

NEW YORK STATE DEPARTMENT OF



ENVIRONMENTAL CONSERVATION

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FACT SHEET # 1

Former Avis Headquarters
BROWNFIELD CLEANUP PROGAM

900 Old Country Rd.
Garden City, NY

January 2011

SITE # C130206
NYSDEC REGION 1

Remedial Investigation to Commence

This fact sheet is being provided to you pursuant to New York State Environmental Conservation Law and the New York State Department of Environmental Conservation's ("NYSDEC") Brownfield Cleanup Program ("BCP"). You have been sent this fact sheet because you own or live on property near the Former Avis Headquarters Site ("Site") or because the NYSDEC believes you may otherwise be interested in activities at the Site. The site is located at 900 Old Country Road Garden City, New York and is bounded to the east by Zeckendorf Blvd., to the West by East Gate Drive, to the north by Old Country Road and to the south by commercial/industrial property.

Equity One (Northeast Portfolio), Inc. (the Volunteer) has entered into a Brownfield Cleanup Agreement with the NYSDEC. The Volunteer also submitted a Remedial Investigation Work Plan ("RIWP") to NYSDEC and the New York State Department of Health ("NYSDOH") with its BCP application. This work plan is under review. The BCP and RIWP are available for your review at the document repository identified on the left hand side of this page.

Site Description: The 21.8 acre Site includes five buildings and a large parking lot. One three story building consists of offices. Three of the buildings in the center and southern portion of the site were used for electronics manufacturing and sonar testing for the military from the late 1940's into the 1960's. The same buildings were used from 1980 until 2001 as the headquarters for Avis Corp and for rental car storage and maintenance. Past manufacturing operations have resulted in impacts by metals, petroleum and chlorinated solvents to soil, soil vapor, and groundwater. Additionally, potential radiological impacts may be present at the site as a result of historical manufacturing of illuminated instrument dials. The Site has been vacant since 2001, with the exception of an active furniture store.

Investigations to Date: Nine above ground storage tanks (ASTs) and seven underground storage tanks (USTs) were closed and removed from the site under the supervision of the Nassau County Health Dept. Two Phase II Environmental Site Investigations have been conducted at the site in the last two years. The investigations have included the installation and sampling of 21 groundwater monitoring wells, installation of soil borings in 15 dry wells and catch basins and the collection of four soil vapor samples. Soil and groundwater samples collected during these environmental investigations have shown that metals, polycyclic aromatic hydrocarbons, and polychlorinated biphenyls were detected in catch basin soils. Chlorinated solvents were also detected in groundwater and soil vapor samples collected on the southern boundary of the site.

Components of the Investigation: The components of the RIWP include:

- A site-wide geophysical investigation to verify that all USTs, dry wells and leaching pools have been identified;
- A site-wide radiological survey to verify no radiological materials were used during past manufacturing operations;
- A sub-slab soil vapor screening study beneath the on-site buildings to identify any unknown vapor sources created as part of the historical operations within these buildings;

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BROWNFIELD CLEANUP PROGRAM

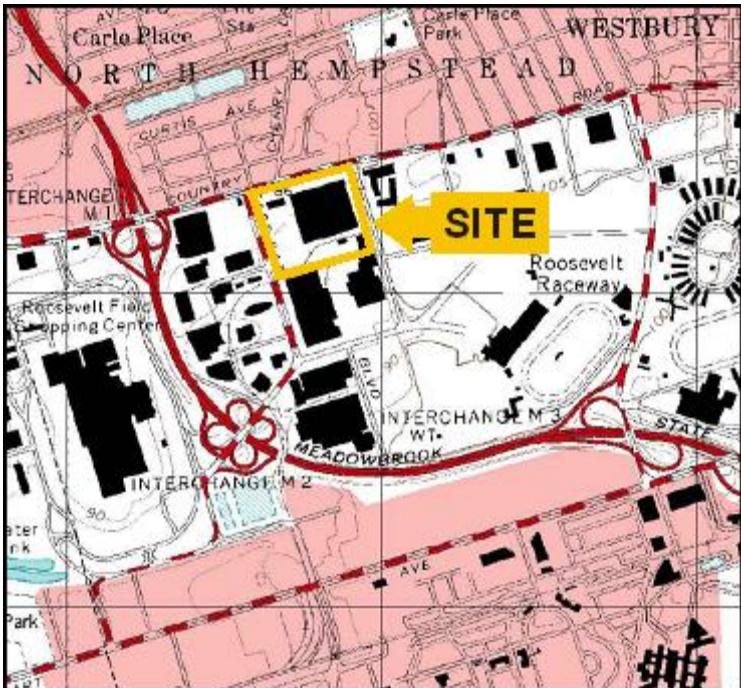
- Install soil borings and collect soil and soil vapor samples around any areas determined to be soil vapor sources beneath the three buildings investigated;
- Complete the soil sampling in all dry wells and leach pools;
- Install three additional groundwater monitoring wells to complete the comprehensive on-site monitoring well network;
- Conduct soil vapor sampling to delineate the extent of previously identified impacts along the southern site boundary;
- Soil vapor sampling adjacent to the Thomasville Home Furnishings Building to evaluate potential impacts from past use of refrigeration systems when this building was used for fur storage.

Next Steps: Upon completion of the remedial investigation, the Volunteer will prepare a Remedial Investigation Report, which will set forth the results of the remedial investigation.

Brownfield Cleanup Program Overview: New York established its BCP to address the environmental, legal, and financial barriers that often hinder the redevelopment and re-use of contaminated properties and to enhance private sector cleanups. New York's BCP is a cooperative approach among the NYSDEC, the NYSDOH, and Volunteers or Participants to investigate and/or remediate contaminated Sites. The goal under the BCP is to remediate sites to a level that is protective to public health and the environment consistent with the proposed uses of the site. When a Volunteer or Participant completes work, a release from liability from the NYSDEC is provided with standard reservations.

If you know someone who would like to be added to the project mailing list, have them contact the NYSDEC project manager. 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. For further information on New York's Brownfield Cleanup Program, please visit the Department's web site at:

www.dec.state.ny.us/website/der/bfield



Site Map