



FACT SHEET #2

Brownfield Cleanup Program

Former Avis Headquarters Site
Site number C130206
Garden City, NY

March 2011

Interim Remedial Measure (IRM) Proposed to Address Brownfield Site Contamination; Public Comment Period Announced

The public is invited to comment on a proposed IRM being reviewed by the New York State Department of Environmental Conservation (NYSDEC) to address contamination related to the Former Avis Headquarters Site (“site”) located at 900 Old Country Road in Garden City, New York. See map for site location.

The Proposed IRM

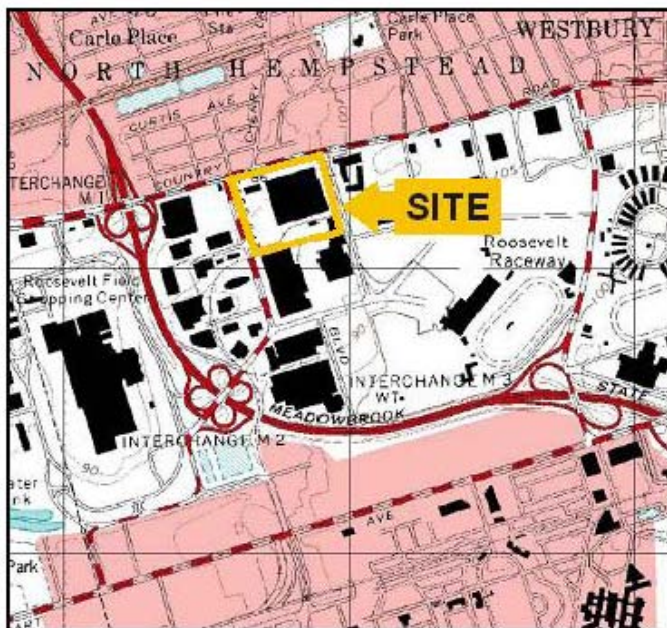
An IRM means activities to address both emergency and non-emergency site conditions, which can be undertaken without extensive investigation and evaluation, to prevent, mitigate, or remedy environmental damage or the consequences of environmental damage attributable to a site. The IRM proposed for the site includes excavation of soil

from identified hot spot areas beneath the floor of the Cendant Building and the Manufacturing Building. Additionally, impacted soil will be removed from storm water drywells and leach pools. Equity One (Northeast Portfolio), Inc. (“applicant”) developed the proposed IRM after performing a detailed investigation of the site under New York’s Brownfield Cleanup Program.

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:
www.dec.ny.gov/chemical/8450.html



Site Map

The proposed IRM is described in a draft cleanup plan called an “IRM Work Plan.” The document is available for review at the location identified below under “Where to Find Information.”

How to Comment

NYSDEC is accepting written comments about the proposed remedy for 45 days, from March 17, 2011 through May 2, 2011.

Submit written comments to:

Jeffrey Dyber
NYSDEC-Central Office
625 Broadway
Albany, New York 12233-7015

Summary of the Proposed Remedy

The draft IRM work plan that identifies the proposed IRM has several goals:

- 1) identify cleanup levels to be attained or the process to be used to determine these levels
- 2) explain why the proposed IRM will protect public health and the environment
- 3) provide a detailed description of the proposed IRM.

Based on soil sampling results from the Remedial Investigation completed at the Site, a program of soil excavation has been proposed. The excavation will result in the removal of all soils that exceed the NYSDEC Part 375 Unrestricted Use standards.

Eight areas in the Cendant Building and three areas in the Manufacturing Building have been identified to have soil containing hydrocarbons, PCBs, metals or pesticides that exceed the Unrestricted Use standards. These areas will be excavated by backhoe generally to a depth of five feet. The soil will be loaded onto trucks for disposal at appropriate offsite facilities. The work will all occur onsite roughly concurrent with the demolition of the buildings in preparation for site reconstruction as a retail mall. Additionally, a total of 31 dry wells and leach pools have been found to contain hydrocarbons, PCBs, metals and pesticides above Unrestricted Use standards. Soil will be removed from all of these structures by vector truck to the depth previously determined by soil sampling. Soil samples will be collected from the bottom and sides of all the excavated areas and structures to verify that remaining soil meets Unrestricted Use standards. The remedial excavation is not expected to impact anyone off site. A Community Air Monitoring Plan, and a Dust and Odor Control Plan will be implemented as part of the remedial excavation, as detailed in the IRM Work Plan that was submitted to NYSDEC.

Next Steps

NYSDEC will consider public comments, revise the plan as necessary, and approve the proposed IRM. The New York State Department of Health (NYSDOH) must concur with the proposed IRM. The applicant will then implement the IRM, with oversight by NYSDEC and NYSDOH. It is estimated that activities to clean up the site will take about one month.

NYSDEC will keep the public informed during the cleanup of the site.

Background

NYSDEC previously accepted an application from the applicant to participate in the Brownfield Cleanup Program. The application proposes that the site will be used for redevelopment as a retail shopping mall.

The 21.8 acre Site is located in a commercial and light industrial area south of Old Country Road and 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. The Site has been vacant since 2001, with the exception of an active furniture store.

FOR MORE INFORMATION

Where to Find Information

Project documents are available at the following location(s) to help the public stay informed. These documents include the draft Interim Remedial Measure Work Plan.

Westbury Memorial Public Library
45 Jefferson Street
Westbury, New York 11590
516-333-0176

Hours of Operation:
Monday: 11:00 to 9:00
Tuesday - Friday: 9:00 to 9:00
Saturday: 9:00 to 5:00
Sunday: 1:00 to 5:00

Who to Contact

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

Project Related Questions

Jeffrey Dyber
NYSDEC-Central Office
625 Broadway
Albany, New York 12233-7015
(518)-402-9621
jldyber@gw.dec.state.ny.us
[Call for an appointment]

Site-Related Health Questions

Steven Karpinski
New York State Department of Health
Flanigan Square
547 River St.
Troy, New York 12180
(800) 458-1158 Ext. 27880
(518) 402-7880
beei@health.state.ny.us

If you know someone who would like to be added to the site contact list, have them contact the NYSDEC project manager above. 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:

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.

You may continue also to receive paper copies of site information for a time after you sign up with a county listserv, until the transition to electronic distribution is complete.

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