



FACT SHEET

Brownfield Cleanup Program

10 East Chester Street
Site No. C356032
Kingston, Ulster County, NY

March 2006

Remedial Action to Address Brownfield Site Contamination to Begin

Construction is about to begin at 10-16 East Chester Street, 318-320 Broadway, and 306-316 Broadway in the City of Kingston, Ulster County, NY under New York's Brownfield Cleanup Program (BCP). See map for the location of the site. 10 East Chester Street, LLC will soon begin remedial activities to address contamination at the site with oversight provided by the New York State Department of Environmental Conservation (NYSDEC).

NYSDEC previously accepted an application submitted by 10 East Chester Street, LLC to participate in the BCP. The application proposes that the site will be used for commercial purposes. In May 2004, 10 East Chester Street, LLC (Owner) entered into a NYSDEC Brownfield Cleanup Agreement for the subject site. A Remedial Investigation (RI) was completed by 10 East Chester Street LLC in the spring of 2005, in accordance with an NYSDEC-approved RI Work Plan. The RI defined the nature and extent of contamination at the site, and provided the basis for developing the Remedial Action Plan. Based on the findings of the investigation, the NYSDEC in consultation with the NYSDOH has determined that the site poses a significant threat due to elevated concentrations of contaminants in groundwater. The remedial activities discussed below, have been designed to address the identified contamination and the threat posed.

Highlights of the Upcoming Site Remedial Activities

Remedial activities have several goals:

- 1) remediate contamination at the site to a level that is protective of public health and the environment, and
- 2) account for the intended or reasonably anticipated future use of the site.

"Remedial activities" and *"remediation"* refer to all necessary actions to address any known or suspected contamination associated with the site.

Brownfield Cleanup Program: New York's Brownfield Cleanup Program (BCP) encourages the voluntary cleanup of contaminated properties known as "brownfields" so that they can be reused and redeveloped. These uses include recreation, housing and business.

A **brownfield** is any real property that is difficult to reuse or redevelop because of the presence or potential presence of contamination.

For more information about the BCP, visit:
www.dec.state.ny.us/website/der/bcp

The subject site is currently impacted with petroleum from existing underground storage tanks (USTs) and chlorinated solvents from the former dry cleaning operation. The petroleum contamination will be addressed through source removal and the solvents will be remediated using in-situ groundwater treatment.

"Source Removal" will include the removal of six (6) USTs on the site. The USTs will be excavated along with impacted soils. Following the removal of each UST, excavated soils will be visually inspected for signs of petroleum impacts and screened for volatile organic compounds (VOCs). Soil samples will also be collected during excavation and analyzed for VOCs and semi-volatile organic compounds (SVOCs). Excavated soils

with observed impacts will be staged on-site to await off-site disposal. Once excavation and removal are complete, areas will be backfilled with clean granular fill.

In-Situ Chemical Oxidation (ISCO) will be used to remediate Tetrachloroethene (PCE), Trichloroethene (TCE), and BTEX compounds in groundwater. Potassium Permanganate (KMnO_4) has been used extensively in drinking water and wastewater treatment, and more recently as an oxidant for dry cleaning solvent remediation programs. The treatment will involve the injection of Potassium Permanganate in each injection well.

All remediation activities will be performed on-site and will begin in the early spring (March 2006).

Next Steps

10 East Chester Street, LLC will begin remedial activities at the 10 East Chester Street site with UST removal. These activities are anticipated to take about 5-weeks. NYSDEC and the New York State Department of Health (NYSDOH) will oversee the remedial activities. Within 90 days of completing remedial activities, 10 East Chester Street, LLC must submit to NYSDEC a Final Engineering Report for review and approval. The report will describe the remedial activities completed and certify that remediation requirements have been achieved or will be achieved.

A fact sheet will be sent to the site contact list that describes the content of the Final Engineering Report. The fact sheet will identify any institutional controls (for example, deed restrictions) or engineering controls (for example, a site cap) necessary at the site in relation to the issuance of the Certificate of Completion.

Site History

The 10 East Chester Street site is comprised of three contiguous lots located at 10-16 East Chester Street (Lot 43), 318-320 Broadway (Lot 14), and 306-316 Broadway (Lot 15) in Kingston, Ulster County, New York (see Figure 1). The site consists of approximately one acre, and is owned by 10 East Chester Street, LLC. The area surrounding the site is primarily a mix of commercial businesses and private residences.

Historical uses of the site include vehicle storage and repair, a warehouse, bus garage, horse stables, gasoline station, a laundry/dry cleaning facility and a diner.

FOR MORE INFORMATION

Document Repository

A local document repository has been established at the following location to help the public to review important project documents. These documents include the Remedial Work Plan and the application to participate in the BCP accepted by NYSDEC:

Kingston Library
55 Franklin Street
Kingston, NY 12401
Phone: (845) 331-0507

NYSDEC Region 3 Office
21 South Putt Corners Road
New Paltz, NY 12561
Phone: (845) 256-3154
Attn: Michael Knipfing

NYSDEC Headquarters
625 Broadway
Albany, NY 12233-7014
Phone: (518) 402-9564
Attn: James Candiloro

Who to Contact

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

Project Related Questions

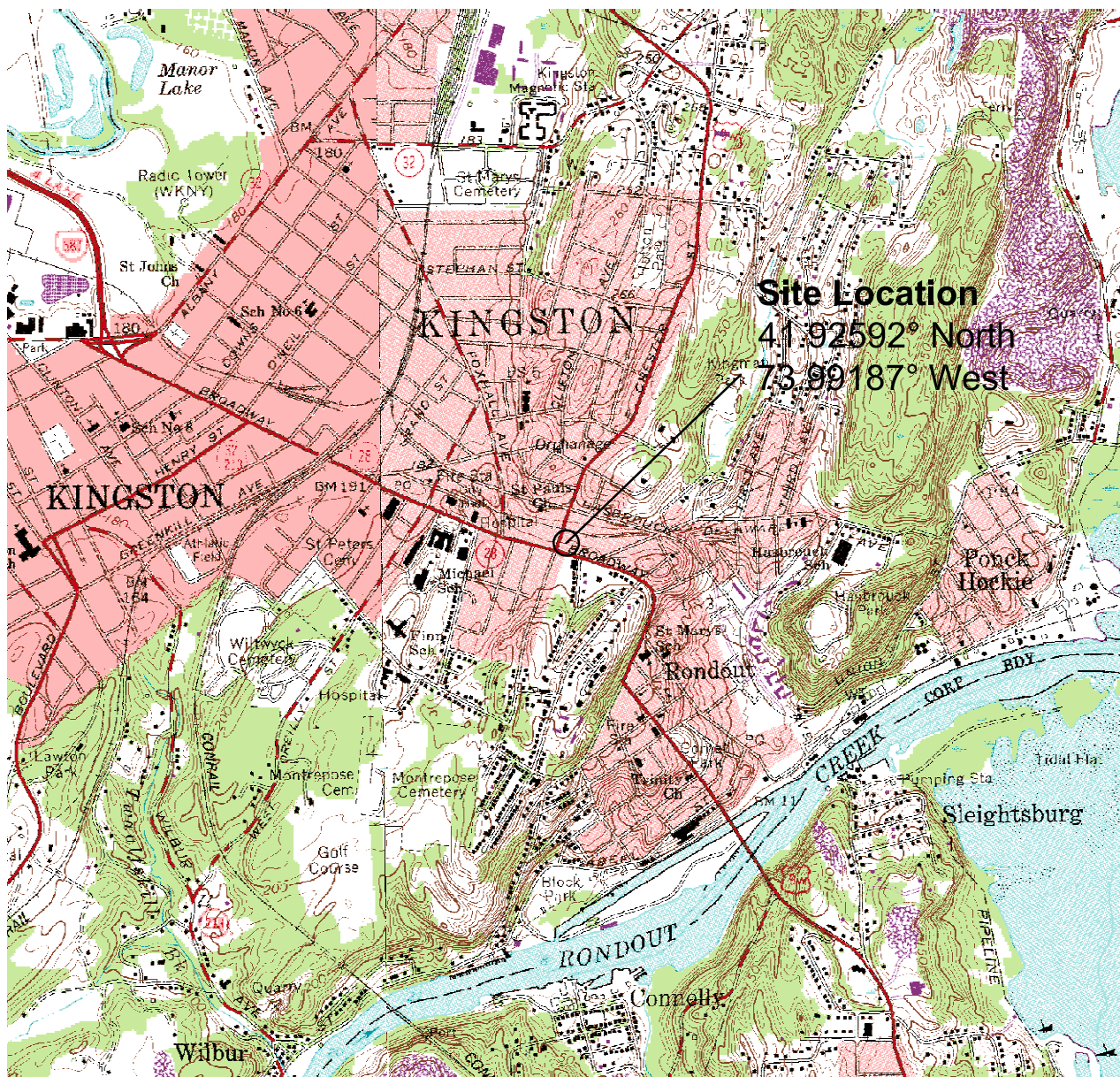
James Candiloro
Project Manager
NYSDEC
Division of Environmental Remediation
625 Broadway, 11th Floor
Albany, NY 12233-7014
Phone: (518) 402-9564
Email: jxcandil@gw.dec.state.ny.us

Health Related Questions

Bridget Callaghan
Public Health Specialist
NYSDOH
Flanigan Square, 547 River Street
Troy, NY 12180
Phone: (800) 458-1158 ext. 27880

If you know someone who would like to be added to the project mailing list, have them contact the NYSDEC project manager above. We encourage you to share this fact sheet with neighbors and tenants, and/or post this fact sheet in a prominent area of your building for others to see.

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 2004/December/syracuse/jlk
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SCALE in FEET



Contour Interval: Kingston West 20 Feet
 Kingston East 10 Feet

Map Taken From: USGS 7.5 Minute Series
 Topographic Quadrangles
 Kingston West (1964, Photorevised 1980)
 Kingston East (1963, Photorevised 1980)
www.nysgis.state.ny.us/quads/usgsdrg.htm



S&W Redevelopment
 of North America, LLC

Syracuse, New York

DATE: 7/2005 JOB No.: N5007

10 Chester Street LLC
 City of Kingston
 Ulster County, New York

Figure - 1-1
 Site Location