

Community Manufacturing Solutions

Brownfield Cleanup Program

Site No. C356063

Esopus, Ulster County



Department of
Environmental
Conservation

August 2025

Draft Investigation Work Plan for Brownfield Site Available for Public Comment

The public is invited to comment on a draft work plan being reviewed by the New York State Department of Environmental Conservation (NYSDEC) to investigate the Community Manufacturing Solutions site ("site") located at 115 Broadway/Route 9W in the Town of Esopus, Ulster County. Please see the map for the site location.

Draft Investigation Work Plan

The draft investigation work plan, called a "Remedial Investigation Work Plan," (RIWP) was submitted to NYSDEC under New York's Brownfield Cleanup Program. The investigation will be performed by Community Manufacturing Solutions, LLC ("applicant") with oversight by NYSDEC and the New York State Department of Health (NYSDOH).

How to Comment

NYSDEC is accepting written comments about the Draft RIWP for 30 days, from **August 11, 2025 through September 10, 2025**.

- Access the RIWP and other project documents online through the DECinfo Locator: <https://extapps.dec.ny.gov/data/DecDocs/C356063/Work%20Plan.BCP.C356063.2025-05-29.Draft%20RIWP%20.pdf>
- Documents also are available at the location(s) identified under "Where to Find Information."
- Please submit comments to the NYSDEC project manager listed under Project-Related Questions in the "Contact Information" area.

Highlights of the Proposed Site Investigation

The investigation will define the nature and extent of contamination in soil, groundwater, soil vapor, sub-slab soil vapor, indoor air, and any other parts of the environment that may be affected.

Previous investigations detected volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), and per- and polyfluoroalkyl substances (PFAS) in soil, groundwater, soil vapor, sub-slab soil vapor, and/or indoor air on site.

Key components of the investigation work include:

- Drilling and sampling soil borings to identify possible on-site sources of contamination;
- Collecting soil vapor, sub-slab soil vapor and indoor air samples; and
- Installing and sampling groundwater wells to monitor impacts from areas of concern.

Next Steps

NYSDEC will consider public comments, revise the plan as necessary, and approve the work plan. NYSDOH must concur with the plan. After the work plan is approved, the activities detailed in the work plan will be implemented.

When the investigation is completed, a report will be prepared and submitted to NYSDEC that summarizes the results. NYSDEC will review the report, make any necessary revisions and, if appropriate, approve the report.

After the investigation, a proposed cleanup plan, called a "Draft Remedial Action Work Plan" will be developed. The cleanup plan will include an evaluation of the proposed site actions, or recommend a no action or no further action alternative. The goal of the cleanup plan is to ensure the protection of public health and the environment. NYSDEC will present the proposed cleanup plan to the public for its review and comment during a 45-day comment period.

NYSDEC will keep the public informed throughout the investigation and cleanup of the site.

Site Description

The site is 3.53-acres and is bordered by the Town of Esopus Public Library to the south, a condominium complex to the east, undeveloped land to the north, and residential properties to the west. It is developed with a main building that includes a three-story office area and a one-story former storage and processing area, and a detached one-story garage. The remaining portions of the site contain paved parking areas, driveways, walkways, and landscaped/grassy or wooded areas. The site was developed in the 1960s and past uses include various manufacturing facilities, such as a manufacturer of portable stoves and heaters, a metal machine shop which used metal lathes, and a microfilm services facility. Likely, historical releases of chemicals formerly stored in the garage occurred, which adversely impacted soil, groundwater, soil vapor, sub-slab soil vapor, and indoor air at the site.

The site is zoned for commercial use and the planned/intended use is a commercial manufacturing facility.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C356063) at:

<https://appfactory.dec.ny.gov/DERExternalSearch/ERDSearch>

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 may 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:

<https://dec.ny.gov/environmental-protection/site-cleanup/brownfield-and-state-superfund-programs/brownfield>

Stay Informed with DEC Delivers

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.

Sign up to receive site updates by email:

<https://dec.ny.gov/environmental-protection/site-cleanup/regional-remediation-project-information/environmental-cleanup-email-newsletters>

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

DECinfo Locator

Interactive map to access DEC documents and public data about the environmental quality of specific sites: <https://dec.ny.gov/maps/interactive-maps/decinfo-locator>

CONTACT INFORMATION

Project-Related Questions

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NYSDEC Region 3
Division of Environmental Remediation
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New Paltz, NY 12561
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Project-Related Health Questions

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NYSDOH, Bureau of Environmental Exposure and Investigation
Empire State Plaza
Corning Tower Room 1787
Albany, NY 12237
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WHERE TO FIND INFORMATION

Access project documents through the DECinfo Locator and at these location(s):
<https://extapps.dec.ny.gov/data/DecDocs/C356063/>

Town of Esopus Library

128 Canal Street
Port Ewen, NY
(845) 338-5580

Site Location



Source: Ulster County Real Property Tax Service
(ImageMate Online)



Community Manufacturing Solutions
115 Broadway/Route 9W
Town of Esopus, New York



Site Location Map
FIGURE #1



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