

MEMORANDUM

I.PARK 87 EAST CAMPUS MASTER PLAN – ENVIRONMENTAL

To: Town of Ulster Planning Board

Date: June 22, 2023

Re: i.Park 87 East Campus Master Plan – Environmental

BACKGROUND

The following overview of the i.Park 87 East Campus site serves as a basis for understanding the environmental conditions that are present at the site in order to establish how the re-use of the property has been determined. To facilitate this understanding, the site is divided into three distinct areas:

Area I – Restricted Residential

Area II – Commercial / Industrial

Area III – Commercial / Industrial with specific requirements that must be adhered to in order not to disrupt the current IBM environmental treatment facility.



This overview shall serve as a guide for the Town and various Planning Boards so as to support the location of different uses on the site. It should be noted that this environmental framework also provided the guidance for the 2011 Final Generic Environmental Impact Statement (FGEIS) and the TechCity Comprehensive Design Plan.

SITE AREAS

Each of the three site areas are detailed below along with the proposed uses and associated procedures related to the redevelopment of each area.

I. AREA I – RESTRICTED RESIDENTIAL *CONTAINS OU-4*

This 60-acre portion of the site allows for restricted residential use as historically this land area was only used for parking and recreational athletic fields except for a small office building, which has been since demolished. This area was never used for industrial purposes and the land surrounding this area is primarily residential and commercial in nature. Based on the Phase I performed by GZA in June 2023, there was no evidence of any recognized environmental conditions (REC) for this area of the site. The requirements for redeveloping Area I include institutional controls that restrict the use of well water and septic systems as well as the requirement that vapor barriers and passive soil intrusions systems are placed in all new buildings. Most importantly, these conditions allow for ground floor residential occupancy.

II. AREA II – COMMERCIAL / INDUSTRIAL *CONTAINS OU-3 AND P/O OU-7*

Area II contains approximately a 30-acre portion of the i.Park 87 East Campus that is mostly covered by buildings, both office and industrial. The re-use of these existing buildings or in the case where the buildings were demolished, their remaining foundations or slabs must follow requirements that are outlined in the IBM Consent Order (as further discussed herein), specifically it allows for the re-use of existing office buildings without any specific requirements. This includes the Main Building and Building 5N, a 3-story former data center in the eastern portion of the site. The two remaining industrial buildings, Building 23 and Building 1 are required to pass an air test to ensure that there are no vapor intrusions prior to re-occupying. In the case of foundations or building slabs due to the demolition of buildings (Buildings 3 and 5), these are not to be disturbed without appropriate measures that require testing of any of the soils beneath the slab to determine if there is any soil contamination.

III. AREA II – COMMERCIAL / INDUSTRIAL WITH RESTRICTIONS
CONTAINS OU-3A, P/O OU-7 AND P/O OU-8

Area III is a 40-acre portion of the i.Park 87 East Campus that never contained industrial buildings, but is the subject of groundwater contamination (VOCs). In accordance with the Consent Order, IBM has been pumping and treating the groundwater in Area III in order to extract any VOCs. The reduction in concentration of VOCs has been substantial, but still not to drinking water standards that are required by the NYSDEC. Located in Area III is one collection trench situated in the southwest portion of the site that needs to remain in place and be protected or alternatively, be relocated should one choose to do that. In this case, there is a requirement that IBM be notified as to the plan for any proposed buildings that may impact that current recovery system. Notably, there are also two 2-inch storm lines, which pump groundwater to the IBM treatment system. These lines traverse Area III and should they need to be relocated, such relocation would need to be done in accordance with IBM's treatment facility. Area III allows for commercial manufacturing or commercial use without future approvals or testing from NYSDEC. In the event, restricted residential was sought for this site, there would need to be additional testing and NYSDEC's approvals as well as consent from IBM.

SITE BACKGROUND

In 2011, based upon the satisfactory completion of corrective actions, the New York State Department of Environmental Conservation (the “NYSDEC”) issued a Consent Order (the “Consent Order”) to IBM and TechCity (former owners), which superseded and terminated the RCRA Permit. The Consent Order defined 10 Operable Units (1 through 8, 3a and 4a) associated with 38 solid waste management units (SWMUs) at the Subject Property defined as SWMU A through AE. IBM entered into a Consent Order, which stipulated that supplemental investigation activities be performed in accordance with specified work plans. Soil, groundwater, and soil vapor contamination concerns at the Parent Parcel for which IBM is responsible are listed herein.

The consequence of the Consent Order was that a Site Management Plan was developed, which provided guidance as to the re-use of the site. These uses were divided into three portions of the site as can be seen by the attached map. The division of the site into three parts coincided with the remedial plan that the NYSDEC required IBM to complete. The division also was based on the Consent Order’s delineation as to the type of contamination and residual contamination that may exist at the site.

CONCLUSION

The above document serves as a reference guide for land use for the East Campus. It provides the general environmental background to support the site plan application as well as the current uses for the site. Most importantly, all current uses have been vetted by NYSDEC and any future development will be constructed in full compliance with NYSDEC regulations for the site.