



# FACT SHEET

## Brownfield Cleanup Program

Receive Site Fact Sheets by *Email*. See "For More Information" to Learn How.

**Site Name:** Former Miron Pre-Cast Facility  
**DEC Site #:** C356049  
**Address:** 1561 Ulster Ave.  
Ulster, NY 12550

Have questions?  
See  
"Who to Contact"  
Below

### Cleanup Action to Begin at Brownfield Site

Action is about to begin that will address the contamination related to the Former Miron Pre-Cast Facility ("site") located at 1561 Ulster Ave., Town of Ulster, Ulster County under New York State's Brownfield Cleanup Program (BCP). Please see the map for the site location.

Documents related to the cleanup of this site can be found at the location(s) identified below under "Where to Find Information."

The cleanup activities will be performed by MHMG-KM Kingston, LLC and 1561 Ulster Properties, LLC ("applicants") with oversight provided by New York State Department of Environmental Conservation (NYSDEC). Prior to entering the BCP program, the applicants had completed a Remedial Investigation, Alternatives Analysis and prepared a Remedial Action Work Plan in support of their BCP application. The application was subject to a 45 day comment period which ended on September 22, 2012. One comment was received regarding air, dust, or water that may affect areas nearby. This will be addressed during the cleanup. The surrounding area is provided with public water supply.

#### Highlights of the Upcoming Cleanup Activities

The goal of the cleanup action for the site is to achieve cleanup levels that protect public health and the environment. The cleanup action for the site includes:

1. Excavation and off-site disposal of contaminant source areas. This will include removal of approximately 2,000 to 3,000 cubic yards of petroleum contaminated soil.
2. 2-foot clean soil cover and demarcation layer to allow for restricted residential use of the site not covered by buildings, sidewalks, and pavement.
3. Any future on-site buildings will require a sub-slab depressurization system, or a similar engineered system, to prevent the migration of vapors into the building from groundwater. Alternatively, an evaluation of the potential for soil vapor intrusion will be conducted for any buildings to be developed on the site, and any necessary actions will be implemented to address exposures related to soil vapor intrusion.

4. An environmental easement will be placed on the property by the applicants. This easement: will require them to prepare and submit to the NYSDEC a periodic certification of institutional and engineering controls; will allow the property to be used for restricted residential, commercial, and industrial uses; will restrict the use of groundwater unless it is treated; and will require compliance with the Department approved Site Management Plan.
5. A Site Management Plan will be developed, which includes details for maintaining the 2-foot clean soil cover, submitting periodic review reports, and sub-slab depressurization systems.

### **Next Steps**

After the applicants complete the cleanup activities, they will prepare a Final Engineering Report and submit it to NYSDEC. The Final Engineering Report will describe the cleanup activities completed and certify that cleanup requirements have been achieved or will be achieved.

When NYSDEC is satisfied that cleanup requirements have been achieved or will be achieved for the site, it will approve the Final Engineering Report. NYSDEC will then issue a Certificate of Completion to the applicants.

The applicants would be able to redevelop the site after receiving a Certificate of Completion. In addition, the applicants:

- 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 cleanup activities and for redevelopment of the site.

A fact sheet that describes the content of the Final Engineering Report will be sent to the site contact list. 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.

### **Background**

The site is located at 1561 Ulster Avenue, located north of the off ramp/intersection of NYS Route 209 and Ulster Avenue (Route 9W) in the Town of Ulster, Ulster County. The site is a single tax parcel comprising approximately 10.2 acres. Immediately east of the subject property is Route 9W, across Ulster Avenue is a grocer and garden supply store, and south is the westbound on-ramp for Route 209. To the west of the subject property are railroad tracks, and across the railroad tracks are a commercial building and parking lot.

There are several abandoned structures, overgrown vegetation, gravel access roads, scattered debris, and concrete structures (i.e., catch basins, dry wells and septic tanks) on the site. A concrete pad remains in the northeast section of the site. This pad is a remnant of a former automotive repair and gasoline fueling station. The site has remained vacant and unused since the 1990s.

The most recent use of the property was a concrete pre-cast manufacturing facility and asphalt batch plant which was in operation until 1978.

The property is registered as a petroleum bulk storage facility (PBS #3-601659). In 2004, seven underground and above ground petroleum storage tanks were removed. These were used for storage of No. 2 fuel oil, gasoline, and kerosene. In 2009, a petroleum spill (#0312832) was reported next to a 4,000 gallon No. 2 fuel oil tank. Approximately 100 tons of soil were removed, and petroleum reducing compounds or reagents were added to the excavation backfill to treat any remaining petroleum contaminated soil.

### **Highlights of the Remedial Investigation**

The primary contaminants of concern include metals and semi-volatile organic compounds (SVOCs) associated with petroleum releases in soil. Volatile organic compounds (VOCs) and SVOCs are of concern in groundwater.

Several investigations were completed at the site in 2009, 2011, and April 2012. They included test pits, soil borings, and groundwater monitoring wells to characterize the site and spill area for any contamination. Recent test pitting into the subsurface soil did show signs of petroleum impacts, which will require further remediation near buildings, slabs, and other former structures.

Surface geology at the site consists of reworked soils and native soils. The subsurface soils are intermixed with silt, clay, gravel, construction, and demolition debris (e.g., cinders, bricks, asphalt, and concrete).

Groundwater is approximately seven feet below ground surface and the groundwater flow is generally west toward the Esopus Creek, which is approximately 1/2 mile away.

**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: <http://www.dec.ny.gov/chemical/8450.html>

## **FOR MORE INFORMATION**

### **Where to Find Information**

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's website at:

<http://www.dec.ny.gov/cfmx/extapps/derexternal/haz/details.cfm?pageid=3&progno=C356049>

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

Ulster Public Library  
Attn: Ms. Faith Johnson, Director  
860 Ulster Avenue  
Kingston, NY 12401  
phone: (845) 338-7881

NYSDEC Region 3 Office  
21 South Putt Corners Road  
New Paltz, NY 12561  
phone: (845) 256-3154  
Attn: Please call for appointment

## Who to Contact

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

### Project Related Questions

Matthew Hubicki  
Department of Environmental Conservation  
Division of Environmental Remediation  
625 Broadway  
Albany, NY 12233-7014  
(518) 402-9662  
mshubick@gw.dec.state.ny.us

### Site-Related Health Questions

Ms. Fay Navratil  
New York State Department of Health  
Bureau of Environmental Exposure Investigation  
Empire State Plaza, Corning Tower, Room 1787  
Albany, NY 12237  
(518) 402-7880  
BEEI@health.state.ny.us

**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.**

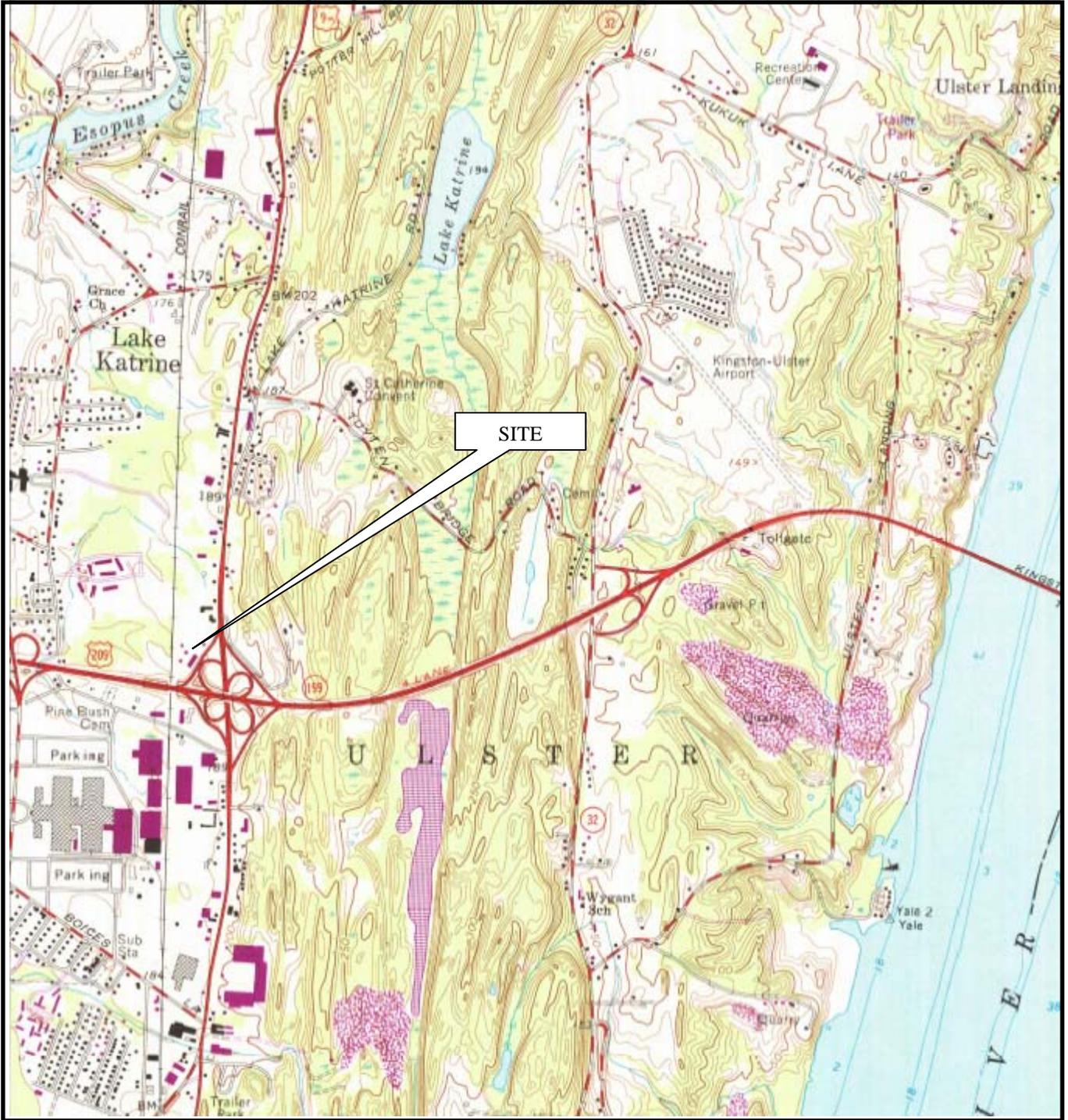
### **Receive Site Fact Sheets by Email**

Have site information such as this fact sheet sent right to your email inbox. NYSDEC invites you to sign up with one or more contaminated sites county email listservs available at the following web page: <http://www.dec.ny.gov/chemical/61092.html>. It's quick, it's free, and it will help keep you *better informed*.



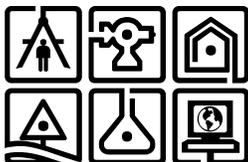
As a listserv member, you will periodically receive site-related information/announcements for all contaminated sites in the county(ies) you select.

Note: Please disregard if you already have signed up and received this fact sheet electronically.



**MAP REFERENCE**

United States Geological Survey  
 7.5 Minute Series Topographic Map  
 Quadrangle: Kingston East, NY  
 Date: 1980



**C.T.MALE ASSOCIATES**

ENGINEERING, SURVEYING, ARCHITECTURE & LANDSCAPE ARCHITECTURE, P.C.

50 CENTURY HILL DRIVE  
 LATHAM, NY 12110

**FIGURE 1 - SITE LOCATION MAP**

**TOWN OF ULSTER**

**ULSTER COUNTY, NY**

**SCALE: 1:2,000±**

**DRAFTER: ASG**

**PROJECT No: 12.2160**

The locations and features depicted on this map are approximate and do not represent an actual survey.