



FACT SHEET

Brownfield Cleanup Program

Receive Site Fact Sheets by *Email*. See "For More Information" to Learn How.

Site Name: Former Miron Pre-Cast Facility
DEC Site #: C356049
Address: 1561 Ulster Ave.
Lake Katrine, Ulster (T), NY 12449

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 Former Miron Pre-Cast Facility site ("site") located at 1561 Ulster Ave., Lake Katrine, Town of Ulster, Ulster County under New York State's Brownfield Cleanup Program have been or will be met. Please see the map for the site location.

The cleanup activities were performed by MHMG-KM Kingston, LLC, 1561 Ulster Properties, LLC, Ulster Commons I, LLC, Ulster Commons II, LLC, Ulster Commons III, LLC, Ulster Commons IV, LLC, and Ulster Commons V, LLC ("applicants") 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

Highlights of the completed remedial action include:

- Excavation and off-site disposal of approximately 4,900 tons of petroleum contaminated soil.
- Three previously unidentified petroleum tanks were properly closed, removed, and registered.
- Originally, the remedial action was going to achieve a track 4 cleanup. A track 4 cleanup means that the top two feet of exposed soil meet the applicable use based soil cleanup objectives. In this case, the soil cleanup objectives were to allow for restricted-residential use. However, based on soil sampling conducted during the remedial action the applicants were able to demonstrate that the more stringent track 2 requirements had been met. A track 2 cleanup means that, at a minimum, the top 15 feet of soil on the site meet the applicable use based soil cleanup objectives. The track 2 remedy relies on land use and groundwater restrictions, but does not require a soil cover. Some elements of the soil cover were constructed prior to the switch from track 4 to track 2.
- Any future on-site buildings will require a sub-slab depressurization system, or similar system, to prevent the migration of vapors into the building from groundwater.

- Alternatively, an evaluation of the potential for soil vapor intrusion will be conducted by the applicants for any buildings to be developed on the site, and any necessary actions will be implemented to address exposures related to soil vapor intrusion. Currently, the medical office building has a passive sub-slab depressurization system (no active blower) installed.
- An environmental easement has been placed on the property by the applicants. The easement requires:
 - periodic certification of institutional and engineering controls;
 - restricts future site use to restricted residential, commercial, and industrial uses,
 - restricts the use of groundwater unless it is treated, and; requires
 - compliance with the NYSDEC approved Site Management Plan.
- A Site Management Plan has been developed, which includes details for maintaining the 15 feet cover, maintaining sub-slab depressurization systems, and submitting periodic review reports.

Final Engineering Report Approved

NYSDEC has approved the Final Engineering Report, which:

- Describes the cleanup activities completed.
- Certifies that cleanup requirements have been or will be achieved for the site.
- 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.
- 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:

- Groundwater Use Restriction
- Land Use Restriction
- Institutional Control/Engineering Control Plan
- Monitoring Plan
- Operation and Maintenance Plan
- Site Management Plan
- Environmental Easement

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

- Vapor Mitigation

Next Steps

With its receipt of a Certificate of Completion, the applicants are eligible to continue their redevelopment of the site. In addition, the applicants:

- have no liability to the State for contamination at or coming from the site, subject to certain conditions; and
- are 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.

Location: The site is located at 1561 Ulster Avenue, located north of the off ramp/intersection of NYS Route 209 and Ulster Avenue (Route 9W) in the Town of Ulster, Ulster County. The site is comprised of four tax parcels comprising of approximately 10.76 acres. Immediately east of the subject property is Route 9W, across Route 9W is a grocer and garden supply store, a new Tractor Supply to the north, and south is the westbound on-ramp for Route 209. To the west of the subject property are railroad tracks with a commercial building and parking lot across the railroad tracks.

Site Features: The site is undergoing development with a recently completed medical and office building, with other planned commercial buildings. The site is covered by pavement, concrete sidewalks, buildings, and smaller landscaped/vegetated areas.

Current Zoning and Land Use: The site is being used for commercial and medical purposes. The property is zoned for office and manufacturing use.

Past Use of Site: The site has been vacant and unused since the 1990s. The most recent use of the property was a concrete pre-cast manufacturing facility and asphalt batch plant which was in operation until 1978. Other past uses include an automotive repair and gasoline fueling station.

The property was registered as a petroleum bulk storage facility (PBS #3-601659). In 2004, seven underground and above ground petroleum storage tanks were removed. These were used to store No. 2 fuel oil, gasoline, and kerosene. In 2009, a petroleum spill (#0312832) was reported next to a 4,000 gallon No. 2 fuel oil tank. Approximately 100 tons of soil was removed, and reagents were added to the excavation backfill to treat any remaining petroleum-contaminated soil.

On the central portion of the property was a former EPA Class V Underground Injection Well. The well was investigated in 2004 and subsequently closed by the EPA.

Site Geology and Hydrogeology: Surface geology at the site consists of historic fill and native soils beneath. The subsurface soils are beach like sand overlying bedrock intermixed with silt, clay, gravel, construction, and demolition debris (e.g., cinders, bricks, asphalt, and concrete). Groundwater is approximately seven feet below ground surface and the groundwater flow is generally to the west, towards the Esopus Creek, which is approximately ½ mile away.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's website at:

<http://www.dec.ny.gov/cfm/external/haz/details.cfm?pageid=3&progno=C356049>

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: <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.

Ulster Public Library
Attn: Ms. Tracy Priest, Director
860 Ulster Avenue
Kingston, NY 12401
phone: (845) 338-7881

NYSDEC Region 3 Office
21 South Putt Corners Road
New Paltz, NY 12561
phone: (845) 256-3018
Please call for appointment

Who to Contact

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

Project Related Questions

Mr. Matthew Hubicki
Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7014
(518) 402-9662
matthew.hubicki@dec.ny.gov

Site-Related Health Questions

Ms. Fay Navratil
New York State Department of Health
Bureau of Environmental Exposure Investigation
Empire State Plaza, Corning Tower, Room 1787
Albany, NY 12237
(518) 402-7860
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.

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



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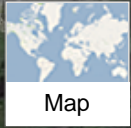
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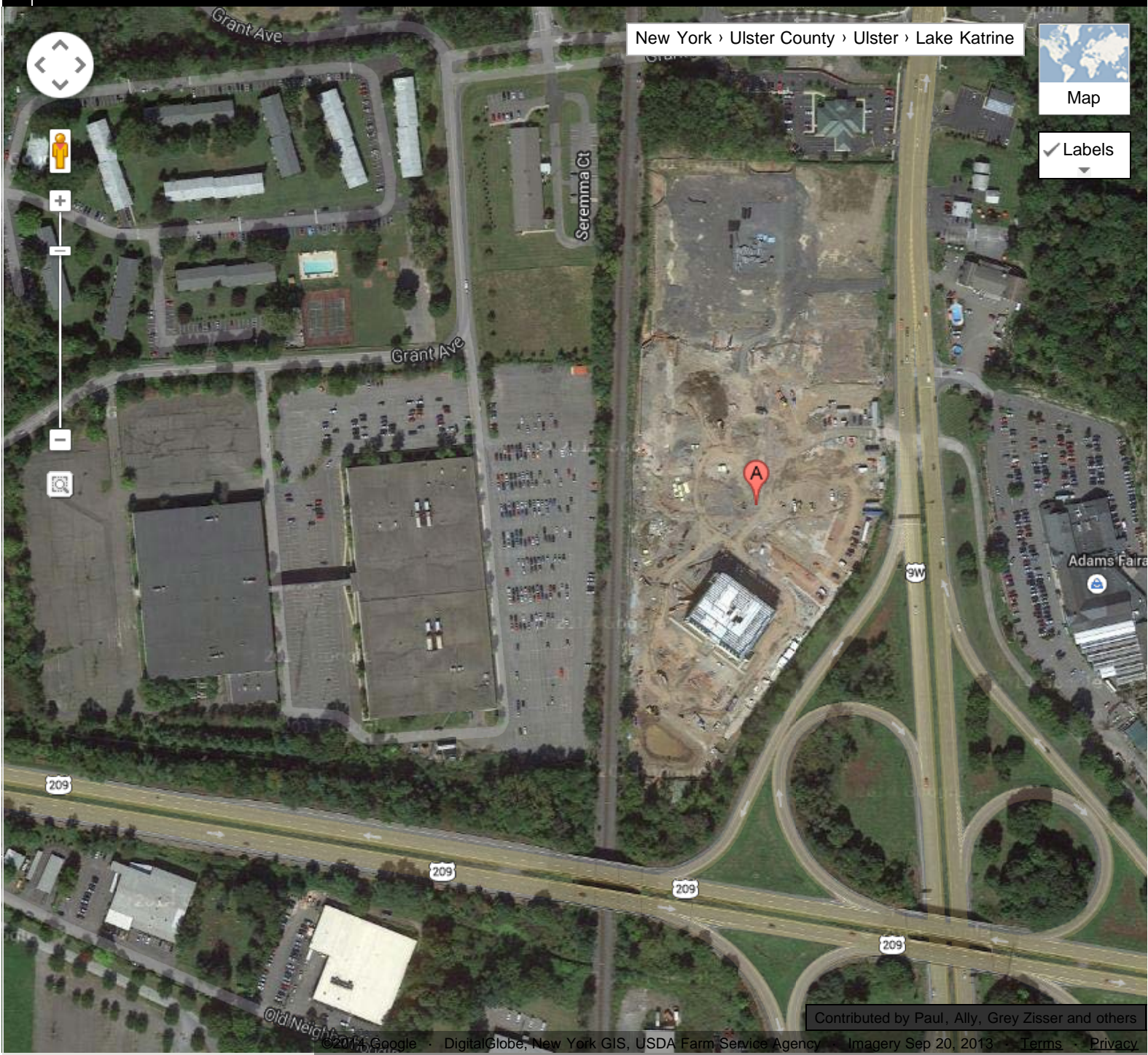
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New York › Ulster County › Ulster › Lake Katrine



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