



FACT SHEET

Brownfield Cleanup Program

Utility Platers/Kingston Diagnostics
Site Number C356035
Kingston, NY

April 2010

Remedy Proposed for Brownfield Site Contamination; Public Comment Period Announced

The public is invited to comment on a proposed remedy being reviewed by the New York State Department of Environmental Conservation (NYSDEC) to address contamination related to the site known as Utility Platers/Kingston Diagnostics ("site") located at the intersection of Washington Avenue and Schwenk Drive in Kingston, Ulster County, New York. See map for site location.

The Proposed Remedy

The remedy proposed for the site includes soil cover installation, installation of a sub-slab depressurization system and site management. Northeast Retail Leasing & Management Company, LLC ("applicant") developed the proposed remedy after performing a detailed investigation of the site under New York's Brownfield Cleanup Program.

Based on the findings of the investigation, NYSDEC in consultation with the New York State Department of Health (NYSDOH) has determined that the site does not pose a significant threat to human health or the environment.

The proposed remedy is described in a draft cleanup plan called a "Remedial Work Plan". The document is available for review at the locations identified below under "Where to Find Information". A Decision Document has also been drafted which summarizes the proposed remedy. The draft Decision Document is also available for review at the document repositories.

How to Comment

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** is any real property that is difficult to reuse or redevelop because of the presence or potential presence of contamination.

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

NYSDEC is accepting written comments about the proposed remedy for 45 days, from **April 28, 2010** through **June 12, 2010**.

Submit written comments to:

Jamie Verrigni
Project Manager/NYSDEC
Division of Environmental Remediation
625 Broadway
Albany, NY 12233
jlvverrig@gw.dec.state.ny.us

Summary of the Proposed Remedy

The draft cleanup plan has several goals:

- 1) identify cleanup levels to be attained or the process to be used to determine these levels,
- 2) explain why the proposed remedy will protect public health and the environment,
- 3) provide a detailed description of the proposed remedy.

Remedial alternatives included in the draft “Remedial Alternatives Analysis/Remedial Work Plan” dated April 2010 were developed based on the nature and extent of contamination, geotechnical and spatial considerations, potential redevelopment activities and technological feasibility. To be protective of human health and the environment, and to meet cleanup objectives for site redevelopment, the preferred remedial action includes the following:

- Construction of a cover system across the site to prevent exposure to remaining contamination. The cover system will consist of at least two feet of clean soil or newly constructed paving or concrete surfaces.
- Installation of sub-slab depressurization systems in all buildings to be constructed at the site to address potential volatile organic vapor concerns that remain on-site.
- Groundwater monitoring will be conducted to ensure the contaminant levels in groundwater continue to decline as a result of the source removal completed in 2009.
- Prevent exposure to contamination by placing a restriction on groundwater use at the site.
- Restrict usage of the site to restricted residential (which would also allow commercial usage) via an environmental easement.

Following remediation, the site will be subject to a Site Management Plan, which will provide for the operation and maintenance of remedial systems at the site and require periodic certification that all institutional controls (e.g., environmental easement) and all engineering controls (e.g., the site cover system, sub-slab depressurization system) remain in place and effective.

Next Steps

NYSDEC will consider public comments, revise the plan as necessary, and approve the proposed remedy. The New York State Department of Health (NYSDOH) must concur with the proposed remedy. After approval, the proposed remedy becomes the selected remedy. The draft Remedial Work Plan that describes the proposed remedy is revised as needed to describe the selected remedy, and will be made available to the public (see “Where to Find Information” below). The applicant then may design and perform the cleanup action to address the site contamination, with oversight by NYSDEC and NYSDOH.

NYSDEC will keep the public informed during the cleanup of the site.

Background

NYSDEC previously accepted an application from the applicant to participate in the Brownfield Cleanup Program. The application proposes that the site will be used for restricted residential and/or commercial purposes. The Applicant is a “volunteer” under the program since the Applicant neither caused nor contributed to the contaminant conditions at the property.

The subject property, known as Utility Platers, Inc. located at 416 Washington Avenue in the City of Kingston, Ulster County, New York was accepted into the BCP Program (Site Number C356035) in February 2009. The contiguous property, formerly Kingston Diagnostics, was accepted into the BCP as an amendment to Site Number C356035 in November 2009. The utility Platers, Inc. parcel is an irregularly shaped 1.02-acre commercial lot which contained a one-story (slab-on-grade) masonry block structure that was operated as a zinc and chromium plating facility until its closure in the latter half of 2005. Use of the property for commercial plating services reportedly dates back to the 1950's. The building has been demolished and removed from the property. The Utility Platers parcel was bordered to the north by the former Kingston Diagnostics (0.71 acres) which was added to the BCP Site because of contamination found at that property. This medical office has also been demolished and removed from the Site. A bus terminal is located to the south, with North Front Street further south. The eastern portion of the site is bordered by Frog Alley and a dry cleaning facility, Washington Avenue and a mixed-use commercial structure are located to the west.

Heavy metals, chlorinated solvents and petroleum related products have been detected in the subsurface of the property as a result of historical site use which resulted in the release of hazardous and non-hazardous substances, including volatile organic compounds. According to City of Kingston Water Department and Public Works Department representatives, the subject property, as well as surrounding properties, is provided with municipal water supply and sanitary waste treatment services.

Four environmental investigations have been conducted on the subject property since 2005. Each of these reports are referenced in the Utility Platers, Inc. Brownfield Cleanup Program (BCP) Application. In September 2008, Northeast Retail Leasing and Management, LLC submitted an application to the NYSDEC requesting acceptance of Utility Platers into the New York State Brownfield Cleanup Program as a volunteer. Subsequently, the site was accepted into the BCP with the execution of the Brownfield Cleanup Agreement on March 23, 2009, which was amended in November 2009. The Remedial Investigation Work Plan was approved in July 2009 and the remedial investigation was initiated in August 2009. The draft Remedial Investigation Report was received in February 2010 and is under review.

During the Remedial Investigation, several interim remedial measures (IRMs) were performed at the site to address site contamination. The IRMs conducted at the site to date include: decommissioning and removing the underground storage tanks (USTs); excavation and off-site disposal of grossly contaminated material; installation of a clean soil cover on portions of the site, and the installation of a sub-slab depressurization system beneath the newly constructed site structure.

FOR MORE INFORMATION

Where to Find Information

Project documents are available at the following locations to help the public stay informed. These documents include the draft cleanup plan (draft Remedial Work Plan).

City of Kingston Library
Jennifer Sweeney, Reference Librarian
55 Franklin Street
Kingston, New York 12401
(845) 331-0507

NYSDEC Region 3
21 S. Putt Corners Road
New Paltz, New York 12561
(845) 256-3154
(By Appointment)

Who to Contact

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

Project Related Questions

Jamie Verrigni
New York State Department of
Environmental Conservation
625 Broadway
Albany, NY 12233
518-402-9564
jlverrig@gw.dec.state.ny.us
Call for an appointment

Site-Related Health Questions

Kristin Kulow
New York State Department of Health
Bureau of Environmental Exposure
Investigation
Oneonta District Office
28 Hill Street, Suite 201
Oneonta, NY 13820
607-432-3911
kxk07@health.state.ny.us

If you know someone who would like to be added to the site contact list, have them contact the NYSDEC project manager above. 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.

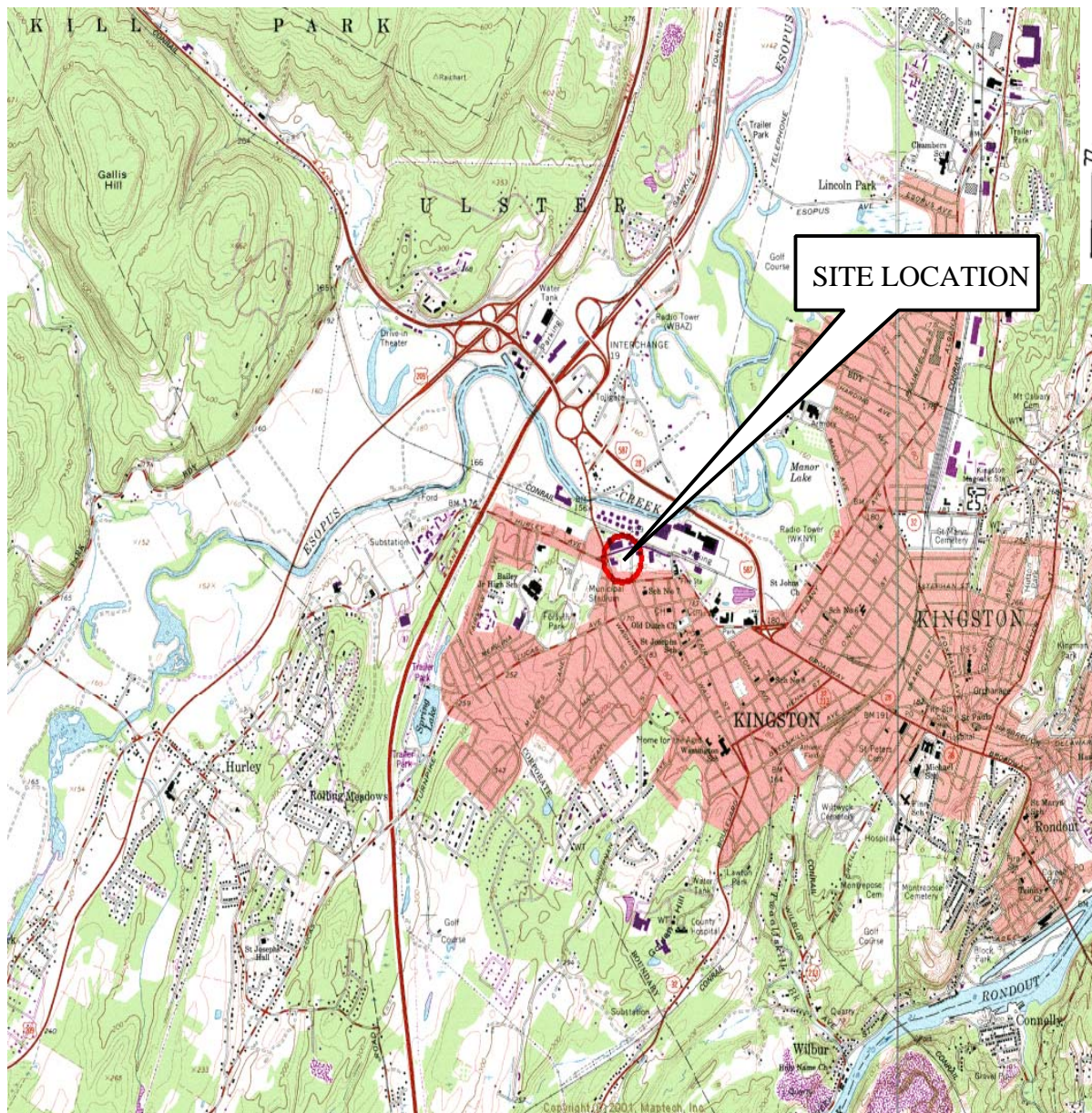


FIGURE 1: Site Location
 Utility Platers/Kingston Diagnostics
 Site ID #C356035