where these were 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.

Attachment 1 also includes the results of the bathymetric survey completed on April 24, 2026. Changes in elevation in comparison to the 2017 bathymetric survey within the limits of pipeline crossing cap range between approximately 1.1 inches of erosion and/or settlement, and 1.7 inches of sediment deposits. These ranges are within the thickness of the light stone fill, indicating that the cap remains in place. The figure depicting the changes in elevation across the site limits, with exception of the area to the west that was obstructed by moored boats, is included in Attachment 1. 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 12, 2025. A heavy sheen was observed in RW-1 and a light sheen was observed on the probe tip when gauging RW-2. Detailed results of the NAPL monitoring event are presented in the August 2025 – Annual Monitoring Event Results report included as Exhibit 1.

Certification of ICS and ECS

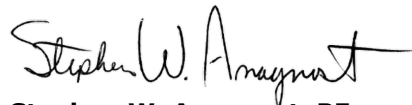
For each institutional or engineering control identified for the site, I certify that all of the following statements are true:

- 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. It is recommended that the noted hole in the southeast portion of the site and erosion and settlement along the bulkhead be backfilled back to original grade in accordance with the Site Management Plan;
- 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	7/7/2026	
_____ NYS Professional Engineer #	_____ Date	_____ Signature

Yours sincerely



Stephen W. Anagnost, PE

SENIOR PROJECT MANAGER071-E&H ENGINEERING RES

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

Attachment: 1. Engineering Controls Monitoring Checklist
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, 11th Fl

Re: Annual Monitoring Event Results| CH – Kingston Gas Works |
NYSDEC Site No. C356017 | Kingston, New York
File: 12678.1940120091

Dear Mr. Squire:

This letter serves to document the annual inspection event conducted on April 24, 2026 at the Central Hudson Gas & Electric Corporation's former manufactured gas plant site located in Kingston, NY (NYSDEC Site No. C356017). In accordance with the 2015 Decision Document and the approved Site Management Plan (November 2017; updated in November 2021), the annual inspection included:

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

The associated inspection forms are attached.

Yours sincerely

Stephen W. Anagnost, PE

SENIOR PROJECT MANAGER071-E&H ENGINEERING RES

D 315-956-6259
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Date July 7, 2026

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Engineering Controls Monitoring Checklist – Soil Cover and Sediment Cap Site Management Plan Central Hudson Gas & Electric Corporation Kingston Former MGP Site, Kingston, New York				
Date Monitoring Performed: April 24, 2026			Weather: 62° F, Sunny	
Section I: Engineering Controls (<i>to be completed in the field at the time of the monitoring. Use additional space if necessary</i>).				
<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>				
Observation	Yes	No	N/A	Comments
1. Are there any eroded areas or areas of scour? If yes, describe.	X			Minimal areas of erosion or scour observed within limits of the bulkhead
2. Are there any areas of settlement? If yes, describe.	X			There is a noted hole within the soil cover in the southeast portion of the Site and a few areas of minor settlement/rutting noted. 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			Log noted in area between bulkhead and fenceline. Refer to the attached Photo 8
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 are 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: A hole within the soil cover was noted in the southeast portion of the site. The hole measures at the surface approximately 10x18 inches. Below the surface the hole expands approximately 18 inches in both the east and west directions and to a total depth of approximately 2.0 ft. The soil cover in this area is 4 ft. thick. Refer to photos 11 and 12. The remaining soil/stone cover remains intact but there are areas of noted minor settlement, erosion, or rutting as shown in photos 2,3, 4, 6, 7, 10, 15 and 16. The noted settlements range between 2 and 10 inches deep. Areas of vegetative cover show established vegetation (Photo 17). Areas of asphalt or concrete show no signs of deterioration (Photo 18). The hole through the cover and noted settlement areas should be backfilled with suitable material.

Sediment Cap: Based on the results of the bathymetric survey completed on April 24, 2026, changes in elevation in comparison to the 2017 bathymetric survey within the limits of pipeline crossing cap range between approximately 1.1 inches of erosion and/or settlement, and 1.7 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	4/24/26	Bulkhead on south boundary of Site. Signs of minimal settlement and rutting noted in isolated areas. Increased vegetation noted as compared to previous year.	West
2	4/24/26	Area of noted erosion and settlement along the bulkhead on south boundary of Site.	South
3	4/24/26	Area of noted erosion and settlement along the bulkhead on south boundary of Site.	South
4	4/24/26	Area of noted erosion and settlement along the bulkhead on south boundary of Site.	South
5	4/24/26	Bulkhead on south boundary of Site facing east.	East
6	4/24/26	Area of noted rutting adjacent to bulkhead on south boundary of the Site	South
7	4/24/26	Limits of previously noted settlement at southeast portion of the Site between bulkhead and fence line.	East
8	4/24/26	Increased vegetation and log at southern limits of the Site between the bulkhead and fence line.	West
9	4/24/26	Cover within exclusion zone. Photo taken in northeast corner of Central Hudson Property facing southwest.	Southwest
10	4/24/26	Limits of settlement at southeast portion of the Site within the fence line. This area has been previously noted since 2022. The limits and depth do not appear to have expanded.	East
11	4/24/26	Photo showing approximately 10 inch by 18 inch by 24 inch hole in the soil cover at southeast portion of the Site within fence line. The cover in this area is 4 ft. thick.	N/A

12	4/24/26	Photo showing the lateral extent of settlement of approximately 18 inches within the soil cover at southeast portion of the Site within fence line.	N/A
13	4/24/26	View of the Site from northwest corner.	East
14	4/24/26	View of northside of the Site, just west of the exclusion zone where some minor rutting and/or settlement is noted. This area of minor rutting and/or settlement was previously noted in the 2023 report. The limits and depth do not appear to have expanded	West
15	4/24/26	Area of rutting at southeast corner of site between fence line and recovery well RW-04.	South
16	4/24/26	Area of rutting at southeast corner of site between the fence line and recovery well RW-04.	West
17	4/24/26	Soil cover on property west of Central Hudson Property.	West
18	4/24/26	Soil cover east of the Central Hudson property.	North
19	4/24/26	Northern boundary of the Site,	West
20	4/24/26	View of the cover system from southwest corner.	Northeast
21	4/24/26	Site plan showing approximate location of noted settlement, erosion, and rutting.	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 updated in November 2021, that the above information is true and correct to the best of my knowledge.

Name (*printed*) Victor Warner

Title: Project Manager

Signature:



Date: 7/7/26

CLIENT NAME: CENTRAL HUDSON GAS & ELECTRIC		SITE LOCATION: FORMER KINGSTON MGP SITE	PROJECT NO. 1126476 1940120091
PHOTO NO. 1	DATE: 4/24/2026	DESCRIPTION Bulkhead on south boundary of Site. Signs of minimal settlement and rutting noted in isolated areas. Increased vegetation noted as compared to previous year. 	

CLIENT NAME: CENTRAL HUDSON GAS & ELECTRIC		SITE LOCATION: FORMER KINGSTON MGP SITE	PROJECT NO. 1126476 1940120091
PHOTO NO. 2	DATE: 4/24/2026		
DESCRIPTION Area of noted erosion and settlement along the Bulkhead on south boundary of Site.			

CLIENT NAME: CENTRAL HUDSON GAS & ELECTRIC		SITE LOCATION: FORMER KINGSTON MGP SITE	PROJECT NO. 1126476 1940120091
PHOTO NO. 3	DATE: 4/24/2026		
DESCRIPTION Area of noted erosion and settlement along the Bulkhead on south boundary of Site.			

CLIENT NAME: CENTRAL HUDSON GAS & ELECTRIC		SITE LOCATION: FORMER KINGSTON MGP SITE	PROJECT NO. 1126476 1940120091
PHOTO NO. 4	DATE: 4/24/2026		
DESCRIPTION Area of noted erosion and settlement along the bulkhead on south boundary of Site.			

CLIENT NAME: CENTRAL HUDSON GAS & ELECTRIC		SITE LOCATION: FORMER KINGSTON MGP SITE	PROJECT NO. 1126476 1940120091
PHOTO NO. 5	DATE: 4/24/2026		
DESCRIPTION Bulkhead on south boundary of Site facing east.			

CLIENT NAME: CENTRAL HUDSON GAS & ELECTRIC		SITE LOCATION: FORMER KINGSTON MGP SITE	PROJECT NO. 1126476 1940120091
PHOTO NO. 6	DATE: 4/24/2026		
DESCRIPTION Area of noted rutting adjacent to the bulkhead on the south boundary of the Site.			

CLIENT NAME: CENTRAL HUDSON GAS & ELECTRIC		SITE LOCATION: FORMER KINGSTON MGP SITE	PROJECT NO. 1126476 1940120091
PHOTO NO. 7	DATE: 4/24/2026		
DESCRIPTION Limits of previously noted settlement at southeast portion of the Site between the bulkhead and fence line.			

CLIENT NAME: CENTRAL HUDSON GAS & ELECTRIC		SITE LOCATION: FORMER KINGSTON MGP SITE	PROJECT NO. 1126476 1940120091
PHOTO NO. 8	DATE: 4/24/2026		
DESCRIPTION Increased vegetation and log at southeast corner of site between bulkhead and fence line.			

CLIENT NAME: CENTRAL HUDSON GAS & ELECTRIC		SITE LOCATION: FORMER KINGSTON MGP SITE	PROJECT NO. 1126476 1940120091
PHOTO NO. 9	DATE: 4/24/2026		
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 1940120091
PHOTO NO. 10	DATE: 4/24/2026		
DESCRIPTION Limits of settlement at southeast portion of the Site within the fence line. This area has been previously noted since 2022. The limits and depth do not appear to have expanded.			

CLIENT NAME: CENTRAL HUDSON GAS & ELECTRIC		SITE LOCATION: FORMER KINGSTON MGP SITE	PROJECT NO. 1126476 1940120091
PHOTO NO. 11	DATE: 4/24/2026		
DESCRIPTION Photo showing an approximately 10-inch by 18-inch by 24 inch hole in the soil cover at the southeast portion of the Site within the fence line. The Cover in this area is 4 ft. thick.			

CLIENT NAME: CENTRAL HUDSON GAS & ELECTRIC		SITE LOCATION: FORMER KINGSTON MGP SITE	PROJECT NO. 1126476 1940120091
PHOTO NO. 12	DATE: 4/24/2026	DESCRIPTION Photo showing the lateral extent of settlement of approximately 18-inches in the soil cover at the southeast portion of the Site within the fence line.	
			

CLIENT NAME: CENTRAL HUDSON GAS & ELECTRIC		SITE LOCATION: FORMER KINGSTON MGP SITE	PROJECT NO. 1126476 1940120091
PHOTO NO. 13	DATE: 4/24/2026	DESCRIPTION View of Site from northwest corner. 	

CLIENT NAME: CENTRAL HUDSON GAS & ELECTRIC		SITE LOCATION: FORMER KINGSTON MGP SITE	PROJECT NO. 1126476 1940120091
PHOTO NO. 14	DATE: 4/24/2026		
DESCRIPTION View of northside of the Site, just west of the exclusion zone where some minor rutting and/or settlement is noted. This area of minor rutting and/or settlement was previously noted in the 2023 report. The limits and depth do not appear to have expanded			

CLIENT NAME: CENTRAL HUDSON GAS & ELECTRIC		SITE LOCATION: FORMER KINGSTON MGP SITE	PROJECT NO. 1126476 1940120091
PHOTO NO. 15	DATE: 4/24/2026		
DESCRIPTION Area of rutting in the southeast corner of the site between the fence line and recovery well RW-04.			

CLIENT NAME: CENTRAL HUDSON GAS & ELECTRIC		SITE LOCATION: FORMER KINGSTON MGP SITE	PROJECT NO. 1126476 1940120091
PHOTO NO. 16	DATE: 4/24/2026		
DESCRIPTION Area of rutting in the southeast corner of the site between the fence line and recovery well RW-04.			

CLIENT NAME: CENTRAL HUDSON GAS & ELECTRIC		SITE LOCATION: FORMER KINGSTON MGP SITE	PROJECT NO. 1126476 1940120091
PHOTO NO. 17	DATE: 4/24/2026		
DESCRIPTION Soil cover on property west of Central Hudson Property.			

CLIENT NAME: CENTRAL HUDSON GAS & ELECTRIC		SITE LOCATION: FORMER KINGSTON MGP SITE	PROJECT NO. 1126476 1940120091
PHOTO NO. 18	DATE: 4/24/2026		
DESCRIPTION Soil cover east of the Central Hudson property.			

CLIENT NAME: CENTRAL HUDSON GAS & ELECTRIC

SITE LOCATION: FORMER KINGSTON MGP SITE

PROJECT NO.

1126476|1940120091

PHOTO NO.
19

DATE:
4/24/2026

DESCRIPTION
Northern boundary of Site.



CLIENT NAME: CENTRAL HUDSON GAS & ELECTRIC

SITE LOCATION: FORMER KINGSTON MGP SITE

PROJECT NO.

1126476|1940113868

PHOTO NO.
20

DATE:
4/24/2026

DESCRIPTION

View of site from southwest corner showing the majority of the cover system.



CLIENT NAME: CENTRAL HUDSON GAS & ELECTRIC	SITE LOCATION: FORMER KINGSTON MGP SITE	PROJECT NO. 1126476 1940120091
PHOTO NO. 21	DATE: 4/24/2026	

DESCRIPTION

Site plan showing approximate location of noted settlement, erosion and rutting.

LEGEND:

- ~~~~~ TREE LINE
- EXCLUSION AREA
- 4 --- MINOR CONTOUR
- 5 --- MAJOR CONTOUR
- ABOVE GROUND GAS STRUCTURE
- ⊕ 6.3 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 24, 2026 BATHYMETRIC SURVEY.
2. SURVEY SUBJECT TO ANY SUBSURFACE CONDITIONS THAT MAY EXIST, IF ANY.
3. THE PROJECTION AND 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.

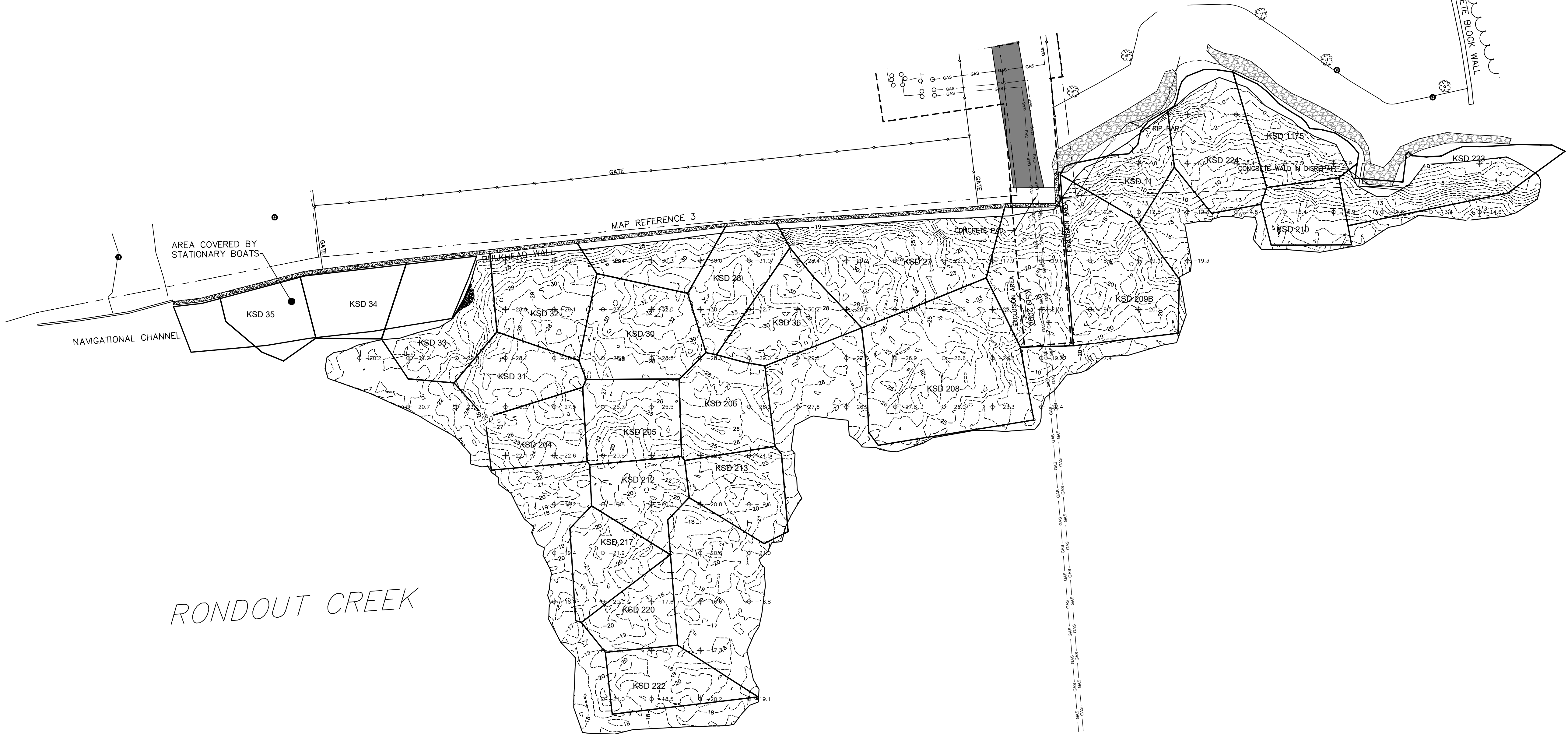
MAP REFERENCES

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.



0 30 60 Feet



REVISIONS			
NO.	DATE	DESCRIPTION	BY

UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY MAP IS A VIOLATION OF SECTION 7209, SUBSECTION 2 OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S EMBROIDERED SEAL AND SIGNATURE IN RED INK MAY BE CONSIDERED TO BE INVALID COPIES. CERTIFICATES INDICATED OR IMPLIED HEREON SHALL RUN ONLY TO THE PARTY FOR WHOM THIS SURVEY IS PREPARED, AND ON THEIR TRANSFER TO THE ADDITIONAL PARTIES LISTED HEREON, CERTIFICATES ARE NOT TRANSFERABLE TO ADDITIONAL PARTIES, OR SUBSEQUENT OWNERS, NOT LISTED HEREON.

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

BATHYMETRIC SURVEY
CENTRAL HUDSON GAS & ELECTRIC.
FORMER KINGSTON MGP SITE
SITE NO. C356017
RONDOUT CAP SURVEY
2026

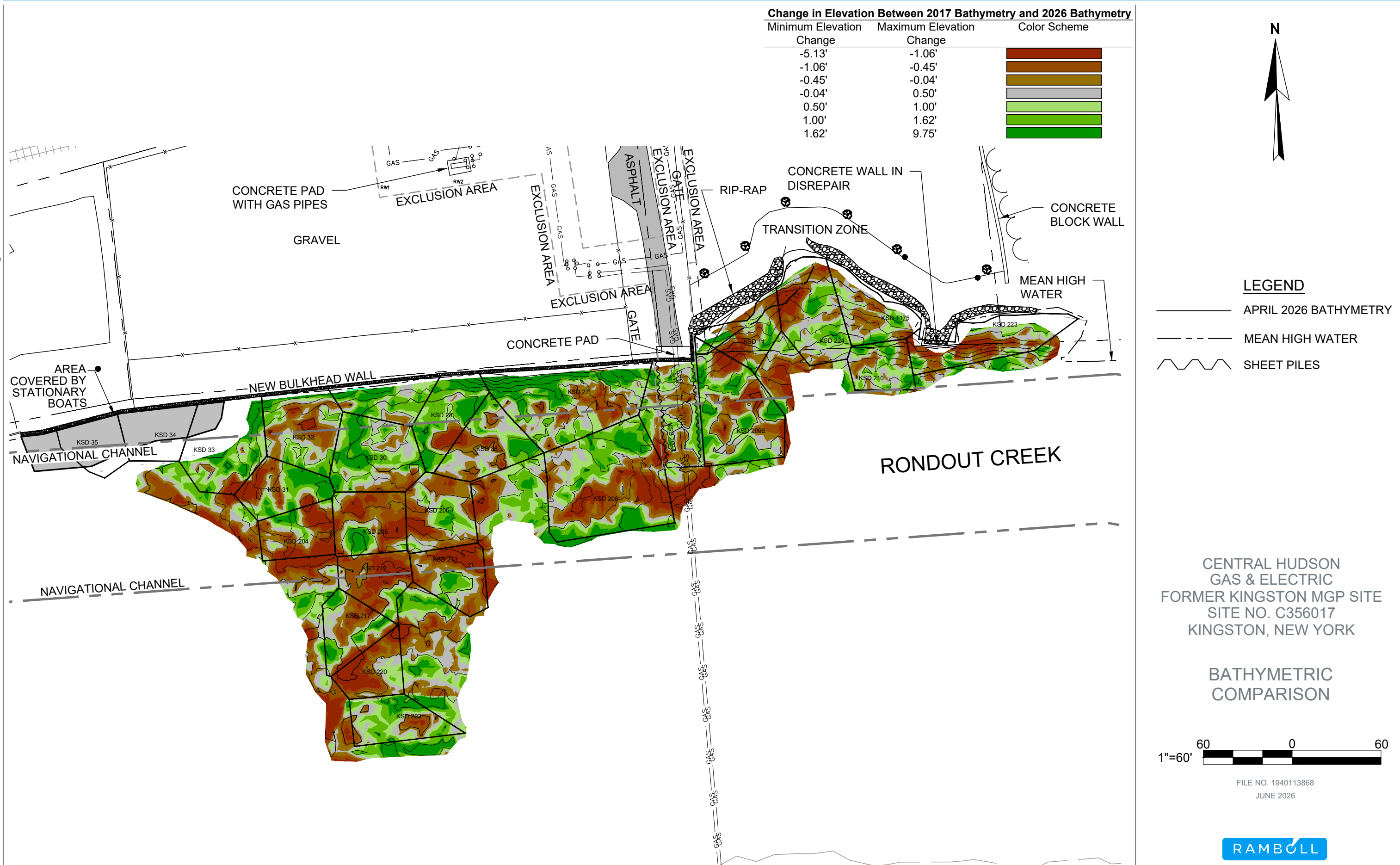
CITY OF KINGSTON

COUNTY OF ULSTER STATE OF NEW YORK

SURVEYED BY: NMB CHECKED BY: NMB DATE: April 30, 2025
DRAWN BY: NMB JOB No.: NB18-023 DWG No.: 2026 RONDOUT

SCALE: 1"=30' SHEET 1 OF 1

FIGURE 1



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

Site No. **C356017**

Site Name **CH - Kingston Gas Works**

Site Address: North Street Zip Code: 12401
City/Town: Kingston
County: Ulster
Site Acreage: 1.610

Reporting Period: June 26, 2025 to June 26, 2026

YES NO

1. Is the information above correct? ☒ ☐

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? ☐ ☒

3. Has there been any change of use at the site during this Reporting Period (see 6NYCRR 375-1.11(d))? ☐ ☒

4. Have any federal, state, and/or local permits (e.g., building, discharge) been issued for or at the property during this Reporting Period? ☐ ☒

If you answered YES to questions 2 thru 4, include documentation or evidence that documentation has been previously submitted with this certification form.

5. Is the site currently undergoing development? ☐ ☒

Box 2

YES NO

6. Is the current site use consistent with the use(s) listed below? ☒ ☐
Commercial and Industrial

7. Are all ICs in place and functioning as designed? ☒ ☐

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.

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

Description of Institutional ControlsParcelOwnerInstitutional Control**56.36-01-18**

Central Hudson Gas & Electric Corp

Ground Water Use Restriction
 Soil Management Plan
 Landuse Restriction
 Monitoring Plan
 Site Management Plan
 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.

Box 4**Description of Engineering Controls**ParcelEngineering Control**56.36-01-18**

Subsurface Barriers
 Monitoring Wells
 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 engineering practices; and the information presented is accurate and complete.

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.
print name 284 South Avenue, Poughkeepsie, NY 12601,
print business address

am certifying as Owner (Owner or Remedial Party)

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

Mark L. McLean

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

5/12/26

Date

EC CERTIFICATIONS

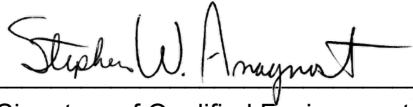
Box 7

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 W. Anagnost, PE at 333 W Washington Street, Syracuse, NY 13221,
print name print business address

am certifying as a Qualified Environmental Professional for the Central Hudson Gas & Electric Corp.
(Owner or Remedial Party)



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



7/7/2026

Date

EXIHIBIT 1
2025 NAPL MONITORING REPORT



Submitted via email

August 12, 2025

Michael Squire
New York State Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway, 11th Floor
Albany, NY 12233-7014

Re: Kingston MGP Site (C356017)
August 2025 – Annual Monitoring Event Results

Dear Mr. Squire:

This letter serves to document the results of the annual monitoring event conducted on August 12, 2025 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 4.95 feet below top of casing (fbtoc) to 5.44 fbtoc in monitoring wells RW-2 and RW-1, 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 2026. Please contact me at (845) 486-5641 or jgallo@cenhud.com if you have any questions.

Sincerely,

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 2025

Well ID	DTW	DTP	DTB
RW-1	5.44	0.1*	20.98
RW-2	4.95	Trace*	19.65
RW-3	5.00	ND	21.70
RW-4	5.30	ND	21.25

Notes:

* - Sheen observed on probe tip

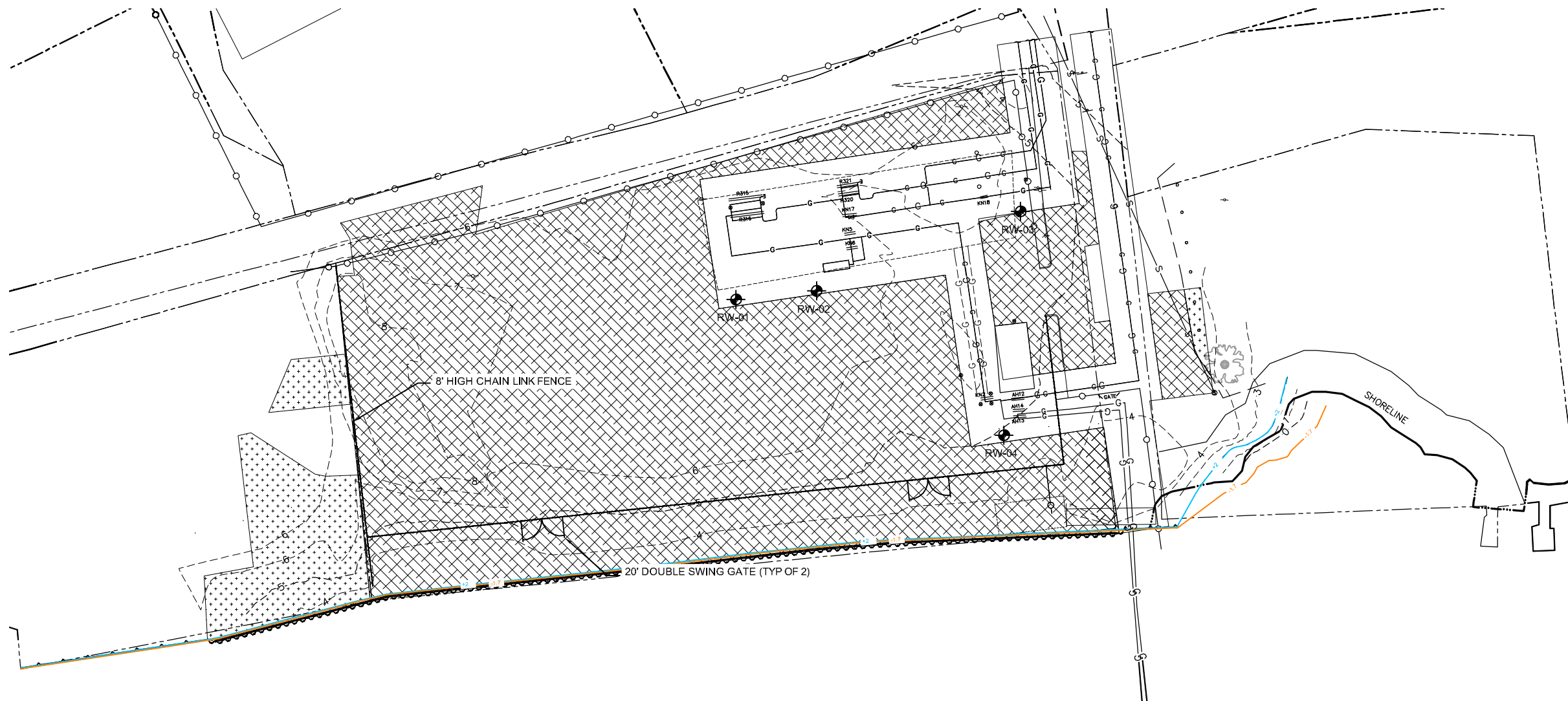
DTW - Depth to water (feet below top of casing)

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

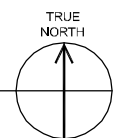
DTB - Depth to bottom (feet below top of casing)

ND - Not detected

Figure



RECOVERY WELL LOCATION PLAN



RECORD DRAWINGS

O'BRIEN & GERE
ENGINEERS, INC.

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

SCALE AS NOTED

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 ENGI-
NEER, TO ALTER THIS DOCUMENT.



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

GENERAL

RECOVERY WELL
LOCATION PLAN

IN CHARGE OF _____	FILE NO. 12678.62871.126	1
DESIGNED BY _____ CHECKED BY _____	DATE	
DRAWN BY _____	NOV. 2017	