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FACT SHEET

Brownfield Cleanup Program

RECEIVED

Utility Platers, Inc.
Site Number C356035
Kingston, New York

APR 24 2009

April 2009

Remedial Bureau C
Division of Environmental Remediation

Draft Remedial Investigation Work Plan and Interim Remedial Measure Available for Public Comment

The New York State Department of Environmental Conservation (NYSDEC) requests public comments as it reviews a draft work plan to investigate Utility Platers, Inc., located at 416 Washington Avenue in Kingston, Ulster County, New York. See attached map for the location of the site. The draft "Remedial Investigation Work Plan" and an "Interim Remedial Measure" report have been submitted by Northeast Retail Leasing & Management Company, LLC under New York's Brownfield Cleanup Program (BCP).

Public Comments About the Draft Remedial Investigation Work Plan and Interim Remedial Measure

NYSDEC is accepting written public comments about the draft Remedial Investigation (RI) Work Plan and Interim Remedial Measure (IRM) for 30 days, from April 30, 2009 through May 30, 2009. The draft RI Work Plan and IRM is available for public review at the document repositories identified in this fact sheet.

Written comments should be submitted to:

Jamie Folsom, Project Manager
New York State Department of Environmental Conservation
Remedial Bureau C, 11th Floor
625 Broadway
Albany, New York 12233-7014



Highlights of the Proposed Remedial Investigation

The remedial investigation has several goals:

- 1) Define the nature and extent of contamination in soil, surface water, groundwater and any other impacted media;
- 2) Identify the source(s) of the contamination;
- 3) Assess the impact of the contamination on public health and/or the environment; and
- 4) Provide information to support the development of a Remedial Work Plan to address the contamination.

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- 5) Collection of data to support a potential in-situ chemical oxidation interim remedial measure or remedy for on-site groundwater saturated soil.

The investigation will be performed by Northeast Retail Leasing & Management Company, LLC with oversight by NYSDEC and the New York State Department of Health (NYSDOH).

As a result of such prior investigation activities, the following areas of potential environmental concern and/or "recognized environmental conditions (REC)" were identified and are associated with the subject property:

- Soil, soil gas and groundwater contamination issues associated with historic site use as a plating facility dating back to the 1950's. Trichloroethylene (TCE), most likely as a result of its historical use as a degreasing agent during plating operations as been detected across the site. In addition to the chlorinated solvent TCE, laboratory analysis confirmed the presence of its breakdown product dichloroethene, DCE and vinyl chloride (VC). Heavy metals, namely chromium, nickel, lead and silver have also been identified as a potential contaminant of concern based upon historic site operations.
- Petroleum hydrocarbon soil and groundwater contamination issues associated with historic site use of underground bulk storage tanks.

The scope of the final RI program is directed at providing sufficient information that will complete data gaps in historical site surveys. Ultimately, the goal of the investigation is to verify the vertical and lateral extent of soil and groundwater impacts from the identified source areas so that a remedial program can be selected and implemented. Special attention will be given to the property boundaries down gradient of the contaminant source(s) to define the extent of any off-site impacts.

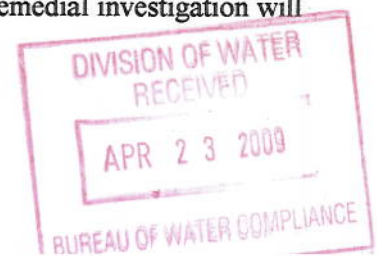
Highlights of the Interim Remedial Measure

Based on the findings of the investigation work described in historical reporting, an IRM will be performed to address contaminated soil and groundwater documented at the facility. The IRM will include:

- 1) Removal and off-site disposal of underground storage tanks (USTs);
- 2) Excavation and off-site disposal of contaminated soils in the area(s) of potential concern;
- 3) Application of chemical oxidants into the subsurface to treat residual contamination in the groundwater; and
- 4) Backfill of excavation(s).

Next Steps

NYSDEC will consider public comments when it completes its review, has any necessary revisions made, and approves the RI Work Plan and IRM. NYSDOH must concur in the approval of the RI Work Plan and IRM. The approved RI Work Plan and IRM will be placed in the document repositories (see below). After the RI Work Plan and IRM are approved, Northeast Retail Leasing & Management Company, LLC may proceed with the remedial investigation of the site. It is estimated that the remedial investigation will take about one month.



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The applicant will develop a Remedial Investigation Report that summarizes the results of the remedial investigation.

NYSDEC will keep the public informed during the investigation and remediation of Utility Platers, Inc.

Background

Utility Platers, Inc. is located on an irregularly shaped 1.02-acre commercial lot and is improved with a one-story (slab on grade) masonry block structure that was operated as a zinc and chromium plating facility until its closure in the latter half of 2005. Use of the property for commercial plating services reportedly dates back to the 1950's. The site is bordered to the north by a presently vacant medical office formerly known as Kingston Diagnostics, the Trailways Bus Terminal is located to the south, to the east by a dry cleaning establishment, with Washington Avenue and a mixed use commercial structure located to the west. Heavy metals, chlorinated solvents and petroleum related products have been detected in the subsurface of the property as a result of historical site use which resulted in the release of hazardous and non-hazardous substances, including volatile organic compounds (VOCs). According to City of Kingston Water Department and Public Works Department representatives, the subject property as well as surrounding properties is being provided with municipal water supply and sanitary waste treatment services.

Four previous site intrusive environmental investigations have been conducted on the subject property. Each of these investigations was performed to assess the environmental status of the site by identifying existing or potential environmental conditions. Each of these reports can be referenced in the Utility Platers, Inc. Brownfield Cleanup Program (BCP) Application. In September of 2008, Northeast Retail Leasing and Management, LLC submitted an application to the NYSDEC requesting acceptance of Utility Platers into the New York State Brownfield Cleanup Program as a volunteer. Subsequently, the site was accepted into the BCP with the execution of the Brownfield Cleanup Agreement on March 23, 2009.

FOR MORE INFORMATION

Document Repositories

Document repositories have been established at the following locations to help the public to review important project documents. These documents include the draft RI Work Plan, Interim Remedial Measures and the application to participate in the BCP accepted by NYSDEC.

City of Kingston Library
Jennifer Sweeney, Reference Librarian
55 Franklin Street
Kingston, New York 12401
(845) 331-0507

NYSDEC Region III
21 S. Putt Corners Road
New Paltz, New York 12651
(945) 256-3154
(By Appointment)



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Who to Contact

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

Project Related Questions

Jamie Folsom
Project Manager/NYSDEC
Division of Environmental Remediation
625 Broadway
Albany, NY 12233
518-402-9564

Health Related Questions

Kristin Kulow
Project Manager/NYSDOH
Bureau of Environmental Exposure Investigation
Oneonta District Office
28 Hill Street, Suite 201
Oneonta, NY 13820
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.

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