



FACT SHEET

Brownfield Cleanup Program

Receive Site Fact Sheets by *Email*. See "For More Information" to Learn How.

Site Name: Former Avis Headquarters Property
DEC Site #: C130206 Operable Unit 01 *
Site Address: 900 Old Country Road
Garden City, NY 11530

July 2012

Cleanup Action Completed at Brownfield Site Final Engineering Report Under Review

Action has been completed to address the contamination related to Former Avis Headquarters Property ("site") located at 900 Old Country Road, Garden City, Nassau County under New York State's Brownfield Cleanup Program. Please see the map for the site location. The Final Engineering Report states that cleanup requirements have been or will be achieved to fully protect public health and the environment for the proposed site use.

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:
<http://www.dec.ny.gov/chemical/8450.html>

The cleanup activities were performed by Equity One (Northeast Portfolio) Inc., Equity One, Inc. (d/b/a Equity One New York) and Equity One Realty & Management FL, Inc. ("applicant(s)") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC or Department).

Highlights of the Final Engineering Report

The Final Engineering Report has several goals:

- 1) describe the cleanup activities completed;
- 2) certify that cleanup requirements have been achieved or will be achieved for the site;
- 3) describe any institutional/engineering controls to be used. An *institutional control* is a non-physical restriction on use of the site, such as a deed restriction, when contamination left over after the cleanup action makes the site suitable for some, but not all uses. An *engineering control* is a physical barrier or method to manage contamination such as a cap or vapor barrier; and
- 4) certify that a site management plan for any engineering controls used at the site has been approved by NYSDEC.

Next Steps

NYSDEC will complete its review, revise the Final Engineering Report as necessary, and approve the report. The approved Final Engineering Report will be made available to the public (see "Where to Find Information" below). NYSDEC then will issue a Certificate of Completion.

*Operable Unit: An administrative term used to identify a portion of a site that can be addressed by a distinct investigation and/or cleanup approach. An operable unit can receive specific investigation, and a particular remedy may be proposed.

The applicant(s) would be able to redevelop the site after receiving a Certificate of Completion. In addition, the applicant(s):

- would have no liability to the State for contamination at or coming from the site, subject to certain conditions; and
- would be eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site.

A Certificate of Completion may be modified or revoked if, for example, an applicant does not comply with the terms of its Brownfield Cleanup Agreement with NYSDEC.

A fact sheet will be sent to the site contact list when NYSDEC issues a Certificate of Completion to the applicant(s).

Background

Location: The Former Avis Headquarters Property site is located at 900 Old Country Road in the Town of Hempstead. The property is situated on the south side of Old Country Road in a suburban area.

Site Features: The site is being redeveloped as a shopping center with two multi-tenant commercial buildings, one or more single-tenant commercial buildings, and paved parking.

Current Zoning/Uses: The property is being redeveloped as a commercial shopping center. However, the site is zoned for industrial use. Commercial and industrial properties border the site and residential properties are located less than 200 feet north of the northern site border.

Historic Use: The site was part of the Roosevelt Airfield from 1918 to 1941. From the late 1940's to 1960, a defense contractor manufactured and tested sonar and defense systems guidance instrumentation on the site. American Machine and Foundry operated at the site from 1970 to 1980. From 1980 until 2001, Avis Rent-A-Car used the property as its world headquarters. When the Volunteer entered the Brownfield program in 2010, the site contained five buildings and paved parking lots. All of the buildings were demolished as part of the redevelopment of the site.

Previous investigations performed at the Site over the past decade have documented the existence of several Areas of Concern (AOCs). In 1993 and 1994, a floor drain system in an on-site building was investigated, cleaned and permanently closed. In 2005 and 2006, three underground storage tanks (USTs) at the site were investigated and removed. A 2009 investigation sampled monitoring wells, soil borings, dry wells, leach pools, and soil vapor at the site. Contamination was found in several drainage structures.

Site Geology and Hydrogeology: Sand and gravel underlie the site, with occasional silt lenses. Groundwater flows southwest at the site and was found at a depth of 20 feet below ground surface.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's website at:

<http://www.dec.ny.gov/cfm/external/derexternal/haz/details.cfm?pageid=3&progno=C130206>

FOR MORE INFORMATION

Where to Find Information

Project documents are available at the following location(s) to help the public stay informed.

Westbury Memorial Public Library
445 Jefferson Street
Westbury, NY 11590
phone: (516) 333-0176

Who to Contact

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

Project Related Questions

Jeffrey Dyber
Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7015
518-402-9621
jldyber@gw.dec.state.ny.us

Site-Related Health Questions

Steven Karpinski
New York State Department of Health
Flanigan Square
547 River Street
Troy, NY 12180
(800) 458-1158
beei@health.state.ny.us

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

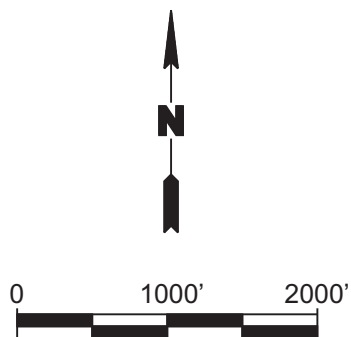
Have site information such as this fact sheet sent right to your email inbox. NYSDEC invites you to sign up with one or more contaminated sites county email listservs available at the following web page: <http://www.dec.ny.gov/chemical/61092.html>. It's quick, it's free, and it will help keep you *better 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 electronically.



Title:

SITE LOCATION MAP

FORMER AVIS HEADQUARTERS PROPERTY
900 OLD COUNTRY ROAD
GARDEN CITY, NY 11530

Prepared for:

EQUITY ONE, INC.



ROUX ASSOCIATES, INC.
Environmental Consulting
& Management

Compiled by: B.H.

Date: 06MAR12

Prepared by: J.A.D.

Scale: AS SHOWN

Project Mgr.: C.W.

Project No.: 1924.0001Y000

File: 1924.0001Y159.01.CDR

FIGURE

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