



NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
DIVISION OF ENVIRONMENTAL REMEDIATION
Site Classification Report



DATE: 4/18/2018

Site Code:	314088	Site Name:	Greer Toyota
City:	WAPPINGERS FALLS	Town:	Wappinger
Region:	3	County:	Dutchess
Current Classification:	04	Proposed Classification:	C
Estimated Size (acres):	2.16	Disposal Area:	Structure
Significant Threat:	Previously	Site Type:	
Priority ranking Score:	190	Project Manager:	Amen M. Omorogbe

Summary of Approvals

Originator/Supervisor:	Amen M. Omorogbe	01/03/2018
RHWRE: :		01/11/2018
BEEI of NYSDOH:		01/03/2018
CO Bureau Director:	George Heitzman, Director, Remedial Bureau C:	01/11/2018
Assistant Division Director:	Michael J. Ryan, P.E.:	02/05/2018

Basis for Classification Change

Threats from the disposal of hazardous waste at this site were addressed by implementation of the remedy identified for the site by one or more Records of Decision. All construction of the components the site-wide remedy was completed no later than 2004. The 2016 Periodic Review Report, documenting 46 rounds of groundwater monitoring, confirms that the remedy has been effective treating the site contamination consistent with the requirements in the ROD(s). The 2016 Periodic Review Report is in DecDocs. Institutional controls were required to ensure the protectiveness of the site. The required controls, in the form of a deed restriction are in place. A significant threat to public health and the environment no longer exists at the site. The residual contamination that remains in soils beneath the cover includes benzo(a)pyrene and dibenz(a,h)anthracene above commercial use SCO. No volatile organic compounds, including chlorinated solvents, or metals above commercial use SCO remain at the site. The cleanup substantially met the applicable standards and the site qualifies for delisting from the Registry of Inactive Hazardous Waste Disposal Sites.

Site Description - Last Review: 06/01/2017

Location: The Greer Toyota Site is approximately 2.3 acres and located at 1349 US Route 9 in the town of Wappingers Falls, Dutchess County. The site is in a suburban area and bounded by Route 9 to the east



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and Old Route 9 (a.k.a. Hopewell Road) to the west. Commercial facilities lie to the north, an unnamed tributary of the Wappingers Creek to the north and west, and commercial and residential properties to the south and southwest.

Site Features: The main site features include a large building that houses a new car show room, a servicing facility, and offices. A smaller building to the north houses the used car show room. The remaining area of the site is asphalted.

Current Zoning and Land Use: The site is currently zoned as a commercial property and is used as an automobile dealership and service facility. The area also includes zoning for industrial and residential uses.

Past Use of the Site: The site has historically been used for automotive servicing. Waste solvents, including chlorinated solvents, and oils from the servicing facility found their way into the oil-water separator through floor drains and then into the diffuser system that acted as a leach field. The diffuser system in turn contaminated the site soils and groundwater.

Site Geology and Hydrogeology: The surface geology of the site is mostly glacial till made up of a brown to grey silt and clay, with some fine to coarse sand. Fill also exists on site made of mostly coarse gravel, cobbles, and rock fragments and ranges from 2-8 feet below grade. The site's underlying bedrock formation is fractured sandstone interbedded with dark shales.

Groundwater depth varies across the site between 12 feet and 20 feet below grade and flow toward the east and west-northwest.

Contaminants of Concern (Including Materials Disposed)	Quantity Disposed
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OU 01	
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TETRACHLOROETHYLENE (F001,D001 WASTE)	0.00
1,1,1-TRICHLOROETHANE (F001 WASTE)	0.00

Analytical Data Available for : Air, Groundwater, Drinking Water, Soil

Applicable Standards Exceeded for: Groundwater, Drinking Water

Site Environmental Assessment- Last Review: 06/01/2017

Nature and Extent of Contamination: Remediation of the site is complete. Prior to remediation, the primary contaminants of concern were benzene, toluene, ethylbenzene, xylenes, methyl-tert-butyl-ether (MTBE), trichloroethene, and tetrachloroethene in soils at maximum concentrations of 240 ppm, 1,800 ppm, 380 ppm, 11,711 ppm, 38 ppm, 0.935 ppm, and 63 ppm, respectively; and 1,1-dichloroethane, 1,1,1-trichloroethane, and MTBE in groundwater at maximum concentrations of 33 ppb, 5.6 ppb, and 86 ppb, respectively. Recent Periodic Review Reports confirm that the site remedy has been effective in remediating contamination both at the site and at affected off-site areas. Levels of chlorinated solvents at the site have met ambient water quality standards since 2008, and levels in the off-site drinking water well have been non-detectable since 2009.



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Site Health Assessment - Last Update: 05/31/2017

Direct contact with contaminants in the soil is unlikely because the majority of the site is covered with buildings and pavement. Volatile organic compounds in the soil or groundwater may move into the soil vapor (air spaces within the soil), which in turn may move into overlying buildings and affect the indoor air quality. This process which is similar to the movement of radon gas from the subsurface into the indoor air of buildings, is referred to as soil vapor intrusion. Environmental sampling indicates soil vapor intrusion is not a concern for on-site or off-site buildings.

	Start		End	
OU 00				
Emerging Contaminant Sampling	1/1/18	PLN	3/9/18	PLN
Periodic Review	1/11/23	PLN	1/11/24	PLN
Site Management	11/17/04	ACT	11/17/24	PLN
OU 01				
Reclass Pkg.	1/11/18	ACT	4/18/18	PLN
Remedial Action	8/15/03	ACT	11/17/04	ACT
Remedial Design	12/23/02	ACT	5/21/03	ACT
Remedial Investigation	7/22/97	ACT	3/29/02	ACT
VI Evaluation	3/29/02	ACT	6/24/10	ACT

Remedy Description and Cost

Remedy Description for Operable Unit 01

Soil vapor extraction, enhanced bioremediation of groundwater - HRC and ORC, removal of underground storage tanks and oil/water separator, paving of area and maintenance of existing buildings to eliminate exposure to contaminated soils.

Total Cost \$450,000

OU 00 Site Management Plan Approval: 11/17/2004 Status: ACT



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NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
Site Management Form
4/18/2018

SITE DESCRIPTION

SITE NO. 314088

SITE NAME Greer Toyota

SITE ADDRESS: 1349 ROUTE 9 **ZIP CODE:** 12590

CITY/TOWN: Wappingers Falls

COUNTY: Dutchess

ALLOWABLE USE: Commercial and Industrial

SITE MANAGEMENT DESCRIPTION

SITE MANAGEMENT PLAN INCLUDES:

IC/EC Certification Plan	YES
Monitoring Plan	NO
Operation and Maintenance (O&M) Plan	YES

Periodic Review Frequency: once a year

Periodic Review Report Submittal Date: 01/11/2023



NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
DIVISION OF ENVIRONMENTAL REMEDIATION
Site Classification Report



DATE: 4/18/2018

Site Code: 314088

Site Name: Greer Toyota

Description of Institutional Control

Cynthia Greer

16 Bannerman View Drive

1349 Route 9

Deed Restriction

Block: 585

Lot: 060

Sublot:

Section: 615

Subsection: 702

S_B_L Image: 615.702-585-060

Ground Water Use Restriction

IC/EC Plan

Landuse Restriction

Soil Management Plan

Description of Engineering Control

Cynthia Greer

16 Bannerman View Drive

1349 Route 9

Deed Restriction - Institutional Control Instrument

Block: 585

Lot: 060

Sublot:

Section: 615

Subsection: 702

S_B_L Image: 615.702-585-060

Cover System

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Environmental Remediation, Bureau of Technical Support
625 Broadway, 11th Floor, Albany, NY 12233-7020
P: (518) 402-9543 | F: (518) 402-9547
www.dec.ny.gov

April 18, 2018

Cynthia L. Greer
Greer Automotive, LTD
16 Bannerman View Drive
Newburgh, NY 12550

RE: DEC Site No.: 314088
Site Name: Greer Toyota
Site Address: 1349 Route 9
Wappinger Falls, NY 12590

Dear Ms. Greer:

The 60-day prior notification which included a 30-day public comment period has ended. These requirements were established for the proposed deletion of sites from the New York State Registry of Inactive Hazardous Waste Disposal Sites (Registry).

This letter serves as your official notification that the subject site has been deleted from the Registry and that the deletion became effective on the date marked above.

If you have any questions relative to this matter or wish to review any associated documents in the repository, please contact Amen Omorogbe, (518-229-6872, NYS Department of Environmental Conservation, Division of Environmental Remediation, 625 Broadway, Albany NY 12233-7014).

Sincerely,



Kelly A. Lewandowski, P.E.
Chief, Site Control Section

cc: A. Omorogbe, Chief, Remedial Bureau C, Section D
J. Quinn
K. Lewandowski
K. Anders, NYSDOH
M. Schuck, NYSDOH Regional Chief
L. Ennist
J. Petronella, Regional Permit Administrator, Region 3
J. Urda, Regional Attorney, Region 3
A. Patel, Region 3
G. Heitzman, Director, Remedial Bureau C
B. Humphrey, Site Control Section



Department of
Environmental
Conservation



PUBLIC NOTICE

State Superfund Program

Receive Site Information by Email. See next page to Learn How.

Site Name: Greer Toyota

February 2018

Site No. 314088 **Tax Map No.** 6157-02-585606

Site Location: 1349 Route 9, Wappinger Falls, NY 12590

Inactive Hazardous Waste Disposal Site Delist Notice

The Inactive Hazardous Waste Disposal Site Program (the State Superfund Program) is the State's program for identifying, investigating, and cleaning up sites where the disposal of hazardous waste may present a threat to public health and/or the environment. The New York State Department of Environmental Conservation (DEC) maintains a list of these sites in the Registry of Inactive Hazardous Waste Disposal Sites (Registry). DEC has determined that this site ([see map on reverse side](#)) no longer presents a threat to public health or the environment and is proposing to delist the site from the Registry for the following reason(s):

Remedial actions are complete and there are no longer exceedances of site-related contaminants in the groundwater. Sampling performed at the site shows that soil vapor intrusion is not an exposure concern. Along with limiting the use and development of the site to commercial and industrial operations, a site cover system, currently consisting of the on-site building and asphalt pavement, will address any human exposures to contamination remaining in the soil. In addition, there is an excavation plan in place to properly manage human exposures to residually contaminated soil on the site.

Public comments are being received before the decision to remove the site from the Registry is finalized. The public comment period will end March 18, 2018. If you would like to provide us with written comments, please send them to: Lexy Servis, Project Manager, NYS Department of Environmental Conservation, Division of Environmental Remediation, 625 Broadway, Albany NY 12233-7014; alexandra.servis@dec.ny.gov or call (518) 402-9809.

A summary of any comments received will be assembled and made available, upon request, from the Project Manager.

If we do not receive any new or additional information during this public comment period that changes our delist proposal, we will delist the site on or after April 17, 2018.

If you own property adjacent to this site and are renting or leasing your property to someone else, please share this information with them. If you no longer wish to be on the contact list for this site or otherwise need to correct our records, please contact DEC's Project Manager listed above.

FOR MORE SITE INFORMATION

Additional information about this site can be found using DEC's "Environmental Site Remediation Database Search" engine which is located on the internet at:

www.dec.ny.gov/cfm/externalapps/derexternal/index.cfm?pageid=3

Approximate Site Location
Greer Toyota, Site ID: 314088
1349 Route 9
Wappinger Falls, NY 12590



300 Feet

Greer Toyota
NYSDEC Site No. 314088
Wappinger Falls, Dutchess County



**Department of
Environmental
Conservation**



Receive Site Updates by Email

Have site information such as this public notice sent right to your email inbox. DEC invites you to sign up with one or more contaminated sites county email listservs available at the following web page:

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 received this notice by way of a county email listserv.

Electronic copies:

M. Ryan, Assistant Director, Division of Environmental Remediation
J. Quinn, Director, Bureau of Technical Support
K. Lewandowski, Chief, Site Control Section
G. Heitzman, Director, Remedial Bureau C
E. Moore, RHWRE, Region 3
J. Petronella, Regional Permit Administrator, Region 3
W. Rosenbach, Regional CPS, Region 3
K. Anders, NYSDOH
M. Schuck, NYSDOH Regional Chief
K. Kulow, NYSDOH Project Manager
L. Ennist, DER, Bureau of Program Management
A. Servis, Project Manager
B. Humphrey, Site Control Section

Ms. Cynthia Greer
16 Bannerman View Drive
Newburgh, NY 12550

Herbert Redl
615 Old Route 9N
Wappinger, NY 12590

Patricia Halpin
110 Curry Road
Wappinger, NY 12590

Russell Watson
638 Old Route 9N
Wappinger, NY 12590

Agustin Rodriguez
315 Baxtertown Rd
Fishkill, NY 12524

Southland Corporation
PO Box 711
Dallas, TX 75221

Eugene Lois
1344 Route 9
Wappinger, NY 12590

Dutchess Medical Arts Building LLC
1323 Route 9
Wappinger, NY 12590

Real Holding Corp
610 Broadway
Newburgh, NY 12550

Marcus J. Molinaro, County Executive
22 Market Street
Poughkeepsie, NY 12601

Richard Thurston, Town Supervisor
20 Middlebush Road
Wappingers Falls, NY 12590

Barbara Roberti, Zoning Administrator
20 Middlebush Road
Wappingers Falls, NY 12590

Allan Firstenberg, Zoning Board
Chairperson
2628 South Avenue
Wappingers Falls, NY 12590

Matt Alexander, Mayor
2628 South Avenue
Wappingers Falls, NY 12590

Rob Alfonso, Water Board Commissioner
2628 South Avenue
Wappingers Falls, NY 12590

Ellen Nesbit, County Legislator
22 Market Street
Poughkeepsie, NY 12601

Kenneth Roman, County Legislator
22 Market Street
Poughkeepsie, NY 12601

City Editor
Hudson Valley Business Journal/ Southern
Dutchess News
84 E. Main Street
Wappingers Falls, NY 12590

City Editor
Poughkeepsie Journal
PO Box 1231
Poughkeepsie, NY 12602

News Director
WBNR/WHUD/WLNA/WSPK
PO Box 310
Beacon, NY 12508

News Director
Mid Hudson News Network
42 Marcy Lane
Middletown, NY 10941

News Director
WEOK/WPDH/WCZX
PO Box 416
Poughkeepsie, NY 12602

News Director
WHVW
316 Main Mall
Poughkeepsie, NY 12603

News Director
WKIP/WRNQ
20 Tucker Drive
Poughkeepsie, NY 12603

Scenic Hudson
1 Civic Center Plaza
Poughkeepsie, NY 12601

Hudson River Sloop Clearwater Inc.
724 Wolcott Ave
Beacon, NY 12508

The Nature Conservancy
Eastern NY Chapter
265 Chesnut Ridge Road
Mt. Kisco, NY 10549

Hudson River Pilots Association
201 Edgewater Street
Staten Island, NY 10305

Karl Coplan, Esq.
Pace/ Riverkeeper
78 N. Broadway
White Plains, NY 10603

Citizens Environmental Coalition
33 Central Avenue
Albany, NY 12210

Laura Haight
NYPIRG
107 Washington Avenue
Albany, NY 12210

Sierra Club
Atlantic Chapter
353 Hamilton Street
Albany, NY 12210

Hudson River Valley Greenway
625 Broadway, 4th floor
Albany, NY 12207

Kieran Michael Lalor, NYS Assembly
North Hopewell Plaza, Ste 1
Hopewell Junction, NY 12533

Didi Barrett, NYS Assembly
12 Raymond Ave, Ste 105
Poughkeepsie, NY 12603

Sue Serino, NYS Senator
4254 Albany Post Road
Hyde Park, NY 12538

Classified Ad Receipt
(For Info Only - NOT A BILL)

Customer: NYS DEPT OF ENVIROMENTAL

Address: 625 BROADWAY
ALBANY NY 12207
USA

Ad No.: 0002728056
Pymt Method Invoice
Net Amt: \$40.30
Run Times: 1
Run Dates: 02/14/18

Text of Ad:

Public Notice

The New York State Department of Environmental Conservation has determined that site ID # 314088, known as the Greer Toyota site, may be deleted from the New York State Registry of inactive Hazardous Waste Disposal Sites. This site is in the town of Wappingers Falls, within the County of Dutchess, and is located at 1349 Route 9. Comments regarding this action must be submitted no later than March 18, 2018. Information regarding the site, the proposed delisting, and how to submit comments electronically can be found at <http://www.dec.ny.gov/chemical/60063.html> or send comments to Lexy Servis, NYS Department of Environmental Conservation, 625 Broadway, Albany, NY 12233-7014; aleXandra.servis@dec.ny.gov; or call (518) 402-9809.

To have information such as this notice sent right to your email, sign up with county email listservs available at www.dec.ny.gov/chemical/61092.html. 2728056

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Environmental Remediation, Bureau of Technical Support
625 Broadway, 11th Floor, Albany, NY 12233-7020
P: (518) 402-9543 | F: (518) 402-9547
www.dec.ny.gov

February 7, 2018

Greer Automotive, LTD
Attn: Cynthia L. Greer
16 Bannerman View Drive
Newburgh, NY 12550

RE: DEC Site No.: 314088
Site Name: Greer Toyota
Site Address: 1349 Route 9
Wappinger Falls, NY 12590

Dear Ms. Greer:

As mandated by Section 27-1305 of the Environmental Conservation Law, the New York State Department of Environmental Conservation (DEC) must maintain a registry of all disposal sites known to contain hazardous wastes. It is DEC's policy to notify the owner of all or any part of each site or area included in the Registry of Inactive Hazardous Waste Disposal Sites in New York State (Registry) as to changes in site classification.

Our records indicate that you are the owner or part-owner of the above-referenced site. Based on the information that has been gathered to date, DEC has concluded that this site has been properly remediated and that no further action is required. Therefore, this letter constitutes notification of DEC's intention to delist this site from the Registry. State law requires that DEC provide a 30-day public comment period regarding our intention to delist a site from the Registry, and receive any public comments on the proposed deletion. At the conclusion of this period, if no new information is presented, this site will be removed from the Registry no earlier than 65 days from the date of this letter. If we receive any information which causes us to reconsider this deletion, you will be notified of this change.

If you have any further questions, please contact me at (518) 402-9553.

Sincerely,



Kelly A. Lewandowski, P.E.
Chief, Site Control Section



Department of
Environmental
Conservation

ec: M. Ryan
K. Diligent
J. Quinn
K. Lewandowski
K. Anders, NYSDOH
M. Schuck, NYSDOH Regional Chief
J. Urda, Regional Attorney, Region 3
E. Moore, RHWRE, Region 3
J. Petronella, Regional Permit Administrator, Region 3
G. Heitzman, Remedial Bureau Director, Bureau C
A. Servis, Project Manager
B. Humphrey, Site Control Section



Department of Health

ANDREW M. CUOMO
Governor

HOWARD A. ZUCKER, M.D., J.D.
Commissioner

SALLY DRESLIN, M.S., R.N.
Executive Deputy Commissioner

December 29, 2017

Michael Ryan, Assistant Director
NYS Dept. of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233

Re: Site Delisting — Class 4 to C
Greer Toyota
Site #314088
Wappinger, Dutchess County

Dear Mr. Ryan:

We have reviewed your department's proposal to delist the subject site from the Registry of Inactive Hazardous Waste Disposal Sites. Specifically, we have reviewed the proposal to determine whether delisting the site is protective of public health. I understand that remedial actions are complete and there are no longer exceedances of site-related contaminants above applicable standards in groundwater. Furthermore, sampling indicates that soil vapor intrusion is not an exposure concern. Human exposures to contamination remaining in soil are being addressed through a site cover system, currently consisting of the on-site building and asphalt pavement, and by limiting the use and development of the site to commercial and industrial uses. An excavation plan is in place to manage human exposures to residually contaminated soil on the site properly.

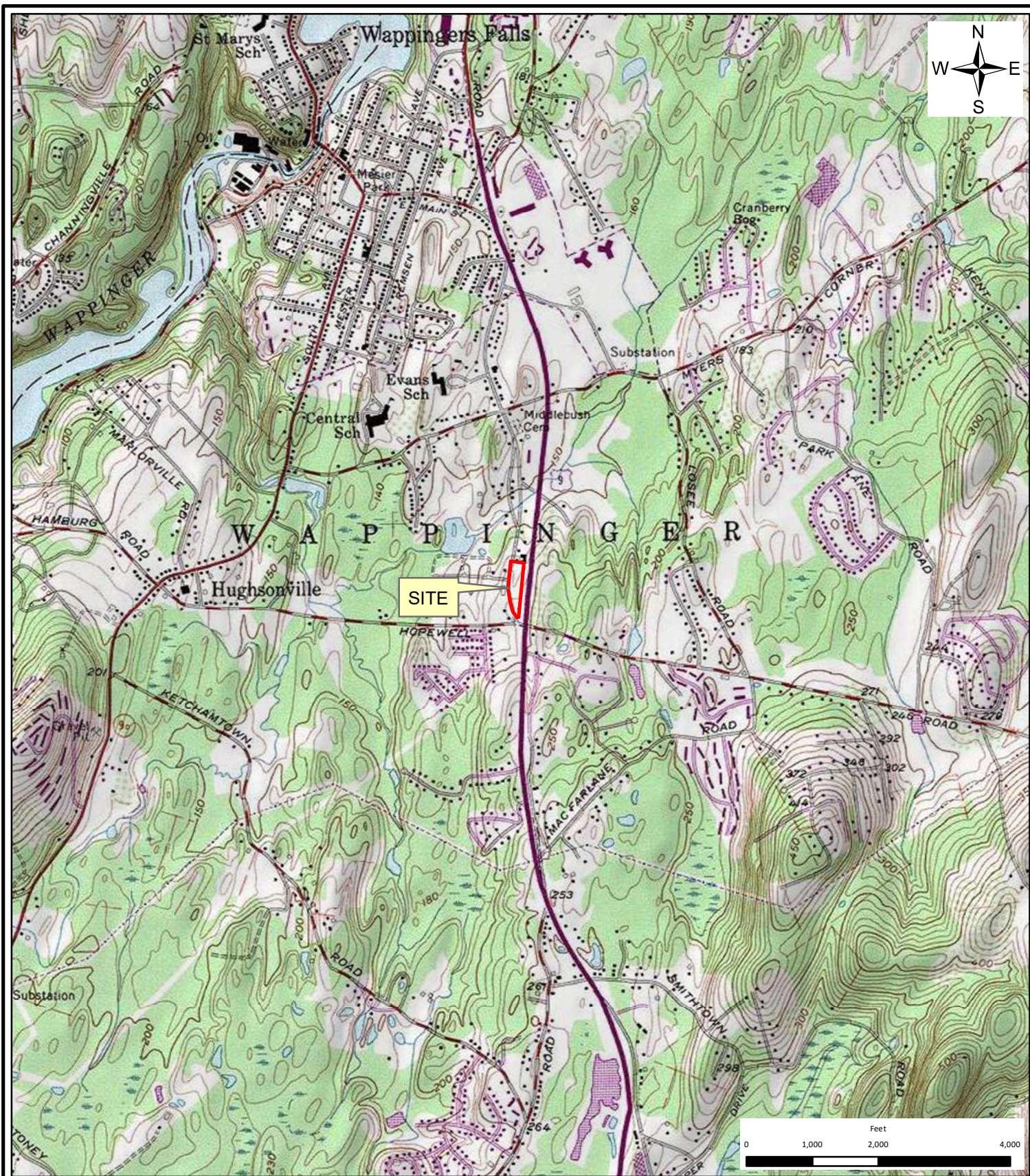
I understand that we will be forwarded proposals for ground-intrusive activities at the site and that periodic certifications will be submitted to our departments to verify that these controls are in place and remain effective. Based on this information, I believe the proposal is protective of public health and concur with the delisting the site as a Class C. We look forward to continuing to collaborate with you on the management of this site. If you have any questions, please contact Ms. Maureen Schuck at (518) 402-7860.

Sincerely,

A handwritten signature in black ink that reads "Krista M. Anders". The signature is written in a cursive, flowing style.

Krista M. Anders, Ph.D., Director
Bureau of Environmental Exposure Investigation

ec: E. Lewis-Michl / K. Malone / M. Schuck / e-File
K. Kulow – NYSDOH ODO
C. Westerman – NYSDOH MARO
A. Vaidian, M.D., MPH - DCDOH
G. Heitzman / A. Omorogbe / A. Servis – NYSDEC Central Office
E. Moore – NYSDEC Region 3



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Dutchess County Office:
21 Fox Street, Poughkeepsie, NY 12601
Phone: (845) 454-3980

Capital District Office:
547 River Street, Troy, NY 12180
Phone: (518) 273-0055

North Country Office:
375 Bay Road, Queensbury, NY 12804
Phone: (518) 812-0513

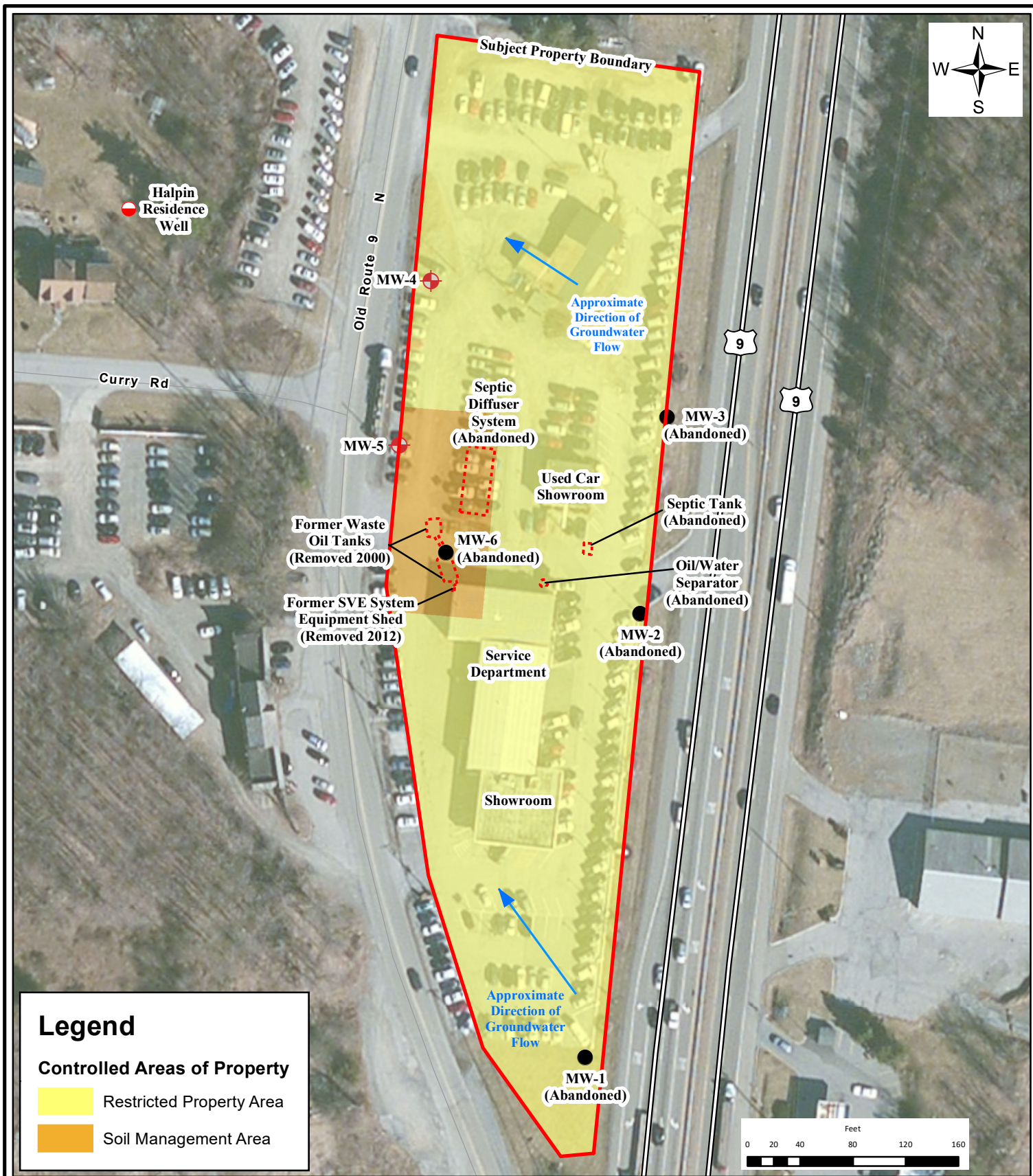
Former Greer Property

Figure 1: Site Location Map

U.S. Route 9 at New Hamburg Road
Town of Wappinger, Dutchess County, New York

Source: Dutchess County 2010 Tax Parcel Data;
USGS Topographic Map of the Wappingers Falls, NY Quadrangle Dated 1956 (Photorevised 1981).

Drawn:	EJO
Date:	April 2016
Scale:	1 inch equals 2,000 feet
Project:	40702.13
Figure:	1



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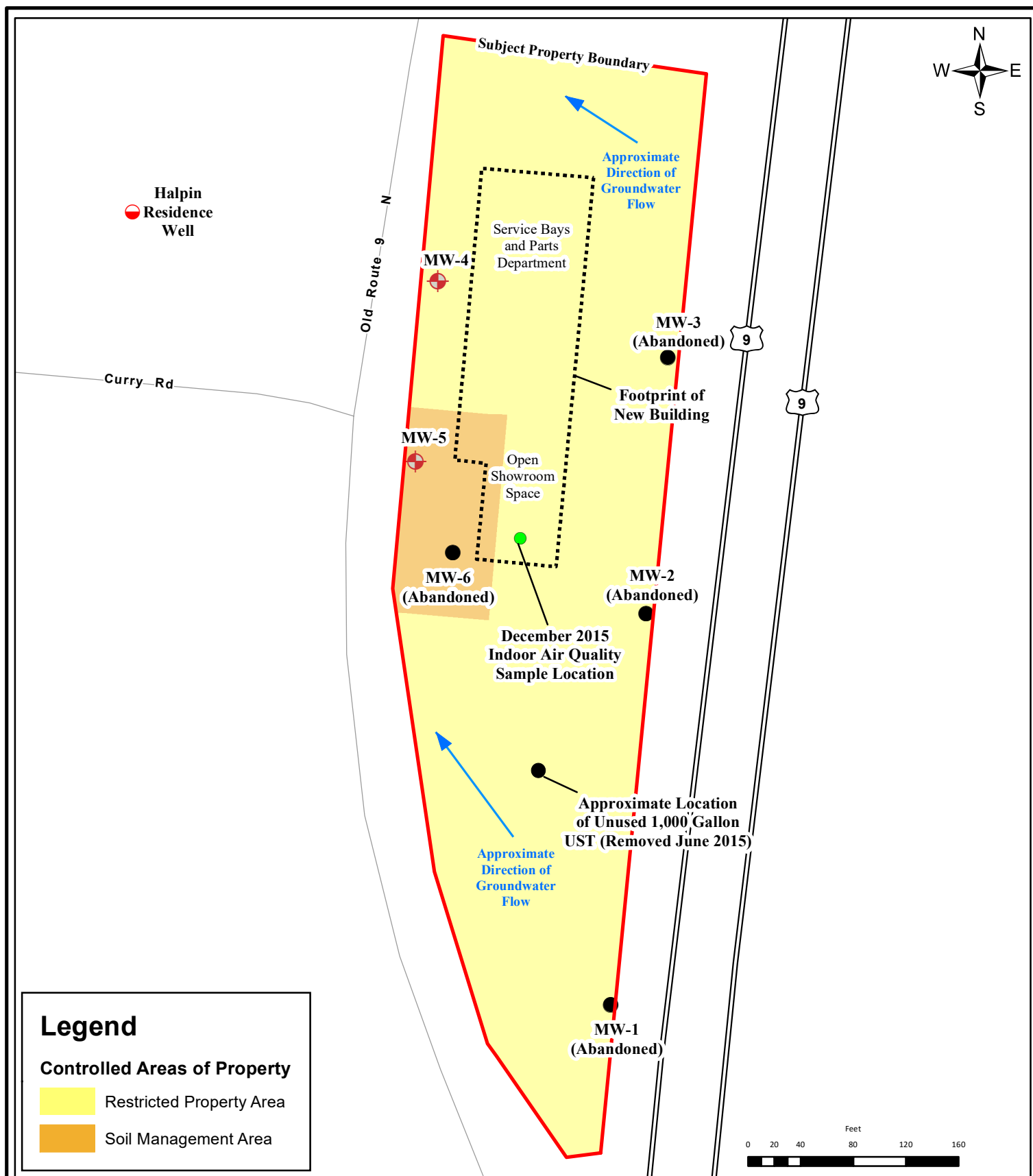
Former Greer Property

Figure 2: Pre-2014 Site Layout Map

U.S. Route 9 at New Hamburg Road
Town of Wappinger, Dutchess County, New York

Source: Dutchess County 2010 Tax Parcel Data; i-Cubed Nationwide Prime orthoimagery data, 2011-2015;
NYS Department of Transportation roads dataset, 2008; other site features mapped by Chazen, 1999-2015.

Drawn:	EJO
Date:	April 2016
Scale:	1 inch equals 100 feet
Project:	40702.13
Figure:	2



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Phone: (518) 273-0055

North Country Office:
375 Bay Road, Queensbury, NY 12804
Phone: (518) 812-0513

Former Greer Property

Figure 3: Site Layout Following New Showroom Construction

U.S. Route 9 at New Hamburg Road
Town of Wappinger, Dutchess County, New York

Source: Dutchess County 2010 Tax Parcel Data; i-Cubed Nationwide Prime orthoimagery data, 2011-2015; NYS Department of Transportation roads dataset, 2008; other site features mapped by Chazen, 1999-2015.

Drawn:	EJO
Date:	April 2016
Scale:	1 inch equals 100 feet
Project:	40702.13
Figure:	3

Figure 4: Concentrations of 1,1-Dichloroethane detected in MW-4
Former Greer Property
U.S. Route 9, Town of Wappinger, Dutchess County, New York

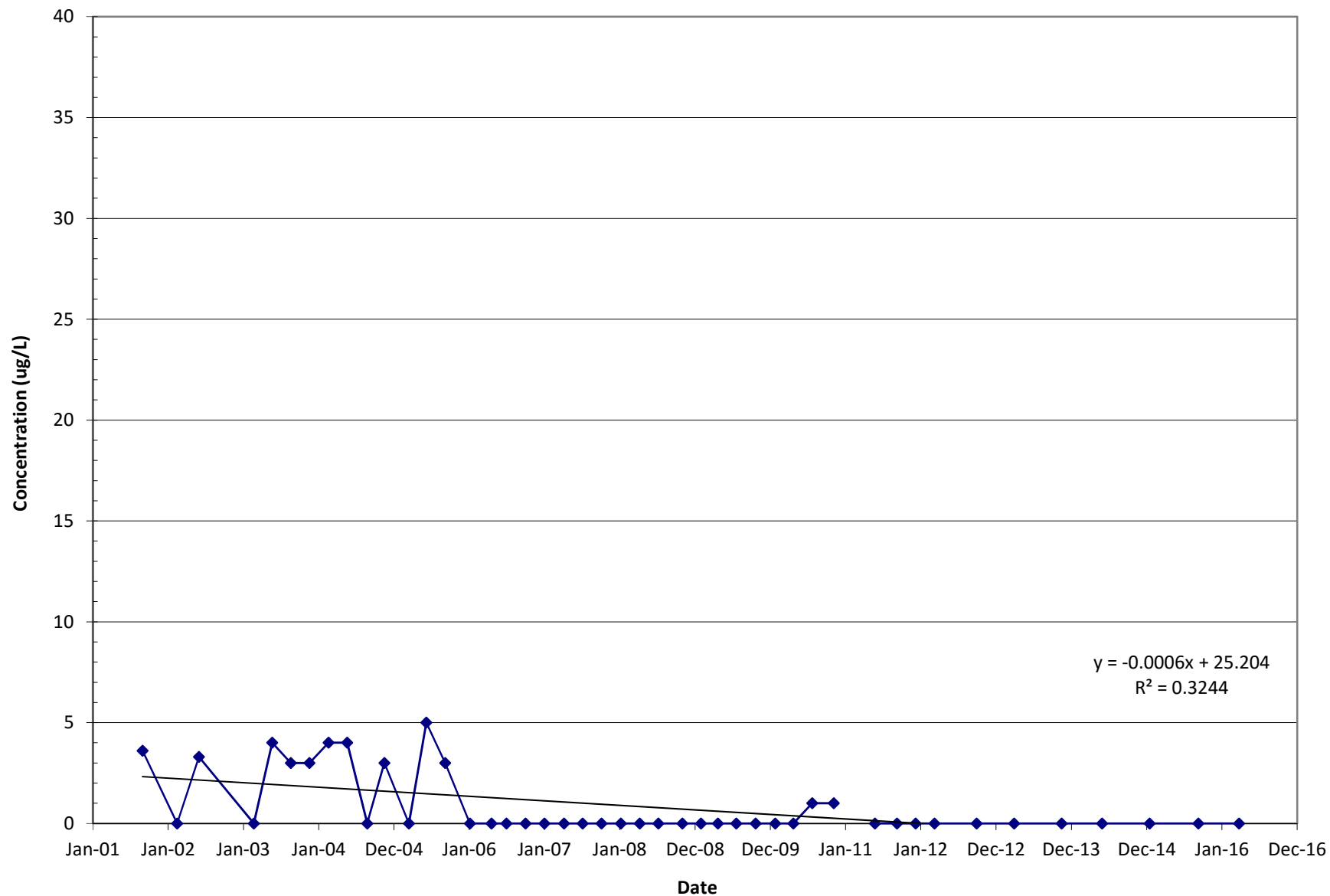


Figure 5: Concentrations of 1,1-Dichloroethane detected in MW-5
Former Greer Property
U.S. Route 9, Town of Wappinger, Dutchess County, New York

