



New York State Office of Parks, Recreation and Historic Preservation

The Governor Nelson A. Rockefeller Empire State Plaza • Agency Building 1, Albany, New York 12238

www.nysparks.com

David A. Paterson
Governor

Carol Ash
Commissioner

Kings Park / Nissequogue River State Park: Phase 1 Demolition Plan Project Description February 2009

Overview

The New York State Office of Parks, Recreation and Historic Preservation manages 152 acres of the former Kings Park Psychiatric Center transferred in 2000 as Nissequogue River State Park, making improvements to the property to the extent possible with available funding and staff resources. OPRHP has responsibility for an additional 365 acres transferred in 2006.

OPRHP has consistently stated that decisions about the future of the 365 acres must be based on an accurate understanding of clean up costs. OPRHP has contracted for a comprehensive remediation study, with a final report due in the summer of 2010. While the remediation study is being completed, the agency is proposing a first phase of building demolitions, focused on deteriorated structures on both parcels that do not have the potential to be adaptively reused. This plan will help reduce safety risks by demolishing and removing deteriorated structures and make some progress toward the eventual reuse of the site.

Specific Recommendations

- Demolish fourteen structures totaling 222,000 square feet – Buildings #6, 23, 35, 36, 47, 48, 55, 56, 57, 59, 60, 122, 123, and the Barge. (see photos on pages 3-16)
- Restore and landscape demolition sites, and remove hazardous trees.
- Demolish vacant structures, smokestack, tanks and salt shed in the vicinity of the power plant. (see photos on pages 17-19)
- Remove various deteriorated, unneeded asphalt and concrete roads and parking areas. (see photos on page 20-21)
- Implement an experimental steam tunnel remediation project.

Estimated Costs

Detailed asbestos remediation and demolition costs are available for four of the buildings from a 2007 study, and OPRHP engineering staff have developed rough estimates for the 10 additional buildings. However, it should be noted that actual costs will be determined through the state's normal competitive bidding processes. Estimates are:

- Asbestos Abatement & Monitoring: \$1,500,000
 - Demolition: \$8,200,000
 - Restoration & Landscaping: \$1,000,000
 - Engineering & Design: \$1,200,000
 - Construction Management: \$800,000
 - Contingency (10%)
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- Total Estimated Cost = \$14,000,000

Funding will need to be formally allocated for the demolition plan to be implemented. At present, the one source of available funding is the \$29 million for Kings Parks remediation activities appropriated in the state budget at the direction of the State Senate.

Next Steps

- Public input is being sought from local officials, interested organizations, and members of the public. A public information meeting is scheduled for 7 p.m. March 26 at Kings Park High School, at which time oral and written comments will be accepted. Written comments will also be accepted until April 9, 2009 and should be directed to:

Thomas Lyons,
Director of Resource Management

Thomas.Lyons@oprhp.state.ny.us (emailed comments are preferred)

Or
Office of Parks, Recreation & Historic Preservation,
Empire State Plaza
Agency 1
Albany, NY 12238

- SEQRA & Section 14.09 determinations. *Buildings under consideration are deteriorated beyond potential reuse and are not historically significant. It is not expected they will trigger a Positive Declaration that would require the preparation of an Environmental Impact Statement or an Adverse Impact under the State Historic Preservation Act.*
- Prior to any demolition occurring, OPRHP would need to develop detailed demolition plans and specifications for each structure, by a private engineering firm under contract to the agency.
- Given the many steps in the process and the complex task, it is premature to develop a projected timeline for when demolition would occur.