



# 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

### NYSDEC Certifies Cleanup Requirements Achieved at Brownfield Site

The New York State Department of Environmental Conservation (NYSDEC) has determined that the cleanup requirements to address 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 have been or will be met. 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. with oversight provided by NYSDEC. NYSDEC has approved a Final Engineering Report and issued a Certificate of Completion for the site. Copies of the Final Engineering Report and Notice of the Certificate of Completion are available at the location(s) identified below under "Where to Find Information."

#### Completion of Project

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 retard groundwater flow and inhibit the movement 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 (in place) 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 will allow the use and development of the controlled property for commercial and industrial uses (subject to local zoning laws) and restrict 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.

### **Final Engineering Report Approved**

NYSDEC has approved the Final Engineering Report, which:

- 1) Describes the cleanup activities completed.
- 2) Certifies that cleanup requirements have been or will be achieved for the site.
- 3) Describes any institutional/engineering controls to be used. An *institutional control* is a non-physical restriction on use of the site, such as a deed restriction, when contamination left over after the cleanup action makes the site suitable for some, but not all uses. An *engineering control* is a physical barrier or method to manage contamination such as a cap or vapor barrier.
- 4) Certifies that a site management plan for any engineering controls used at the site has been approved by NYSDEC.

The following institutional controls have been or will be put in place on the site:

- Soil Management Plan
- Monitoring Plan
- Site Management Plan
- Environmental Easement
- Institutional Control/Engineering Control Plan
- Groundwater Use Restriction
- Land Use Restriction

The following engineering controls have been or will be put in place on the site:

- Cover System
- Subsurface Barriers

### **Next Steps**

With its receipt of a Certificate of Completion, the applicant is eligible to redevelop the site. In addition, the applicant:

- has no liability to the State for contamination at or coming from the site, subject to certain conditions; and
- is 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, there is a failure to comply with the terms of the order or agreement with NYSDEC.

### **Background**

**Location:** The Central Hudson Gas and Electric (CHGE) Kingston Gas Works site is located on North Street, Kingston, Ulster County, NY. 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. 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  
Attn: Please call for appointment  
21 S. Putt Corners Road  
New Paltz, NY 12561  
phone: 845-256-3018

### Who to Contact

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

#### Project Related Questions

Amen Omorogbe  
Department of Environmental Conservation  
Division of Environmental Remediation  
625 Broadway  
Albany, NY 12233-7014  
518-402-9662  
amen.omorogbe@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.



Kingston Point Park

Elm St  
2nd Ave  
3rd Ave  
Delaware Ave  
Jarrod St  
Hamratty St  
Murray St

Corporate Dr  
Gross St  
Old Orchard St  
Rosanna St

Lindsey Ave  
Delaware Ave  
Crane St  
Walnut St  
Ponckhocke St  
E Union  
Grove St

Hasbrouck Park Rd  
Hasbrouck Park

North St  
Yeoman St  
Sycamore St  
Tompkins St  
Catherine St  
Gill St  
E Strand St

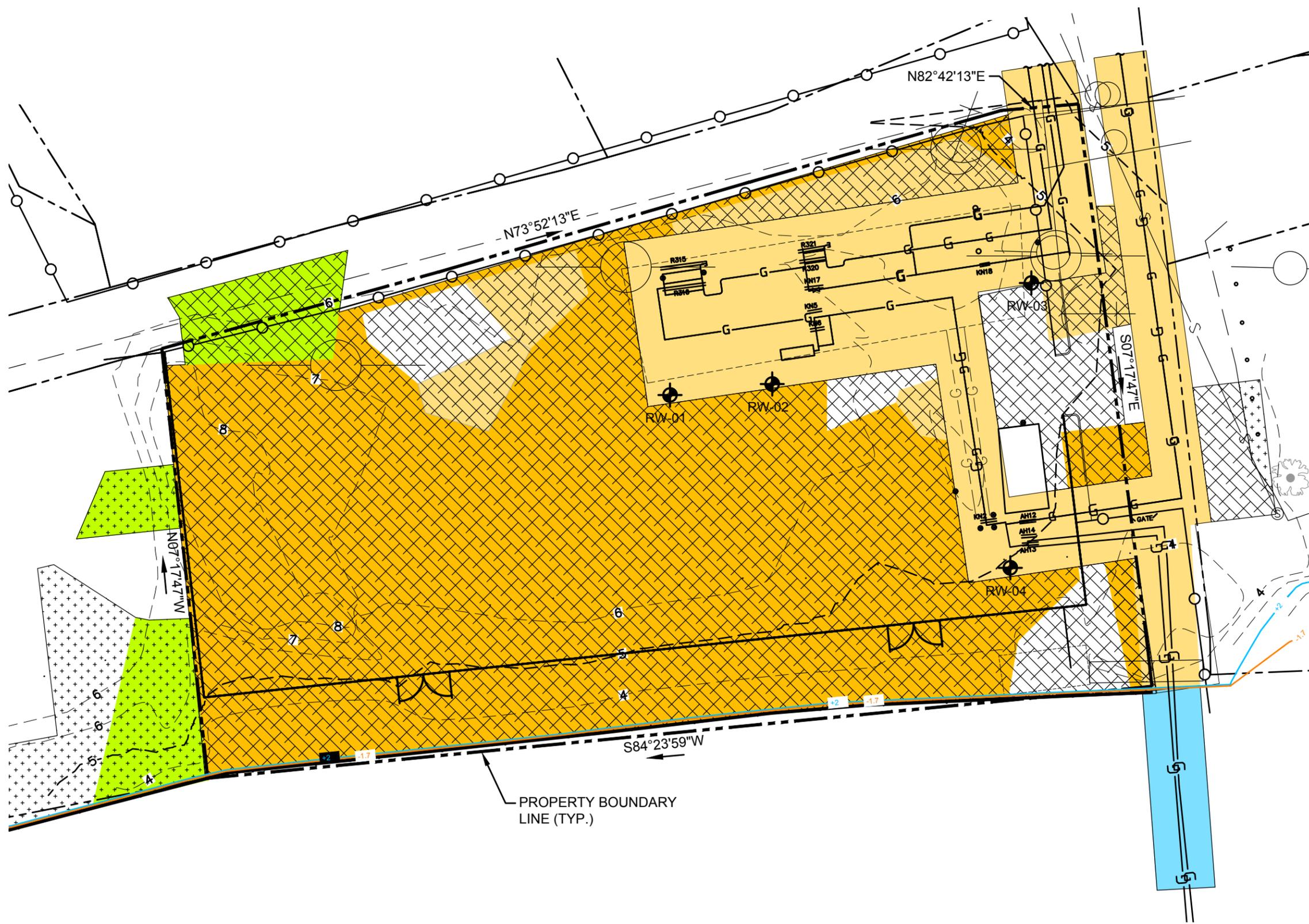
Kingston Terminal RR

Rondout Dr  
Frank Koontz Blvd

Rondout Lndg

Old Rt-9W

Front St  
1st Ave  
2nd St  
3rd St  
N Broadway  
Frank Koontz Blvd  
Sleightsburg  
Parsell St



**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
- RECOVERY WELL LOCATION

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

SOIL COVER  
 AND SEDIMENT CAP  
 LOCATION



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O'BRIEN & GERE ENGINEERS, INC.