DECISION DOCUMENT

615 Broadway
Brownfield Cleanup Program
Kingston, Ulster County
Site No. C356066
September 2026



Prepared by
Division of Environmental Remediation
New York State Department of Environmental Conservation

DECLARATION STATEMENT - DECISION DOCUMENT

615 Broadway
Brownfield Cleanup Program
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Site No. C356066
September 2026

Statement of Purpose and Basis

This document presents the remedy for the 615 Broadway site. The remedial program was chosen in accordance with the New York State Environmental Conservation Law and Title 6 of the Official Compilation of Codes, Rules and Regulations of the State of New York (6 NYCRR) Part 375.

This decision is based on the Administrative Record of the New York State Department of Environmental Conservation (DEC) for the 615 Broadway site and the public's input to the proposed remedy presented by the DEC.

Description of Selected Remedy

The elements of the selected remedy are as follows:

1. Remedial Design

A remedial design program will be implemented to provide the details necessary for the construction, operation, optimization, maintenance, and monitoring of the remedial program. Green remediation principles and techniques will be implemented to the extent feasible in the design, implementation, and site management of the remedy as per DER-31. The major green remediation components are as follows:

- Considering the environmental impacts of treatment technologies and remedy stewardship over the long term;
- Reducing direct and indirect greenhouse gases and other emissions;
- Increasing energy efficiency and minimizing use of non-renewable energy;
- Conserving and efficiently managing resources and materials;
- Reducing waste, increasing recycling and increasing reuse of materials which would otherwise be considered a waste;
- Maximizing habitat value and creating habitat when possible;
- Fostering green and healthy communities and working landscapes which balance ecological, economic and social goals;
- Integrating the remedy with the end use where possible and encouraging green and sustainable re-development; and

- Additionally, to incorporate green remediation principles and techniques, any future on-site buildings which are part of the remedy should be constructed, to the extent feasible, to meet the 2020 Energy Conservation Construction Code of New York (or most recent edition) in order to improve energy efficiency as an element of construction.

As part of the remedial design program, to evaluate the remedy with respect to green and sustainable remediation principles, an environmental footprint analysis will be completed. The environmental footprint analysis will be completed using an accepted environmental footprint analysis calculator such as SEFA (Spreadsheets for Environmental Footprint Analysis, USEPA), SiteWise™ (available in the Sustainable Remediation Forum [SURF] library) or similar DEC accepted tool. Water consumption, greenhouse gas emissions, renewable and non-renewable energy use, waste reduction and material use will be estimated, and goals for the project related to these green and sustainable remediation metrics, as well as for minimizing community impacts, protecting habitats and natural and cultural resources, and promoting environmental justice, will be incorporated into the remedial design program, as appropriate. The project design specifications will include detailed requirements to achieve the green and sustainable remediation goals. Further, progress with respect to green and sustainable remediation metrics will be tracked during implementation of the remedial action and reported in the Final Engineering Report (FER), including a comparison to the goals established during the remedial design program.

Additionally, the remedial design program will include a climate change vulnerability assessment, to evaluate the impact of climate change on the project site and the proposed remedy. Potential vulnerabilities associated with extreme weather events (e.g., hurricanes, lightning, heat stress and drought), flooding, and sea level rise will be identified, and the remedial design program will incorporate measures to minimize the impact of climate change on potential identified vulnerabilities.

2. Excavation

The existing on-site parking lot will be demolished and materials which cannot be beneficially reused on site will be taken off-site for proper disposal in order to implement the remedy.

Excavation and off-site disposal of all on-site soils which exceed restricted-residential soil cleanup objectives (SCOs), as defined by 6 NYCRR Part 375-6.8 in the upper 15 feet. If a Track 2 - restricted residential cleanup is achieved, a Cover System will not be a required element of the remedy.

Approximately 3,300 cubic yards of contaminated soil will be removed from the site. Collection and analysis of confirmation and documentation samples at the remedial excavation depths will be used to verify that SCOs for the site have been achieved. If confirmation/documentation sampling indicates that SCOs were not achieved at the stated remedial depth, the Applicant must notify DEC, submit the sample results and, in

consultation with DEC, determine if further remedial excavation is necessary. Further excavation for development will proceed after confirmation samples demonstrate that SCOs for the site have been achieved.

To ensure proper handling and disposal of excavated material, waste characterization sampling will be completed for all identified contaminated site material. Waste characterization sampling will be performed exclusively for the purposes of off-site disposal in a manner suitable to receiving facilities and in conformance with applicable federal, state and local laws, rules, and regulations and facility-specific permits.

Excavation and removal of any underground storage tanks (USTs), fuel dispensers, underground piping or other structures associated with a source of contamination will be completed, if encountered.

3. Backfill

On-site soil which does not exceed the above excavation criteria may be used to backfill the excavation or re-grade the site.

Backfill meeting the requirements of 6 NYCRR Part 375-6.7(d) will be brought in to replace the excavated soil or complete the backfilling of the excavation and establish the designed grades at the site.

4. Vapor Mitigation

Any on-site buildings will be required to have a sub-slab depressurization system, or other acceptable measures, to mitigate the migration of vapors into the building from the subsurface.

5. Institutional Controls

Imposition of an institutional control in the form of an environmental easement for the controlled property which will:

- require the remedial party or site owner to complete and submit to the DEC a periodic certification of institutional and engineering controls in accordance with Part 375-1.8 (h)(3);
- allow the use and development of the controlled property for restricted residential use as defined by Part 375-1.8(g), although land use is subject to local zoning laws;
- restrict the use of groundwater as a source of potable or process water, without necessary water quality treatment as determined by the NYSDOH or County DOH; and
- require compliance with the DEC approved Site Management Plan (SMP).

6. Site Management Plan

A SMP is required, which includes the following:

a. An Institutional and Engineering Control Plan that identifies all use restrictions and engineering controls for the site and details the steps and media-specific requirements necessary to ensure the following institutional and/or engineering controls remain in place and effective:

   - Institutional Controls: The Environmental Easement discussed in Remedy Element 5 above, submit periodic certifications of the institutional and engineering controls, restrict groundwater usage, and require compliance with the SMP.

   - Engineering Controls: Sub-slab depressurization system discussed in Remedy Element 4 above.

   This plan includes, but may not be limited to:

   - Descriptions of the provisions of the environmental easement including any land use and groundwater use restrictions;
   - Provisions for the management and inspection of the identified engineering controls;
   - Maintaining site access controls and DEC notification; and
   - The steps necessary for the periodic reviews and certification of the institutional and/or engineering controls.

b. A Monitoring Plan to assess the performance and effectiveness of the remedy. The plan includes, but may not be limited to:

   - a schedule of monitoring and frequency of submittals to the DEC; and
   - monitoring for vapor intrusion for any buildings on the site, as may be required by the Institutional and Engineering Control Plan discussed above.

c. An Operation and Maintenance (O&M) Plan to ensure continued operation, maintenance, inspection, and reporting of any mechanical or physical components of the active vapor mitigation system(s). The plan includes, but is not limited to:

   - procedures for operating and maintaining the system(s); and
   - compliance inspection of the system(s) to ensure proper O&M as well as providing the data for any necessary reporting.

Contingent Remedial Elements:

In the event that a Track 2 restricted residential cleanup is not achieved, the following contingent remedial elements will be required, and the remedy will achieve a Track 4 restricted residential cleanup.

1. Cover System

A site cover will be required to allow for restricted residential use of the site in areas where the upper two feet of exposed surface soil will exceed the applicable SCOs. Where a soil cover is to be used, it will be a minimum of two feet of soil placed over a demarcation layer, with the upper six inches of soil of sufficient quality to maintain a vegetative layer. Soil cover material, including any fill material brought to the site, will meet the SCOs for cover material for the use of the site as set forth in 6 NYCRR Part 375-6.7(d). Substitution of other materials and components may be allowed where such components already exist or are a component of the tangible property to be placed as part of site redevelopment. Such components may include, but are not necessarily limited to: pavement, concrete, paved surface parking areas, sidewalks, building foundations and building slabs. The required thickness of hardscaped areas (including sub-base, if applicable) must otherwise meet the requirements of the New York State Uniform Fire Prevention and Building Code or local building code, whichever is applicable for the site.

Declaration

The remedy conforms with promulgated standards and criteria that are directly applicable, or that are relevant and appropriate and takes into consideration Department guidance, as appropriate. The remedy is protective of public health and the environment.

September 1, 2026
Date

Sarah Saucier
Sarah Saucier, Director
Remedial Bureau C

DECISION DOCUMENT

615 Broadway
Kingston, Ulster County
Site No. C356066
September 2026

SECTION 1: SUMMARY AND PURPOSE

The New York State Department of Environmental Conservation (DEC), in consultation with the New York State Department of Health (NYSDOH), has selected a remedy for the above referenced site. The disposal of contaminants at the site has resulted in threats to public health and the environment that would be addressed by the remedy. The disposal or release of contaminants at this site, as more fully described in this document, has contaminated various environmental media. Contaminants include hazardous waste and/or petroleum.

The New York State Brownfield Cleanup Program (BCP) is a voluntary program. The goal of the BCP is to enhance private-sector cleanups of brownfields and to reduce development pressure on "greenfields." A brownfield site is real property, where a contaminant is present at levels exceeding the SCOs or other health-based or environmental standards, criteria or guidance, based on the reasonably anticipated use of the property.

DEC has issued this document in accordance with the requirements of New York State Environmental Conservation Law and 6 NYCRR Part 375. This document is a summary of the information that can be found in the site-related reports and documents.

SECTION 2: CITIZEN PARTICIPATION

DEC seeks input from the community on all remedies. A public comment period was held, during which the public was encouraged to submit comments on the proposed remedy. All comments on the remedy received during the comment period were considered by DEC in selecting a remedy for the site. Site-related reports and documents were made available for review by the public at the following document repository:

DECInfo Locator - Web Application
https://gisservices.dec.ny.gov/gis/dil/index.html?rs=C356066

Kingston Public Library
Attn: Margaret Menard
61 Crown Street
Kingston, NY 12401

Phone: (845) 331-0507

Receive Site Citizen Participation Information By Email

Please note that DEC's Division of Environmental Remediation (DER) is "going paperless" relative to citizen participation information. The ultimate goal is to distribute citizen participation information about contaminated sites electronically by way of county email listservs. Information will be distributed for all sites that are being investigated and cleaned up in a particular county under the State Superfund Program, Environmental Restoration Program, Brownfield Cleanup Program and Resource Conservation and Recovery Act Program. We encourage the public to sign up for one or more county listservs at http://www.dec.ny.gov/chemical/61092.html

SECTION 3: SITE DESCRIPTION AND HISTORY

Location: The site is located at 615 Broadway within an urban area of Kingston, New York, and is identified on the Ulster County Tax Map as Section 56.109, Tax Block 3, Lot 16 and is 0.77 acres in size. Block 3 is bordered by Henry Street to the north, Broadway to the east, Cedar Street to the south, and Sterling Street to the west.

Site Features: The vacant site is improved with an asphalt-paved parking lot, and a landscaped area in the eastern part of the site fronting Broadway. The site is irregularly shaped and includes an about 10-foot-wide by 200-foot-long accessway formerly known as Martin's Lane that extends to the southeast towards Cedar Street. According to the United States Geological Survey (USGS) Kingston West and East Quadrangle 7.5-minute Series Topographic Map, the site elevation is about 180 feet above mean sea level (amsl). The site is generally flat with the surrounding area gently sloping towards the north.

Current Zoning and Land Use: According to the City of Kingston's Form Based Zoning Code adopted on August 2, 2023, the site is located within a T5MS: Main Street Mixed Use zoning area. The T5MS: Main Street Mixed Use zoning district is generally characterized as a pedestrian-friendly, urban area of medium to high-density buildings with mixed commercial and residential uses. In addition to T5MS: Main Street Mixed Use, properties adjacent to the site are zoned for T4N: Neighborhood Limited Use, T4N-O: Neighborhood-Open Mixed Use, and T5N: Neighborhood Mixed Use. Land use within a half-mile radius includes residential, commercial, institutional uses, and parks. The nearest ecological receptor is the Esopus Creek, located about 0.8 miles northwest of the site.

Past Use of the Site: A review of historical records indicate that the site has been located in a densely-developed urban area characterized by commercial, residential, and industrial uses since the 1890s. The site has documented historical residential and commercial uses; however, the area was historically largely used for industrial purposes and there are large gaps in the records detailing specific uses of the site. Available records indicate the site was improved as early as 1887 with a two-story dwelling fronting Broadway and a two-story dwelling in the central part of the site at the end of Martin's

Lane. By 1899, the site was also developed with a one-story store along Broadway. No records exist between the years of 1899 and 1950. Between 1950 and 1957, the eastern part of the site operated as a produce warehouse (A.H. Guildersleeve & Son) with ancillary buildings for miscellaneous storage, heating supplies, cooling, shipping and receiving. The western part of the site was developed with multi-story apartments. By 1972, the previous buildings were demolished and the site was developed with two buildings operated as a motel (Imperial Motel). According to aerial photographs, the motel remained unchanged through 2006. City directory records also noted an occupant called "Osgold International (USA)" in 1995; the specific operations of this company are unknown. By 2009, the motel buildings were no longer present. The site contained one building of unknown use in the eastern part of the site alongside a landscaped area between 2013 and 2017, and the remainder of the site consisted of an asphalt-paved parking lot. At the time of the March 2019 Phase I Environmental Site Assessment (ESA) and July 2020 Phase II ESA reports prepared by Weston & Sampson PE, LS, LA, PC (Weston & Sampson), the site was improved with an asphalt-paved parking lot, with a landscaped area in the eastern part of the site.

Site Geology and Hydrogeology: Site soils consist of urban fill in the top five feet, underlain by fine-grained sands with varying amounts of gravel to about 20 feet below ground surface (bgs). Tan clay lenses were observed between 22 and 25 feet bgs in the northern part of the site and between 16 and 19 feet bgs in the southern part of the site. Bedrock was not encountered during the remedial investigation (RI) or previous investigations.

Groundwater was encountered at about 20 feet bgs in monitoring wells installed across the site. Based on the investigation findings, groundwater was observed to flow to the southwest.

A site location map is attached as Figure 1, and a site plan is attached as Figure 2.

SECTION 4: LAND USE AND PHYSICAL SETTING

DEC may consider the current, intended, and reasonably anticipated future land use of the site and its surroundings when evaluating a remedy for soil remediation. For this site, alternatives that restrict the use of the site to restricted-residential use (which allows for commercial use and industrial use) as described in Part 375-1.8(g) were evaluated in addition to an alternative which would allow for unrestricted use of the site.

A comparison of the results of the RI to the appropriate standards, criteria and guidance values (SCGs) for the identified land use and the unrestricted use SCGs for the site contaminants is available in the RI Report.

SECTION 5: ENFORCEMENT STATUS

The Applicant under the Brownfield Cleanup Agreement is a Volunteer. The Volunteer does not have an obligation to address off-site contamination. DEC has determined that

this site does not pose a significant threat to public health or the environment; accordingly, no enforcement actions are necessary. There is offsite contamination in groundwater from a nearby site, 356055, that is migrating towards this site and is being addressed by DEC.

SECTION 6: SITE CONTAMINATION

6.1: Summary of the Remedial Investigation

A RI serves as the mechanism for collecting data to:

- characterize site conditions;
- determine the nature of the contamination; and
- assess risk to human health and the environment.

The RI is intended to identify the nature (or type) of contamination which may be present at a site and the extent of that contamination in the environment on the site, or leaving the site. The RI reports on data gathered to determine if the soil, groundwater, soil vapor, indoor air, surface water or sediments may have been contaminated. Monitoring wells are installed to assess groundwater and soil borings or test pits are installed to sample soil and/or waste(s) identified. If other natural resources are present, such as surface water bodies or wetlands, the water and sediment may be sampled as well. Based on the presence of contaminants in soil and groundwater, soil vapor will also be sampled for the presence of contamination. Data collected in the RI influence the development of remedial alternatives. The RI report is available for review in the site document repository and the results are summarized in section 6.3.

The analytical data collected on this site includes data for:

- groundwater
- soil
- soil vapor

6.1.1: Standards, Criteria, and Guidance (SCGs)

The remedy must conform to promulgated standards and criteria that are directly applicable or that are relevant and appropriate. The selection of a remedy must also take into consideration guidance, as appropriate. Standards, Criteria and Guidance are hereafter called SCGs.

To determine whether the contaminants identified in various media are present at levels of concern, the data from the RI were compared to media-specific SCGs. DEC has developed SCGs for groundwater, surface water, sediments, and soil. The NYSDOH has developed SCGs for drinking water and soil vapor intrusion. For a full listing of all SCGs see: http://www.dec.ny.gov/regulations/61794.html

6.1.2: RI Results

The data have identified contaminants of concern. A "contaminant of concern" is a contaminant that is sufficiently present in frequency and concentration in the environment to require evaluation for remedial action. Not all contaminants identified on the property are contaminants of concern. The nature and extent of contamination and environmental media requiring action are summarized below. Additionally, the RI Report contains a full discussion of the data. The contaminants of concern identified at this site are:

tetrachloroethene	chlordane
trichloroethene	heptachlor epoxide
benzo(a)anthracene	lead
benzo(a)pyrene	mercury
benzo(b)fluoranthene	toluene
dibenz[a,h]anthracene	perfluorooctane sulfonic acid
indeno(1,2,3-cd)pyrene	perfluorooctanoic acid

The contaminant(s) of concern exceed the applicable SCGs for:

- groundwater
- soil
- soil vapor

6.2: Interim Remedial Measures

An interim remedial measure (IRM) is conducted at a site when a source of contamination or exposure pathway can be effectively addressed before issuance of the Decision Document.

There were no IRMs performed at this site during the RI.

6.3: Summary of Environmental Assessment

This section summarizes the assessment of existing and potential future environmental impacts presented by the site. Environmental impacts may include existing and potential future exposure pathways to fish and wildlife receptors, wetlands, groundwater resources, and surface water. The RI report presents a detailed discussion of any existing and potential impacts from the site to fish and wildlife receptors.

Nature and Extent of Contamination:

Soil and groundwater were analyzed for volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), metals, polychlorinated biphenyls (PCBs), pesticides, herbicides, and PFAS. Soil vapor samples were analyzed for VOCs. Based upon investigations conducted to date, the primary contaminants of concern include SVOCs, pesticides and metals in soil; VOCs, SVOCs, pesticides, metals, and PFAS in

groundwater; and VOCs in soil vapor. Specifically, tetrachloroethene and trichloroethene in groundwater, and soil vapor are of primary concern.

Soil: Sample results were compared against the restricted residential SCOs (RRSCOs), and protection of groundwater soil cleanup objectives or soil guidance values (POGSCOs or POGSGVs) for those contaminants found in soil and in groundwater above the applicable standards or guidance values. Metals were detected primarily in the surface soil and included lead (maximum concentration 1040 ppm; RRSCO 400 ppm), mercury (maximum concentration 1.39 ppm; RRSCO 0.3 ppm), and nickel (maximum concentration 152 ppm; POGSCO 130 ppm). SVOCs were detected above the RRSCOs included benzo(a)anthracene (maximum concentration 1.9 ppm; RRSCO 1 ppm), benzo(a)pyrene (maximum concentration 2.1 ppm; RRSCO 1 ppm), benzo(b)fluoranthene (maximum concentration 2.7 ppm; RRSCO 1 ppm), dibenz(a,h)anthracene (maximum concentration 0.41 ppm; RRSCO 0.33 ppm), and indeno(1,2,3-cd)pyrene (maximum concentration 1.6 ppm; RRSCO 0.5 ppm). Pesticides were detected above RRSCOs included alpha chlordane (maximum concentration 2.6 ppm; RRSCO 0.65 ppm) and heptachlor (maximum concentration 0.717 ppm; RRSCO 0.53 ppm/POGSCO 0.38 ppm). Perfluorooctanesulfonic acid (PFOS) was detected at a maximum concentration of 0.002 ppm compared to the POGSGV of 0.001 ppm.

No VOCs, PCBs, or herbicides were detected above RRSCOs.

Data does not indicate any off-site impacts in soil related to this site.

Groundwater: Samples were compared to the NYS Ambient Water Quality Standards and Guidance Values (AWQSGVs). VOCs detected above the AWQSGVs included tetrachloroethene (maximum concentration 26 ppb; AWQSGV 5 ppb), trichloroethene (maximum concentration 13 ppb; AWQSGV 5 ppb), and chloroform (maximum concentration 20 ppb; AWQSGV 7 ppb). Benzo(a)anthracene was detected at a concentration of 0.04 ppb compared to the AWQSGV of 0.002 ppb. Pesticides were detected above AWQSGVs included chlordane (maximum concentration 1.32 ppb; AWQSGV 0.05 ppb) and heptachlor epoxide (maximum concentration 0.063 ppb; AWQSGV 0.03 ppb). PFOS was detected at a maximum concentration of 0.304 ppb (AWQSGV is 0.0027 ppb) and perfluorooctanoic acid (PFOA) was detected at a maximum concentration of 0.0366 ppt (AWQSGV is 0.0067 ppb). Other than naturally occurring minerals such as iron, manganese, and sodium, no dissolved metals were detected above their respective AWQSGVs. No PCBs or herbicides were detected in groundwater.

Data indicates upgradient chlorinated VOC (CVOC) groundwater contamination may be contributing to on-site groundwater contamination. Data does not indicate off-site groundwater contamination related to this site.

Soil Vapor: Soil vapor samples were collected from 11 on-site locations. Tetrachloroethene was detected in 10 out of 11 soil vapor samples with concentrations ranging from non-detect to 1,630 micrograms per cubic meter (mcg/m3). Trichloroethene

was detected in 9 out of 11 soil vapor samples with concentrations ranging from non-detect to 245 mcg/m3. Toluene was detected in 11 out of 11 samples with concentrations ranging from 13.2 to 1,250 mcg/m3. These compounds do not have a guidance value for soil vapor. No indoor air or sub-slab vapor samples were taken as no buildings exist at the site.

Data indicates upgradient CVOC soil vapor contamination may be contributing to on-site soil vapor contamination. Data does not indicate off-site soil vapor contamination related to this site.

6.4: Summary of Human Exposure Pathways

This human exposure assessment identifies ways in which people may be exposed to site-related contaminants. Chemicals can enter the body through three major pathways (breathing, touching or swallowing). This is referred to as *exposure*.

Access to the site is unrestricted. Since the site is covered by asphalt or concrete, people will not come into contact with site-related soil and groundwater contamination unless they dig below the surface. People are not drinking the contaminated groundwater because the area is served by a public water supply that is not affected by this contamination. VOCs in the groundwater and/or soil may move into the soil vapor (air spaces within the soil), which in turn may move into overlying buildings and affect the indoor air quality. This process, which is similar to the movement of radon gas from the subsurface into the indoor air of buildings, is referred to as soil vapor intrusion. The site is vacant so inhalation of site contaminants in indoor air via vapor intrusion is not a current concern. However, the potential exists for inhalation of site contaminants due to soil vapor intrusion for any future on-site development.

6.5: Summary of the Remediation Objectives

The objectives for the remedial program have been established through the remedy selection process stated in 6 NYCRR Part 375. The goal for the remedial program is to restore the site to pre-disposal conditions to the extent feasible. At a minimum, the remedy shall eliminate or mitigate all significant threats to public health and the environment presented by the contamination identified at the site through the proper application of scientific and engineering principles.

The remedial action objectives for this site are:

Groundwater

RAOs for Public Health Protection

- Prevent ingestion of groundwater with contaminant levels exceeding drinking water standards.
- Prevent contact with, or inhalation of volatiles, from contaminated groundwater.

Soil

RAOs for Public Health Protection

- Prevent ingestion/direct contact with contaminated soil.
- Prevent inhalation exposure to contaminants volatilizing from soil

RAOs for Environmental Protection

- Prevent migration of contaminants that would result in groundwater contamination.
- Prevent impacts to biota from ingestion/direct contact with soil causing toxicity or impacts from bioaccumulation through the terrestrial food chain.

Soil Vapor

RAOs for Public Health Protection

- Mitigate impacts to public health resulting from existing, or the potential for, soil vapor intrusion into buildings at a site.

SECTION 7: ELEMENTS OF THE SELECTED REMEDY

The alternatives developed for the site and the evaluation of the remedial criteria are presented in the Alternative Analysis. The remedy is selected pursuant to the remedy selection criteria set forth in DER-10, Technical Guidance for Site Investigation and Remediation and 6 NYCRR Part 375.

The selected remedy is a Track 2: Restricted residential use with generic SCOs remedy.

The selected remedy is referred to as excavation and soil vapor mitigation.

The elements of the selected remedy, as shown in Figures 3 and 4, are as follows:

1. Remedial Design

A remedial design program will be implemented to provide the details necessary for the construction, operation, optimization, maintenance, and monitoring of the remedial program. Green remediation principles and techniques will be implemented to the extent feasible in the design, implementation, and site management of the remedy as per DER-31. The major green remediation components are as follows:

- Considering the environmental impacts of treatment technologies and remedy stewardship over the long term;
- Reducing direct and indirect greenhouse gases and other emissions;
- Increasing energy efficiency and minimizing use of non-renewable energy;
- Conserving and efficiently managing resources and materials;
- Reducing waste, increasing recycling and increasing reuse of materials which would otherwise be considered a waste;
- Maximizing habitat value and creating habitat when possible;
- Fostering green and healthy communities and working landscapes which balance ecological, economic and social goals;
- Integrating the remedy with the end use where possible and encouraging green and sustainable re-development; and

- Additionally, to incorporate green remediation principles and techniques, any future on-site buildings which are part of the remedy should be constructed, to the extent feasible, to meet the 2020 Energy Conservation Construction Code of New York (or most recent edition) in order to improve energy efficiency as an element of construction.

As part of the remedial design program, to evaluate the remedy with respect to green and sustainable remediation principles, an environmental footprint analysis will be completed. The environmental footprint analysis will be completed using an accepted environmental footprint analysis calculator such as SEFA (Spreadsheets for Environmental Footprint Analysis, USEPA), SiteWise™ (available in the Sustainable Remediation Forum [SURF] library) or similar DEC accepted tool. Water consumption, greenhouse gas emissions, renewable and non-renewable energy use, waste reduction and material use will be estimated, and goals for the project related to these green and sustainable remediation metrics, as well as for minimizing community impacts, protecting habitats and natural and cultural resources, and promoting environmental justice, will be incorporated into the remedial design program, as appropriate. The project design specifications will include detailed requirements to achieve the green and sustainable remediation goals. Further, progress with respect to green and sustainable remediation metrics will be tracked during implementation of the remedial action and reported in the FER, including a comparison to the goals established during the remedial design program.

Additionally, the remedial design program will include a climate change vulnerability assessment, to evaluate the impact of climate change on the project site and the proposed remedy. Potential vulnerabilities associated with extreme weather events (e.g., hurricanes, lightning, heat stress and drought), flooding, and sea level rise will be identified, and the remedial design program will incorporate measures to minimize the impact of climate change on potential identified vulnerabilities.

2. Excavation

The existing on-site parking lot will be demolished and materials which cannot be beneficially reused on site will be taken off-site for proper disposal in order to implement the remedy.

Excavation and off-site disposal of all on-site soils which exceed RRSCOs, as defined by 6 NYCRR Part 375-6.8 in the upper 15 feet. If a Track 2 - restricted residential cleanup is achieved, a Cover System will not be a required element of the remedy. Approximately 3,300 cubic yards of contaminated soil will be removed from the site. Collection and analysis of confirmation and documentation samples at the remedial excavation depths will be used to verify that SCOs for the site have been achieved. If confirmation/documentation sampling indicates that SCOs were not achieved at the stated remedial depth, the Applicant must notify DEC, submit the sample results and, in consultation with DEC, determine if further remedial excavation is necessary. Further excavation for development will proceed after confirmation samples demonstrate that SCOs for the site have been achieved.

To ensure proper handling and disposal of excavated material, waste characterization sampling will be completed for all identified contaminated site material. Waste characterization sampling will be performed exclusively for the purposes of off-site disposal in a manner suitable to receiving facilities and in conformance with applicable federal, state and local laws, rules, and regulations and facility-specific permits.

Excavation and removal of any USTs, fuel dispensers, underground piping or other structures associated with a source of contamination will be completed, if encountered.

3. Backfill

On-site soil which does not exceed the above excavation criteria may be used to backfill the excavation or re-grade the site.

Backfill meeting the requirements of 6 NYCRR Part 375-6.7(d) will be brought in to replace the excavated soil or complete the backfilling of the excavation and establish the designed grades at the site.

4. Vapor Mitigation

Any on-site buildings will be required to have a sub-slab depressurization system, or other acceptable measures, to mitigate the migration of vapors into the building from the subsurface.

5. Institutional Controls

Imposition of an institutional control in the form of an environmental easement for the controlled property which will:

- require the remedial party or site owner to complete and submit to the DEC a periodic certification of institutional and engineering controls in accordance with Part 375-1.8 (h)(3);
- allow the use and development of the controlled property for restricted residential use as defined by Part 375-1.8(g), although land use is subject to local zoning laws;
- restrict the use of groundwater as a source of potable or process water, without necessary water quality treatment as determined by the NYSDOH or County DOH; and
- require compliance with the DEC approved SMP.

6. Site Management Plan

A SMP is required, which includes the following:

a. An Institutional and Engineering Control Plan that identifies all use restrictions and engineering controls for the site and details the steps and media-specific requirements

necessary to ensure the following institutional and/or engineering controls remain in place and effective:

- Institutional Controls: The Environmental Easement discussed in Remedy Element 5 above, submit periodic certifications of the institutional and engineering controls, restrict groundwater usage, and require compliance with the SMP.

- Engineering Controls: Sub-slab depressurization system discussed in Remedy Element 5 above.

This plan includes, but may not be limited to:

- Descriptions of the provisions of the environmental easement including any land use and groundwater use restrictions;
- Provisions for the management and inspection of the identified engineering controls;
- Maintaining site access controls and DEC notification; and
- The steps necessary for the periodic reviews and certification of the institutional and/or engineering controls.

b. A Monitoring Plan to assess the performance and effectiveness of the remedy. The plan includes, but may not be limited to:

- a schedule of monitoring and frequency of submittals to the DEC; and
- monitoring for vapor intrusion for any buildings on the site, as may be required by the Institutional and Engineering Control Plan discussed above.

c. An O&M Plan to ensure continued operation, maintenance, inspection, and reporting of any mechanical or physical components of the active vapor mitigation system(s). The plan includes, but is not limited to:

- procedures for operating and maintaining the system(s); and
- compliance inspection of the system(s) to ensure proper O&M as well as providing the data for any necessary reporting.

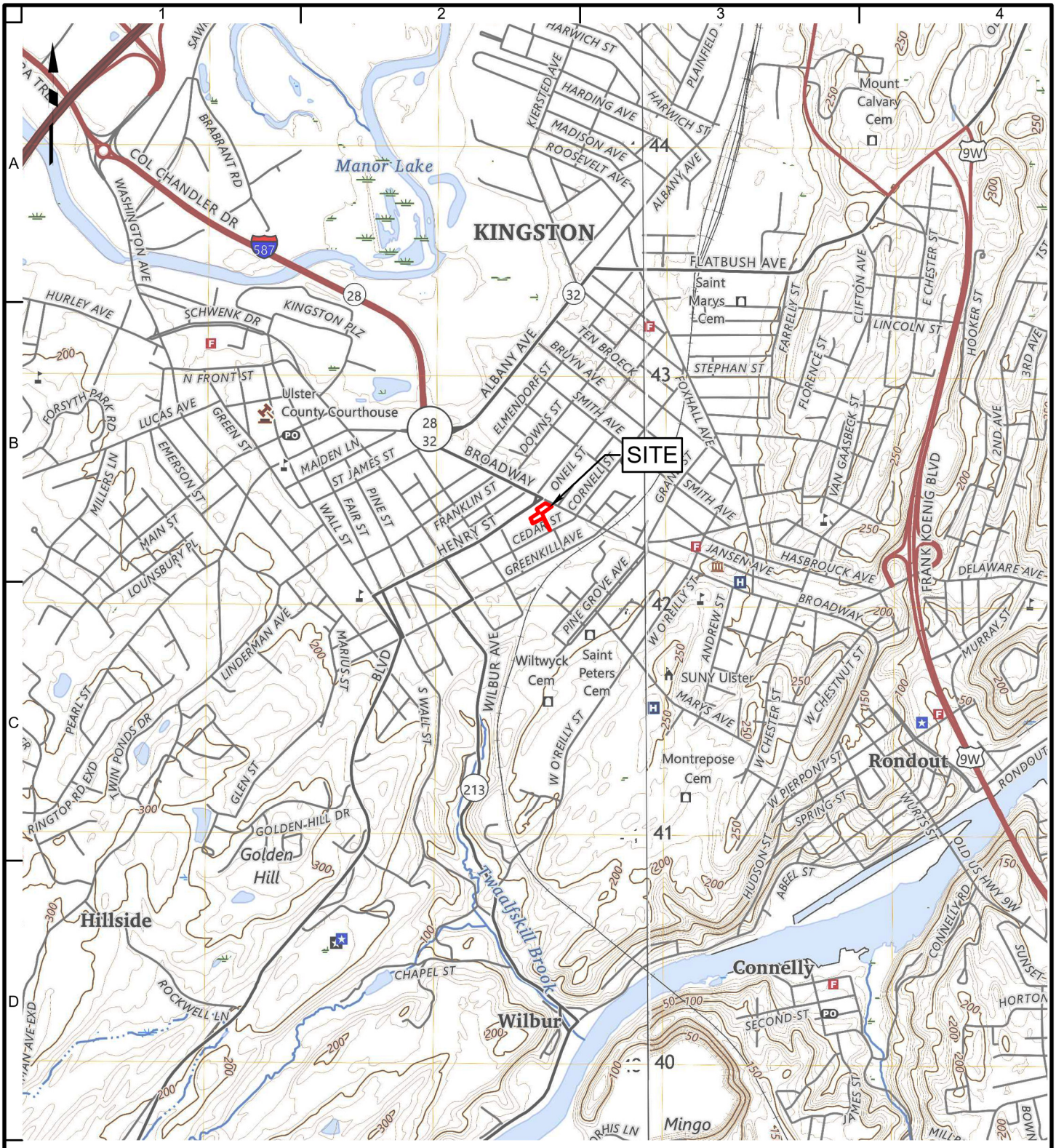
Contingent Remedial Elements:

In the event that a Track 2 restricted residential cleanup is not achieved, the following contingent remedial elements will be required, and the remedy will achieve a Track 4 restricted residential cleanup.

1. Cover System

A site cover will be required to allow for restricted residential use of the site in areas where the upper two feet of exposed surface soil will exceed the applicable SCOs. Where a soil cover is to be used, it will be a minimum of two feet of soil placed over a demarcation

layer, with the upper six inches of soil of sufficient quality to maintain a vegetative layer. Soil cover material, including any fill material brought to the site, will meet the SCOs for cover material for the use of the site as set forth in 6 NYCRR Part 375-6.7(d). Substitution of other materials and components may be allowed where such components already exist or are a component of the tangible property to be placed as part of site redevelopment. Such components may include, but are not necessarily limited to: pavement, concrete, paved surface parking areas, sidewalks, building foundations and building slabs. The required thickness of hardscaped areas (including sub-base, if applicable) must otherwise meet the requirements of the New York State Uniform Fire Prevention and Building Code or local building code, whichever is applicable for the site.



Legend

Approximate Site Boundary

2,000 0 2,000

SCALE IN FEET

Notes:

1. Basemap adapted from United States Geological Survey (USGS) 7.5-Minute Series Topographical Maps, Kingston East and Kingston West, New York, Quadrangle, 2023.

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Langan Engineering & Environmental Services, Inc.
Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C.
Langan International LLC

Collectively known as Langan

Project	615 BROADWAY BLOCK No. 3, LOT No. 16 KINGSTON ULSTER COUNTY NEW YORK
Figure Title	SITE LOCATION MAP
Project No.	170803001
Date	3/4/2025
Scale	1"=2,000'
Drawn By	GS
Submission Date	
Figure No.	1

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Legend

- Approximate Site Boundary
- Tax Parcel

Notes:
1. Aerial imagery provided through Langan's subscription to NearMap.com, flown 9/10/2024.
2. Parcel data provided by Ulster County GIS.

WARNING: It is a violation of the NYS Education Law Article 145 for any person, unless acting under the direction of a licensed professional engineer, land surveyor or geologist, to alter this item in any way.

60 0 60
SCALE IN FEET

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Project
615 BROADWAY
BLOCK No. 3, LOT No. 16
KINGSTON
ULSTER COUNTY NEW YORK

Figure Title
SITE PLAN

Project No. 170803001
Date 3/4/2025
Scale 1"=60'
Drawn By GS

Figure No. 2

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Path: \\langan.com\data\NYC\data0\170803001\Project Data\ArcGIS\APRX\170803001\170803001.aprx Date: 3/4/2025 User: Gsajbel Time: 10:06 AM



Legend

- Site Boundary
- Tax Parcel
- Excavation to 2 feet bgs
- Excavation to 4 feet bgs
- Excavation to 5 feet bgs

Notes:
1. Aerial imagery provided through Langan's subscription to NearMap.com, flown 10/6/2025.
2. Parcel data provided by Ulster County GIS.
3. All locations are approximate.
4. bgs - below grade surface

WARNING: It is a violation of the NYS Education Law Article 145 for any person, unless acting under the direction of a licensed professional engineer, land surveyor or geologist, to alter this item in any way.

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Project
615 BROADWAY
BLOCK No. 3, LOT No. 16
KINGSTON
ULSTER COUNTY NEW YORK

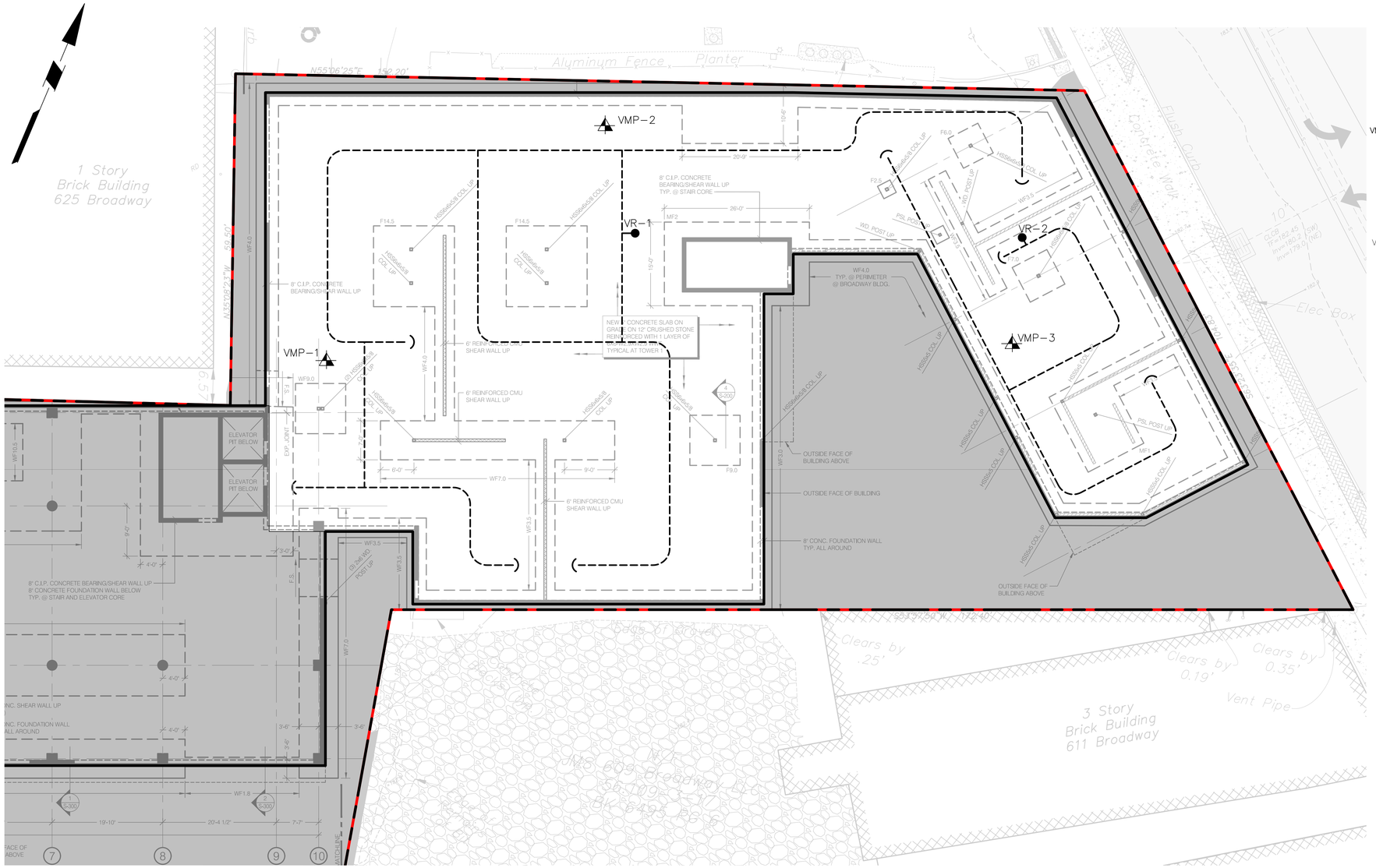
Figure Title
ALTERNATIVE II - TRACK 2 CLEANUP

Project No. 170803001
Date 1/13/2026
Scale 1"=60'
Drawn By GS

Figure No. **3**

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Path: \\langan.com\data\NYC\data0\170803001\Project Data\ArcGIS\APRX\170803001\170803001.aprx Date: 1/13/2026 User: Gsajbel Time: 3:28 PM



1 H-101 1ST FLOOR FOUNDATION PLAN
SCALE: 1" = 10'

LEGEND:

- PROPERTY LINE
- BCP SITE BOUNDARY
- BUILDING BOUNDARY
- EXTENTS OF OPEN-AIR SPACE (REFER TO H100)
- VMP–1 VACUUM MONITORING POINT
- SMDS 4-INCH Ø SOLID PVC UNDERGROUND PIPING WITH MINIMUM 1% SLOPE
- SMDS 4-INCH Ø PERFORATED PVC UNDERGROUND PIPING
- SMDS 4-INCH Ø PVC CAP TERMINATION
- VR–1 4-INCH Ø RISER PIPE PENETRATION

NOTES:

1. ALL LOCATIONS ARE APPROXIMATE.
2. SMDS = SUB-MEMBRANE DEPRESSURIZATION SYSTEM
3. PVC = POLYVINYL CHLORIDE
4. BCP = BROWNFIELD CLEANUP PROGRAM
5. SURVEY REFERENCED FROM BOUNDARY/TOPOGRAPHIC SURVEY OF "CITY OF KINGSTON - 615 BROADWAY & SALVATION ARMY - 35 CEDAR STREET, SHEET EX-1, PROJECT NO. 23-3091, BY LRC GROUP, DATED DECEMBER 07, 2023.
6. BASE MAP AND DIMENSIONS REFERENCED FROM 75% DESIGN DEVELOPMENT SUBMISSION SET, S-100 - 1ST FLOOR PLAN - WEST (TOWER 2) AND S-101 - 1ST FLOOR PLAN - EAST (TOWER 1 AND BROADWAY BUILDING), BY MURRAY ENGINEERING, DATED APRIL 01, 2026.
7. DEPRESSURIZED AREA MUST RECEIVE A MINIMUM 8 -INCH-THICK 3/4-INCH CLEAN STONE LAYER. STONE LAYER MUST NOT BE COMPACTED AND MUST BE CONTINUOUS ACROSS THE DEPRESSURIZED AREA.

VACUUM MONITORING POINT SCHEDULE

No.	VACUUM MONITORING POINT ID	SYSTEM	LOCATION
1	VMP-1	SYSTEM 1	BIKE ROOM (013)
2	VMP-2	SYSTEM 1	TENANT STORAGE (016)
3	VMP-3	SYSTEM 2	COMMERCIAL TENANT 2 WC (002)

Figure 4

WARNING: IT IS A VIOLATION OF THE NYS EDUCATION LAW ARTICLE 145 FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, LAND SURVEYOR OR GEOLOGIST, TO ALTER THIS ITEM IN ANY WAY.

Date	Description	No.

REVISIONS

STATE OF NEW YORK · GERALD F. NICHOLLS · 092433 · LICENSED PROFESSIONAL ENGINEER

SIGNATURE 08/05/2026 DATE SIGNED

PROFESSIONAL ENGINEER
STATE LIC. No. 092433

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Project

615 BROADWAY

SECTION 56.109, BLOCK No. 3, LOT No. 16
KINGSTON
ULSTER NEW YORK

Drawing Title

SUB-MEMBRANE DEPRESSURIZATION SYSTEM PLAN

Project No.	Drawing No.
170803001	H101
Date: 08/05/2026	
Drawn By: VK	
Checked By: LH	

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PROJECT NO. 170803001

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Filename: \\langan.com\data\NYC\data01\170803001\Project Data\CAD\01\SheetFiles\Environmental\SMDS Design\1. 100DD\170777301 - 615 Broadway - 100DD Submission.dwg Date: 8/5/2026 Time: 12:08 User: cquick Style Table: Langan.stb Layout: H-101.00