NEW YORK STATE | Department of Environmental Conservation

October 2017

FACT SHEET

Brownfield Cleanup Program

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

Site Name: CH – Kingston Gas Works
DEC Site #: C356017
Address: North Street
Kingston, NY 12401

Have questions? See "Who to Contact" Below

Cleanup Action Completed at Brownfield Site

Action has been completed to address the contamination related to the CH - Kingston Gas Works site ("site") located at North Street, Kingston, Ulster County under New York State's Brownfield Cleanup Program. Please see the map for the site location.

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=C356017

The cleanup activities were performed by Central Hudson Gas &Electric Corp. ("applicant(s)") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). The applicant(s) have submitted a draft Final Engineering Report for NYSDEC review which states that cleanup requirements have been or will be achieved to fully protect public health and the environment for the proposed site use.

Highlights of the Site Cleanup:

1. Excavation and off-site disposal of contaminated soil on both on-site and off-site locations to an approximate depth of four (4) feet below ground surface (bgs).

2. Solidification of coal tar contaminated soils in deeper areas on- and off-site. This mixture of soil, cement and binding agents will minimize groundwater flow and the further migration of contaminants.

3. Importation of clean soil from a certified off-site location to backfill the site to existing grades.

4. Installation of a cover system across the site and in areas off-site where in-situ solidification (ISS) was performed.

5. Installation of a new permanent sheet pile bulkhead wall along the existing bulkhead.

6. Dredging and off-site disposal of contaminated sediment. Where dredging could not be safely performed near the natural gas pipeline crossing in Rondout Creek, a cap was installed over coal tar contaminated sediments.

7. Installation of coal tar collection wells in the areas of the site currently inaccessible due to underground utilities, to monitor and remove potentially mobile coal tar from the subsurface.

8. Placement of an environmental easement on the property that allows the use and development of the property for commercial and industrial uses (subject to local zoning laws), which includes certain recreational uses, and which restricts the use of groundwater as a source of potable or process water.

9. Development of a site management plan (SMP) which details the soil management in the event of future excavations in addition to long-term monitoring.

Next Steps

When NYSDEC approves the Final Engineering Report, it will be made available to the public (see "Where to Find Information" below). NYSDEC then will issue a Certificate of Completion which will be announced in a fact sheet that is sent to the site contact list.

The applicant(s) would be able to redevelop the site after receiving a Certificate of Completion. In addition, the applicant(s):

- 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 Certificate of Completion may be modified or revoked if, for example, an applicant does not comply with the terms of its Brownfield Cleanup Agreement with NYSDEC.

Background

Location: The Central Hudson Gas and Electric (CHGE) Kingston Gas Works site is located on North Street, Kingston, Ulster County. The property is bordered on the north by a former scrap yard (B. Millens Sons, Inc.,), to the east by an access road off of East Strand Street, to the south by Rondout Creek, and to the west by a former fuel oil tank farm (KOSCO).

Site Features: The site consists of one parcel totaling 1.61 acres. The main site features include above and below ground gas transmission and distribution lines in the northeast and southeastern portions of the property, a steel bulkhead along the southern perimeter of the site adjacent to Rondout Creek, and an 8-ft. tall chain link fence around the perimeter of the site.

Current Zoning and Land Use: The site currently operates as a natural gas regulator station and gravel storage area with limited site access. The site is located within the RF-R Rondout Creek Zoning District, which allows for restricted residential use, but is grandfathered as a pre-existing industrial use. The area surrounding the site consists primarily of industrial/commercial properties. The nearest residential use is located approximately 1,000 feet from the site.

Past Use of the Site: The site is a former Manufactured Gas Plant (MGP) which operated from the 1890s to 1958.

Several activities were conducted in conjunction with facility improvements between 2003 and 2005,

including the removal of two subsurface structures and associated piping, removal of select existing subsurface structures and piping, and removal of NAPL-impacted material from a rectangular structure located near the northwest corner of the site and a tar area.

Site Geology and Hydrogeology: An approximately 15-foot layer of fill overlies the site, with the thickest portion along the eastern area. The fill material is comprised of silty, unsorted sands containing little to some gravel mixed with coal fragments, coal ash, cinders, concrete, timbers, wood, and brick fragments. A three to 38-foot deep sand/silt layer, thickest in the northwest portion of the site is located beneath the fill. A silt/clay layer is generally located beneath the sand/silt layer across the site. In some locations, generally along the western portion of the site, fine to medium sands were encountered in the silt/clay layer at approximately 35 feet below ground. Bedrock was not encountered during the investigation. Groundwater depth at the site ranges from approximately two to seven feet below ground surface. Groundwater flows south-southeast toward Rondout Creek.

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 site is any real property where a contaminant is present at levels exceeding the soil cleanup objectives or other health-based or environmental standards, criteria or guidance adopted by DEC that are applicable based on the reasonably anticipated use of the property, in accordance with applicable regulations.

For more information about the BCP, visit: http://www.dec.ny.gov/chemical/8450.html

FOR MORE INFORMATION

Where to Find Information

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

Kingston Library
Attn: Ms. Margaret Menard
55 Franklin Street
Kingston, NY 12401
phone: 845-331-0507

NYSDEC Region 3 Office
21 S. Putt Corners Road
New Paltz, NY 12561
phone: 845-256-3018
Please call for an appointment

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

Project Related Questions
Jamie Verrigni
Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7014
518-402-9546
jamie.verrigni@dec.ny.gov

Site-Related Health Questions
Kristin Kulow
New York State Department of Health
Oneonta District Office 28 Hill Street, Suite 201
Oneonta, NY 13820
607-432-3911
BEEI@health.ny.gov

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.


SITE LOCATION
Elm St
2nd Ave
3rd Ave
Delaware Ave
Jarrold St
Corporate Dr
Lindsley Ave
Crane St
Kingston Point Park
Hanratty St
Gross St
Old Orchard St
Rosanna St
Walnut St
Abruyn
Ponckhockie St
Ponck Hockie
North St
Grove St
E Union
Murray St
Sycamore St
Gill St
Hasbrouck Park Rd
Hasbrouck Park
Yeoman St
Catherine St
Tompkins St
E Strand St
Kingston Terminal RR
Rondout Dr
Rondout Lndg
Frank Koenig Blvd
Front St
1st Ave
2nd St
Sleightsburg
Parsell St
3rd St
N Broadway
Old RT-9W

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LEGEND

- OFF-SITE ISS 4' MIN. COVER WITH ORANGE GEOTEXTILE DEMARCATION LAYER
- ON-SITE ISS 4' MIN. COVER
- SHALLOW EXCAVATION 1' MIN. COVER WITH ORANGE GEOTEXTILE DEMARCATION LAYER
- SUBAQUEOUS CAP
- GRAVEL AREA
- VEGETATED SURFACE
- RW-01 RECOVERY WELL LOCATION

CENTRAL HUDSON
GAS & ELECTRIC
FORMER KINGSTON MGP SITE
SITE NO. C356017
KINGSTON, NEW YORK

SOIL COVER AND SEDIMENT CAP LOCATION

40' 0 40'

FILE NO. 12678.62871-129
SEPTEMBER 2017

O'BRIEN & GERE ENGINEERS, INC.