

615 Broadway

Brownfield Cleanup Program

Site No. C356066

Kingston, Ulster County



Department of
Environmental
Conservation

June 2026

Cleanup Proposed for Brownfield Site Contamination Public Comment Period Announced

The public is invited to comment on the proposed remedy being reviewed by the New York State Department of Environmental Conservation (DEC), in consultation with the New York State Department of Health (NYSDOH), to address contamination related to the 615 Broadway Site ("site") located at 615 Broadway, Kingston, NY, Ulster County. Please see the map for the site location. Based on the findings of the investigation, DEC in consultation NYSDOH has determined that the site does not pose a significant threat to public health or the environment.

How to Comment

DEC is accepting written comments about the proposed plan called "Draft Remedial Action Work Plan (RAWP)," which includes a cleanup alternatives analysis (AA), for 45 days, from **June 17, 2026** through **August 1, 2026**.

- Access the RAWP and other project documents online through the DECinfo Locator: <https://extapps.dec.ny.gov/data/DecDocs/C356066/>.
- Documents also are available at the location(s) identified under "Where to Find Information."
- Please submit comments to the DEC project manager listed under Project-Related Questions in the "Contact Information" area.

Draft Remedial Action Work Plan with Alternatives Analysis

The proposed Track 2 Restricted Residential Use remedy plan includes:

- Excavation and off-site disposal of about 3,300 cubic yards of contaminated soil to approximately 5 feet below ground surface across the site;
- Removing an Underground Storage Tank;
- Collecting and analyzing post excavation soil samples to evaluate the effectiveness of the cleanup;
- Importing clean material that meets the established Soil Cleanup Objectives for use as backfill;
- Installation of a sub-membrane depressurization system (SMDS) in all on-site buildings.
- Implementing a Health and Safety Plan and Community Air Monitoring Plan during all ground intrusive activities;
- Implementation of a Site Management Plan (SMP) would also be required for long term maintenance of the remedial systems; and
- Recording of an Environmental Easement to ensure proper use of the site.

The proposed cleanup plan was developed by 615 Broadway LLC after performing a detailed investigation of the site under New York's Brownfield Cleanup Program (BCP).

Next Steps

DEC will consider public comments, revise the remedy plan as necessary, and issue a final Decision Document. NYSDOH must concur with the proposed cleanup. After approval, the proposed cleanup becomes the selected cleanup. The applicant may then design and perform the cleanup action to address the site contamination, with oversight by DEC and NYSDOH.

The approved work plan will be made available to the public (see “Where to Find Information” on the front page). When the RAWP cleanup activities are completed, a Final Engineering Report will be prepared that documents the activities that were performed.

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

Site Description

The site is irregularly shaped, located on Broadway, and is identified as Section 56.109, Block 3, Lot 16 on the Ulster County tax map. The site is 33,700 square feet (± 0.77 acres) of paved vacant land used most recently as a parking lot and a landscaped area on the eastern part of the site fronting Broadway. The site was characterized by commercial, residential, and industrial uses since the 1890s. 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. 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, and the western part of the site was developed with multi-story apartments. By 1972, the buildings were demolished, and the site was developed with two buildings operated as a motel (Imperial Motel), which remained through 2006.

The proposed development includes the construction of a three- to five-story mixed-use building comprised of two towers which contain residential and commercial units and community space. About 20% of the residential units are planned for affordable housing. The site is located within a disadvantaged community.

Based on the Remedial Investigation Report, the primary contaminants of concern are semi-volatile organic compounds (SVOCs), metals, and pesticides in soil, volatile organic compounds (VOCs), metals, and per- and polyfluoroalkyl substances (PFAS) compounds in groundwater, and chlorinated VOCs in soil vapor. A former gasoline UST was identified during the investigation. Petroleum related contamination can potentially be present at or around the UST.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C356066) 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, Division of Environmental Remediation

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Project-Related Health Questions

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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/C356066/>

The Kingston Library

61 Crown Street, Kingston, NY 12401
(845) 331-0507
director@kingstonlibrary.org

Site Location





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