



# FACT SHEET

# RCRA Program

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Site Name: Central Hudson Gas & Electric Elting's Corners Facility  
DEC Site #: 356045  
Site Address: Rte 299 & South Street, Highland, Town of Lloyd, Ulster County

Have questions?  
See  
"Who to Contact"  
Below

## Draft Statement of Basis Remedy Proposed for Central Hudson Gas & Electric Elting's Corners Facility Public Comment Period Announced

The public is invited to comment on a proposed remedy developed by the New York State Department of Environmental Conservation (NYSDEC) related to the Central Hudson Gas & Electric Elting's Corners Facility ("Site") located at Rte. 299 & South Street, Town of Lloyd, Ulster County. See the attached map for site location.

You are encouraged to provide comments during the 30-day comment period described in this fact sheet (**February 18, 2015 - March 20, 2015**)

Documents related to the cleanup of this site can be located at the locations identified below under "Where to Find Information."

### Draft Statement of Basis

NYSDEC developed the proposed remedy after reviewing the detailed investigation of the site and evaluating the "Corrective Measures Study" (CMS) report submitted by Central Hudson Gas & Electric (CHG&E) under New York's Resource Conservation and Recovery Act (RCRA) Program.

The proposed remedy is described in the NYSDEC's draft "Statement of Basis" and applies to the Storm Sewer Area of Concern. As given in the 2010 6 NYCRR Part 373 Hazardous Waste Permit (#3-5132-00032-2), the storm sewer system is the only remaining Area of Concern to require corrective action at the Site. The storm sewer system outfalls into a tributary and wetland complex across South Street from the facility where the contaminants were deposited. Proposed actions include removal and off-site disposal of contaminated sediments that exceed 0.1 parts per million (ppm) polychlorinated biphenyls (PCBs) and sediments with total polycyclic aromatic hydrocarbons (PAHs) exceeding 4 ppm. These cleanup levels will require no restrictions to be placed on the wetland property. The wetlands will be fully restored, to the extent feasible, to pre-release conditions and monitored under a NYSDEC-approved Wetland Restoration Plan and a NYSDEC-approved Restoration Monitoring Plan.

## **How to Comment**

NYSDEC is accepting written comments about the proposed plan for 30 days, from February 18, 2015 through March 20, 2015. The proposed plan is available for review at the locations identified below under "Where to Find Information." Please submit comments to the NYSDEC project manager listed under Project Related Questions in the "Who to Contact" area below.

## **Next Steps**

The NYSDEC will consider public comments as it finalizes the remedy for the site. The selected remedy will be described in a document called a final "Statement of Basis" that will explain why the remedy was selected and will respond to public comments. The NYSDEC will keep the public informed throughout the investigation and cleanup of the site.

## **Background**

**Location:** The Elting's Corners Facility is located on the corner of Rte. 299 and South Street in Highland, Town of Lloyd, Ulster County.

**Site Features:** The site is the location of an active Central Hudson Gas & Electric (CHG&E) Maintenance and Warehouse Center and is approximately 23.3 acres in size. There are twelve structures on the site: four main buildings and eight outbuildings which include garage/storage buildings, storage sheds, and a guard shack. About 30% of the site is covered by a structure or is paved. The remaining 70% of the site is soil or stone/gravel at the surface. Just west of the facility across South Street, there is a 10.6 acre CHG&E owned wetland property and a dirt parking area for CHG&E employees which is not part of the permitted facility.

**Current Zoning and Land Use:** The site and the parcel immediately to the west, including the wetland, is currently zoned Light Industrial. Parcels to the north of the site across Route 299 are zoned DB "Designed Business" and are currently used as retail, office, and motel businesses. Parcels immediately south of the site are undeveloped and zoned A-1.5 "Agriculture."

**Past Use of the Site:** The facility, which is active, has operated as a vehicle and equipment storage and repair facility for CHG&E since the 1950s. Current site activities include storage of electrical equipment, transformer storage and repair, vehicle maintenance and storage, the company's main materials supply warehouse, and administrative offices. The facility operates a permitted hazardous waste storage area used primarily for polychlorinated biphenyl (PCB)-containing waste from electrical equipment. Starting in 2008, a RCRA Facility Investigation (RFI) was conducted. The RFI investigated several Areas of Concern (AOCs) as described below:

**AOC 1:** This AOC was identified during the 2008 Supplemental Phase II investigation as an area of historic release from three now sealed floor drains inside the garage building. Soil analyses performed during the RFI reported no contaminants exceeding the unrestricted use Soil Cleanup Objectives (SCOs). Initial groundwater analyses detected PCBs, and two volatile organic compounds (VOCs) exceeding NYS ambient water quality standards. Groundwater analyses from four monitoring wells performed in 2012 reported that ambient water quality standards were met.

**AOC 2:** This AOC was identified as an historic petroleum release in the vicinity of the vehicle fueling station. Investigation, remediation, and monitoring of this release (DEC Spill ID#0707602) were

handled by the NYSDEC Spill Response program prior to the RFI. Response actions for the spill included excavation and removal of contaminated soils (1250 tons), collection and treatment of groundwater (70,000 gallons), and follow-up monitoring. The spill was closed in 2010 after four rounds of acceptable groundwater monitoring results.

The results of the RFI indicated that AOCs 1 and 2 require no further action, which was incorporated in the Part 373 Permit (RCRA Permit) issued in 2010.

**Storm Sewer AOC:** The RFI indicated that PCB sediment contamination is present in the wetland downstream of the site. Polycyclic aromatic hydrocarbons (PAHs) were also identified in the wetland sediments. The Storm Sewer AOC investigation involved sampling a number of storm water catch basins throughout the site. No site-related contamination was noted within the sediments of the catch basins, however PCBs were noted in the sediment of the outfall located west of the site directly adjacent to South Street. Supplemental investigations of the wetland were conducted to further delineate the extent of sediment contamination.

**Site Geology and Hydrogeology:** The site is underlain by alternating layers of gravel, clay, and silt lacustrine and/or glacial outwash deposits. Depth to bedrock at site is unknown and was not encountered at 25' below grade.

The shallow groundwater, present on-site from 6 to 8 feet below grade, flows generally from east to west across the site. Site surface water flows east to west via a site storm water system consisting of several catch basins and connective subgrade piping. Black Creek runs east of the site and flows to the northeast. A portion of Black Creek is directed through a culvert to an on-site "fire pond." The outlet from the "fire pond" joins the site storm sewer system and flows west under the site. The storm water system and fire pond water daylights via a permitted outfall to a small tributary of the Swarte Kill and associated wetlands just west of the site. Site contaminants which at one time entered the storm water system via surface discharge have been flushed out of storm sewer system and deposited in the Swarte Kill tributary and wetland west of the site. West of the outfall adjacent to South Street, Swarte Kill continues to flow west and becomes a meandering stream within a wetland/upland complex.

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=356045>

## FOR MORE INFORMATION

### Where to Find Information

Project documents are available at the following locations to help the public stay informed.

Highland Public Library  
30 Church Street  
Highland, NY 12528  
(845)-691-2275

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

### Who to Contact

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

Project Related Questions  
Kiera Thompson, Project Manager  
NYSDEC, Division of Environmental Remediation  
625 Broadway  
Albany NY 12233-7014  
(518) 402-9662  
[kiera.thompson@dec.ny.gov](mailto:kiera.thompson@dec.ny.gov)

Based on any public comments received, the Department will determine if there is sufficient interest in this project to arrange for a public meeting or public availability session.

### **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: [www.dec.ny.gov/chemical/61092.html](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.

You may continue also to receive paper copies of site information for a time after you sign up with a county listserv, until the transition to electronic distribution is complete.

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



**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.**

Figure 1: Central Hudson Gas & Electric Elting's Corners Facility  
24 South Street  
Lloyd, NY



Central Hudson parcel,  
a portion of which includes  
the outfall and wetland area

Facility



0 1,000 Feet