



FACT SHEET

Brownfield Cleanup Program

Utility Platers/Kingston Diagnostics
C356035
Kingston, NY

September 2010

Cleanup Action Completed at Brownfield Site; Final Engineering Report Under Review

Action has been completed to address contamination related to Utility Platers/Kingston Diagnostics ("site") located at the intersection of Washington Avenue and Schwenk Drive in Kingston, Ulster County under New York's Brownfield Cleanup Program. See map for site location.

Northeast Retail Leasing & Management Company, LLC ("applicant") has completed the activities and has submitted to the New York State Department of Environmental Conservation (NYSDEC) a Final Engineering Report, which is under review. The Final Engineering Report states that cleanup requirements have been achieved to fully protect public health and the environment for the proposed site use.

Highlights of the Final Engineering Report

The Final Engineering Report has several goals:

- 1) describe the cleanup activities completed
- 2) certify that cleanup requirements have been achieved or will be achieved for the site
- 3) 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 contamination left over after the cleanup action 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
- 4) 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, business or other uses.

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.ny.gov/chemical/8450.html

Remedial actions previously implemented in 2009 included the removal of underground storage tanks (USTs) and excavation and off-site disposal of grossly contaminated material. A site-wide cover system, consisting of clean soil, concrete and asphalt paving, was constructed to prevent exposure to contamination remaining at the site. The cover system was constructed during the redevelopment of the site as a CVS store, which opened in the summer of 2010. A sub-slab depressurization system (SSDS)

was installed beneath the newly constructed building to address potential volatile organic vapor concerns that remain on-site.

Since contamination will remain at the site, the remedy also required that an environmental easement be placed on the property which limits future use of the site to restricted residential usage (which also allows for commercial use) and prevents the use of the site's groundwater without treatment. A Site Management Plan (SMP) must be developed to implement and maintain the engineering controls (i.e., the cover system, SSDS) and institutional controls (e.g., the environmental easement) placed on the site. The SMP must be approved by the NYSDEC before the Final Engineering Report can be approved.

The objectives of the remedial program have been met by the actions conducted. The excavations that occurred removed the most heavily impacted soils at the site, and thus should limit the potential for contamination of groundwater. In the event that volatile organics and/or their breakdown compounds remain consistently above groundwater standards or are not naturally reducing as would be anticipated over an extended period of time, a contingency plan that allows for further groundwater remediation will be implemented. Exposure to remaining contamination at the site will be prevented by the cover system, sub-slab depressurization system and the Site Management Plan.

Next Steps

NYSDEC will complete its review, revise the Final Engineering Report as necessary, and approve the report. The approved Final Engineering Report will be made available to the public (see "Where to Find Information" below). NYSDEC then will issue a Certificate of Completion to the applicant.

When the Certificate of Completion is issued, the applicant:

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

Background

The subject property, known as Utility Platers, Inc. located at 416 Washington Avenue in the City of Kingston, Ulster County, New York was accepted into the BCP Program (Site Number C356035) in March 2009. The contiguous property, formerly Kingston Diagnostics, was accepted into the BCP as an amendment to the site in November 2009. The Utility Platers, Inc. parcel is an irregularly shaped 1.02-acre commercial lot which contained a one-story (slab-on-grade) masonry block structure that was operated as a zinc and chromium plating services until

its closure in the latter half of 2005. Use of the property for commercial plating services reportedly dates back to the 1950s. The building has been demolished and removed from the property. The Utility Platers parcel was bordered to the north by the former Kingston Diagnostics (0.71 acres) which was added to the BCP Site because of contamination found at that property. This medical office has also been demolished and removed from the site. A bus terminal is located to the south, with North Front Street further south. The eastern portion of the site is bordered by Frog Alley and a dry cleaning facility. Washington Avenue and a mixed-use commercial structure are 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. 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 supply and sanitary waste treatment services.

Four environmental investigations have been conducted since 2005. A Remedial Investigation Work Plan was approved in July 2009 and the remedial investigation was initiated in August 2009. The remedial investigation is documented by the Remedial Investigation Report dated August 2010.

During the Remedial Investigation, several interim remedial measures (IRMs) were performed at the site to address site contamination. The IRMs included: decommissioning and removing the underground storage tanks (USTs); excavation and off-site disposal of grossly contaminated material; installation of a clean soil cover on portions of the site, and the installation of a sub-slab depressurization system beneath the new building.

FOR MORE INFORMATION

Location of Reports and Information

Project documents are available at the following location(s) to help the public stay informed.

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

NYSDEC Region 3
21 S. Putt Corners Road
New Paltz, New York 12561
(845) 256-3154
(By Appointment)

Who to Contact

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

Project Related Questions

Jamie Verrigni
New York State Department of
Environmental Conservation
625 Broadway
Albany, NY 12233
(518) 402-9564
jlverrig@gw.dec.state.ny.us
Call for an appointment

Site-Related Health Questions

Kristin Kulow
New York State Department of Health
Bureau of Environmental Exposure
Investigation
Oneonta District Office
28 Hill Street, Suite 201
Oneonta, NY 13820
(607) 432-3911
Kxk07@health.state.ny.us

If you know someone who would like to be added to the site contact 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.

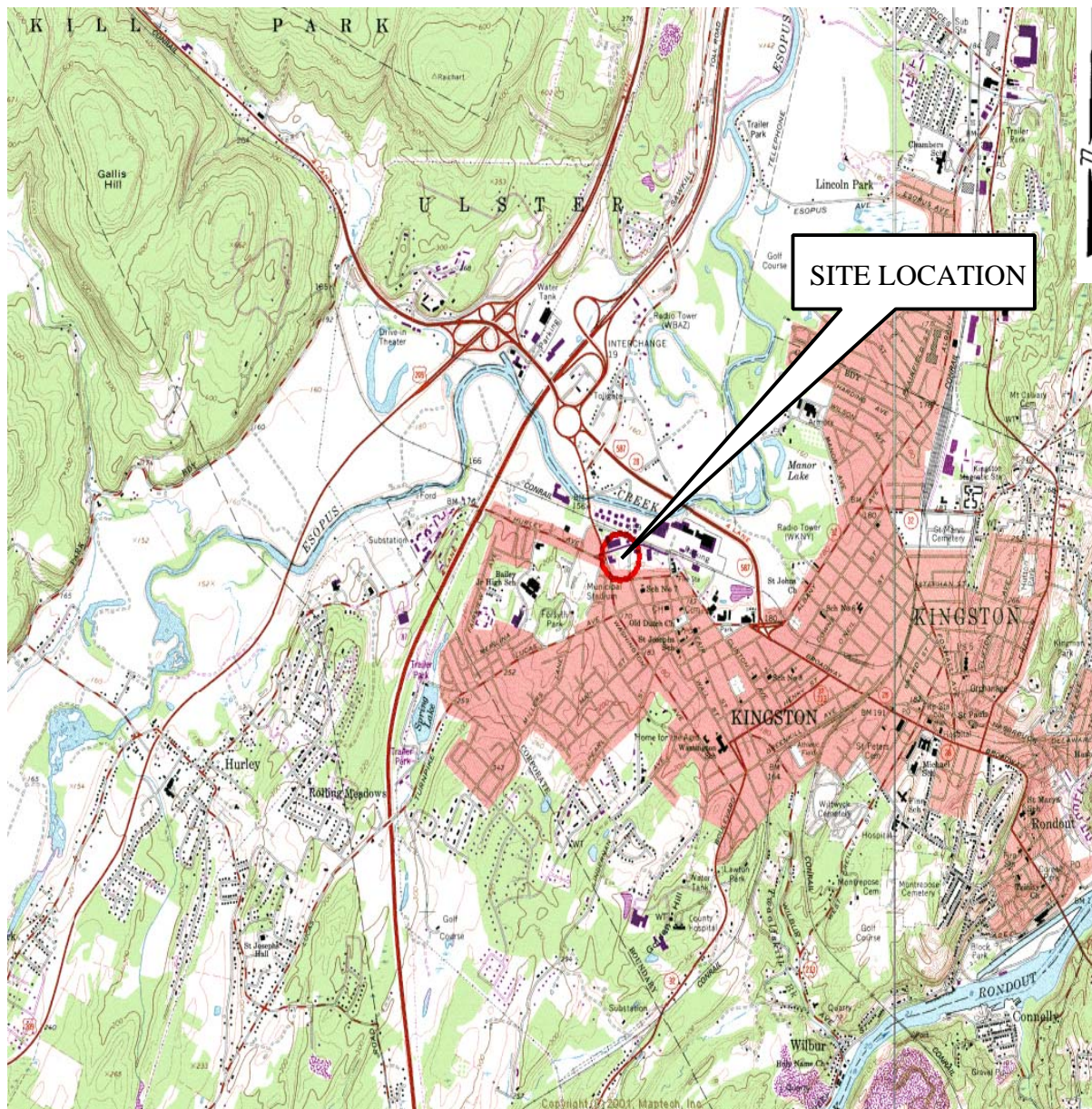


FIGURE 1: Site Location
 Utility Platers/Kingston Diagnostics
 Site ID #C356035