

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

July 2009

Interim Remedial Measure/Building Demolition

An Interim Remedial Measures (IRM) Work Plan has been approved by the New York State Department of Environmental Conservation (NYSDEC) and New York State Department of Health (NYSDOH) for the facility known as Utility Platers, Inc., 416 Washington Avenue in Kingston, Ulster County, New York (see attached map for the location of the site). The IRM Work Plan outlines site remedial activities to be completed as part of the New York State Brownfield Cleanup Program (BCP). Building demolition work relative to the Utility Platers Site and the property adjoining the site (Kingston Diagnostics) will be performed concurrently with the IRM.

Background

Utility Platers, Inc. is located on an irregularly shaped 1.02-acre commercial lot 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 1950s. 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. According to City of Kingston Water Department and Public Works Department representatives, the subject property, as well as surrounding properties, is provided with municipal water and sanitary waste treatment services.

Four previous site 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 is 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.

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) Installation of a chain-link fencing to secure the site;
- 2) Removal and off-site disposal of underground storage tanks (USTs);

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

Highlights of the Building Demolition

- 1) Demolition of the Utility Platers and adjoining Kingston Diagnostics buildings;
- 2) Evaluation of building materials for disposal; and
- 3) Off-site disposal of demolition debris.

Northeast Retail Leasing & Management Company, LLC (the volunteer) will complete the work proposed in the IRM Work Plan with the oversight by NYSDEC and NYSDOH. The work proposed in the IRM is expected to begin August-September 2009 and take two to three months to complete.

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 IRM Work Plan and the March 2009 Brownfield Cleanup Agreement.

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

NYSDEC Region III (By Appointment)
21 S. Putt Corners Road
New Paltz, New York 12651
(845) 256-3154

Who to Contact

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

Project-Related Questions

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

Health-Related Questions

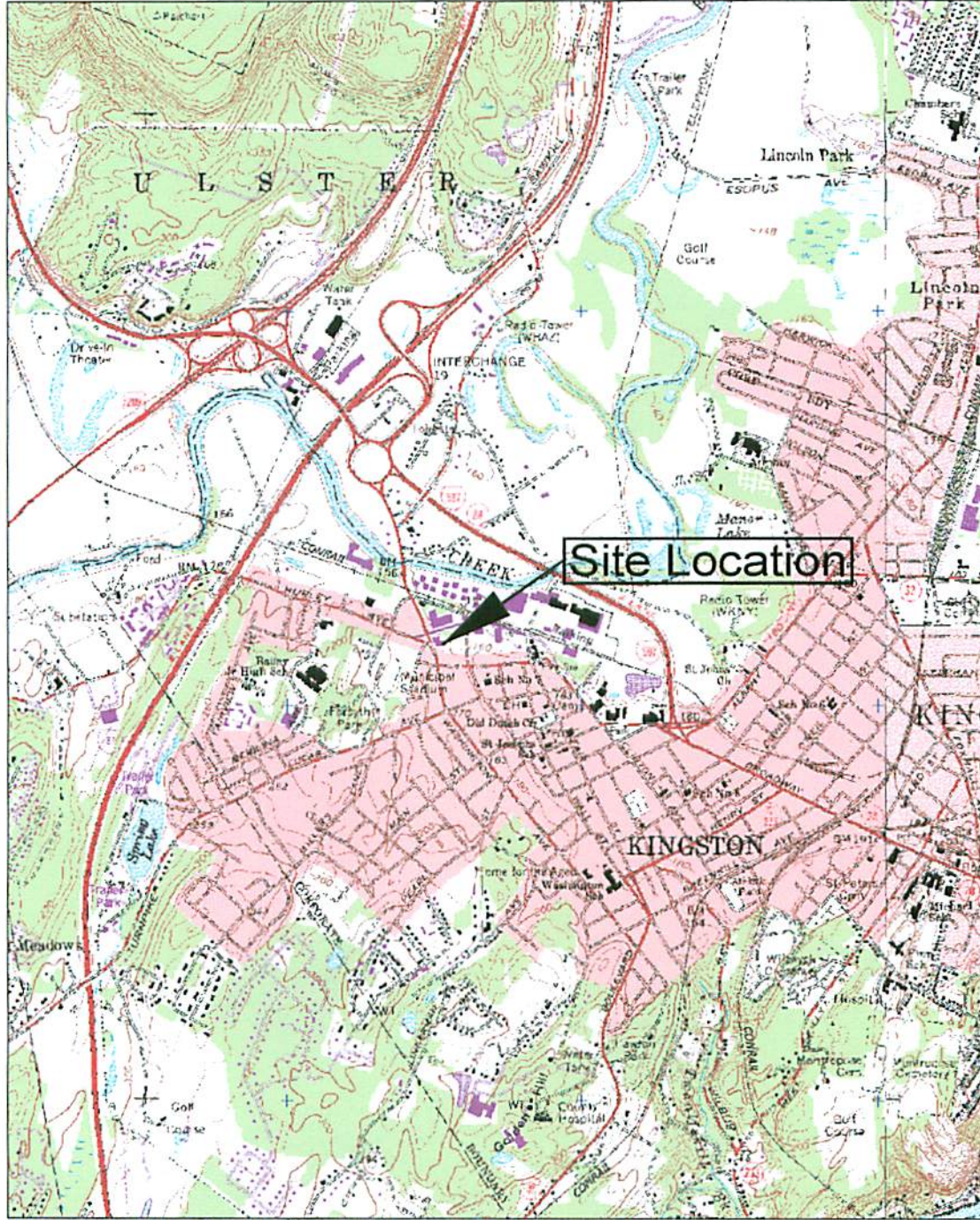
Kristin Kulow
Project Manager/NYSDOH
Bureau of Environmental Exposure Investigation
Oneonta District Office
28 Hill Street, Suite 201
Oneonta, NY 13820
607-432-3911

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



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Client: Northeast Retail Leasing & Management, Company, LLC

Site: 416 Washington Avenue, Kingston, New York

Site No.: C356035
Drawn by: DJT
Scale: 1 : 24,000

Site Location Plan

Figure No: 1