



FACT SHEET

Brownfield Cleanup Program

10 East Chester Street
C356032
Kingston, Ulster County, NY

December 2006

Remedial Action Completed to Address Brownfield Site Contamination; Final Engineering Report Under Review

Remedial action has been completed under New York's Brownfield Cleanup Program (BCP) to address contamination related to the 10 East Chester Street Project site located at 10-16 East Chester Street, 318-320 Broadway and 306-316 Broadway in Kingston, Ulster County, New York. See map for the location of the site. 10 East Chester, LLC has completed the remedial action and has submitted to the New York State Department of Environmental Conservation (NYSDEC) a Final Engineering Report (FER), which is under review. The Final Engineering Report states that remediation requirements have been achieved regarding site contamination to fully protect public health and the environment for the proposed site use. The Final Engineering Report is available at the document repositories identified in this fact sheet.

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.

Highlights of the Final Engineering Report

A Final Engineering Report has several goals:

- 1) describe the remedial activities completed;
- 2) certify that remediation requirements have been achieved or will be achieved;
- 3) define the boundaries of the site;
- 4) describe any institutional/engineering controls to be used. An *institutional control* is a non-physical restriction on use of the site, such as a deed restriction, when the remedial action leaves residual contamination that makes the site suitable for some, but not all uses. An *engineering control* is a physical barrier or method to manage contamination such as a cap or vapor barrier;
- 5) certify that a site management plan for any engineering controls used at the site has been approved by NYSDEC.

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

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

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

Seven (7) USTs on the site were removed in March and April 2006. The USTs were excavated along with impacted soils, if present. Following the removal of each

UST, excavated soils were visually inspected for signs of petroleum impacts and screened for volatile organic compounds (VOCs). Soil samples were also collected during excavation and analyzed for VOCs and semi-volatile organic compounds (SVOCs).

In-Situ Chemical Oxidation (ISCO) was used to remediate Tetrachloroethene (PCE), Trichloroethene (TCE), and petroleum related compounds in groundwater. The treatment involved the injection of over 13,000 lbs of Potassium Permanganate into injection wells. 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 remedial goal has been achieved by removing potential sources of contamination from the site (i.e. USTs, sumps and hydraulic lifts), and by application of the ISCO system to treat residual contamination in groundwater. This remedial goal has helped to mitigate the potential for human exposure to contaminants at the site. However, the potential for human exposure could exist if site groundwater were to be used and the potential for soil vapors to contain contaminants originating from groundwater may also occur at the site. With respect to off-site potential, the data indicates that chlorinated VOC concentrations in samples from the down gradient edge of the site do not exceed NYS Groundwater Quality Standards. For petroleum related compounds, the groundwater sample concentrations in two monitoring wells fluctuate between meeting groundwater quality standards and exceeding the standards. The following engineering and institutional controls would be implemented at the site.

Engineering Controls:

- A soil barrier consisting of 1- foot of clean fill, or 6" of asphalt paving, or 6" of concrete slab to mitigate potential for direct contact with groundwater or soil.
- Future buildings will require a sub slab depressurization system as approved by NYSDEC to mitigate the potential for soil vapors to enter future building structures.

Institutional Controls:

- Creation and filing of an Environmental Easement pursuant to ECL 71-3605. Any affected local governments will be notified that such easement has been recorded.
- Prohibition on the use of groundwater without the prior approval by the NYSDEC.
- The future use of the site is limited to restricted commercial uses, which means the site can only be used for the primary purpose of buying, selling, or trading of merchandise or services.

Groundwater monitoring will be conducted at the down-gradient edge of the site to assess the ongoing treatment of groundwater contaminants at the site.

Next Steps

NYSDEC will complete its review, have any necessary revisions made and, if appropriate, approve the Final Engineering Report. NYSDEC will place the approved Final Engineering Report in the site document repositories. NYSDEC then will issue a Certificate of Completion to 10 East Chester Street, LLC. With its receipt of a Certificate of Completion, 10 East Chester Street, LLC would:

- have no liability to the State for contamination at or coming from the site, subject to certain conditions; and
- be eligible for tax credits to offset the costs of performing remedial activities and for redevelopment of the site.

A Certificate of Completion may be modified or revoked if, for example, the applicant does not comply with the terms of its Brownfield Cleanup Agreement with NYSDEC, or if the applicant commits fraud regarding its application or its certification that it has met cleanup levels.

A fact sheet will be sent to the site contact list when NYSDEC issues a Certificate of Completion to 10 East Chester Street, LLC, and a copy of the Certificate will be placed in the document repositories noted below.

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. 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 Repositories

Document repositories have been established at the following locations to help the public review important project documents. These documents include the Remedial Action Plan, Remedial Design, Final Engineering Report 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:

Remediation Related Questions

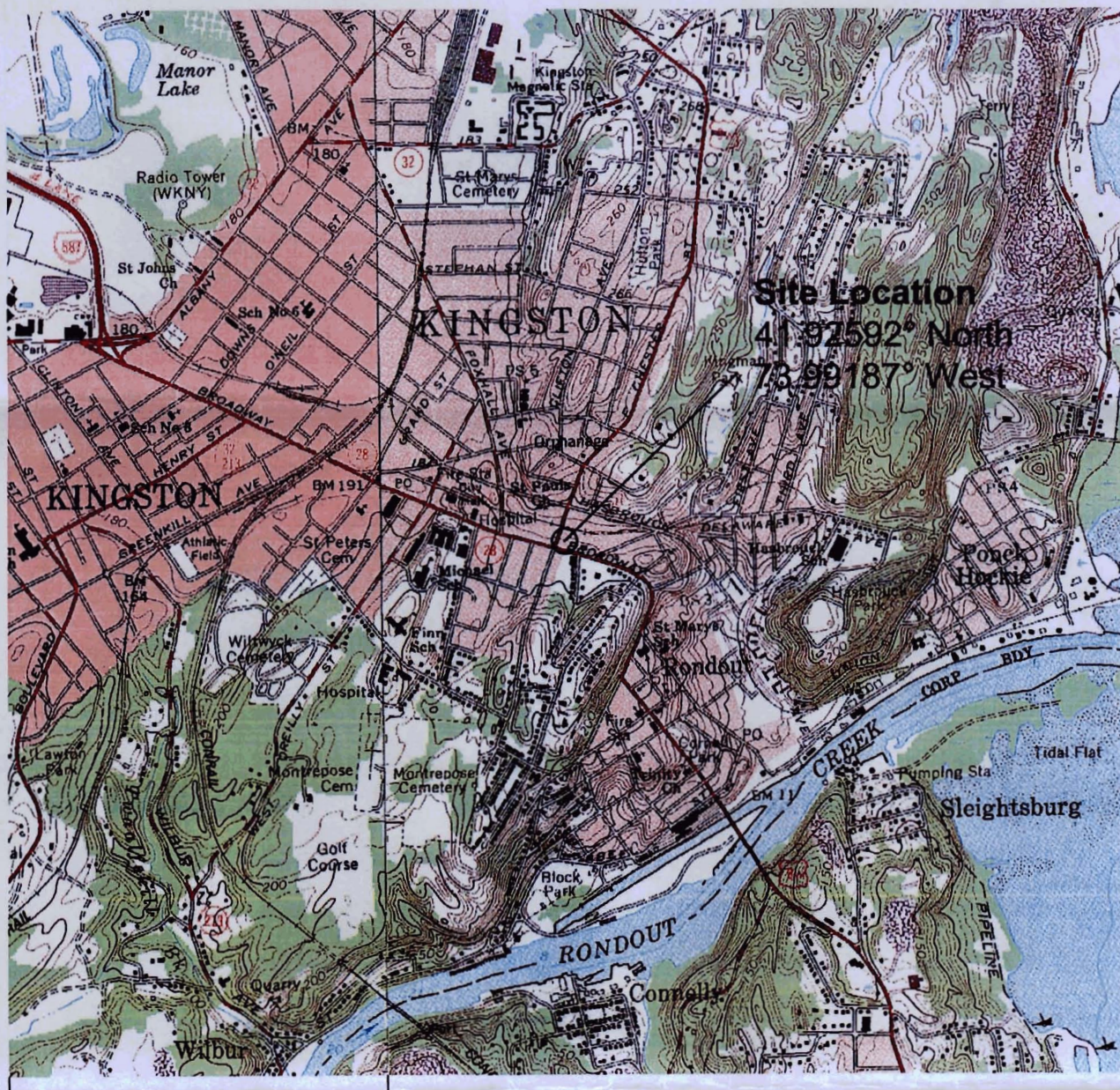
James Candiloro
Project Manager
NYSDEC
Division of Environmental Remediation
625 Broadway, 11th Floor
Albany, NY 12233-7014
Phone: (518) 402-9564
Email: jxcandil@gw.dec.state.ny.us

Health Related Questions

Kristin Kulow
New York State Department of Health
28 Hill Street, Suite 201
Oneonta, NY 13820
Phone: (607) 432-3911

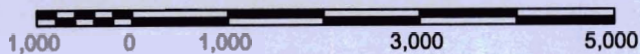
If you know someone who would like to be added to the project mailing list, have them contact the NYSDEC project manager above. We encourage you to share this fact sheet with neighbors and tenants, and/or post this fact sheet in a prominent area of your building for others to see.

X-REF: J:\PROJECTS\B-XXXX\B3000\B3002-10 East Chester Street\Figures\Kington West\41074h1.tif, Kingston East\41073h8.tif
 2004/December/yracuse/llk
 J:\PROJECTS\N-XXXX\N5000\N5007-10 Chester St. RI-RAMP\Remedial Action\Final Engineering Report\Figures\Kington FER Fact Sheet.dwg



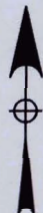
Site Location
 41° 32' 59.2" North
 73° 59' 18.7" West

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, Photo revised 1980)
 Kingston East (1963, Photo revised 1980)
www.nysgis.state.ny.us/quads/usgsdrg.htm



S&W Redevelopment

of North America, LLC.

Syracuse, New York

DATE: 12/2006 JOB No.: N5007

10 East Chester Street, LLC Brownfield Site
 BCP Site No. C356032
 City of Kingston, Ulster County, New York

FER Fact Sheet
 Site Location