



# 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  
Site Address: 900 Old Country Road  
Garden City, NY 11530

August 2012

### **NYSDEC Certifies Cleanup Requirements Achieved at Brownfield Site**

The New York State Department of Environmental Conservation (NYSDEC or Department) has determined that the cleanup requirements to address 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 have been or will be met. Please see the map for the site location.

**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. with oversight provided by NYSDEC. NYSDEC has issued a Certificate of Completion regarding the site. A copy of the Notice of the Certificate of Completion is available at the location(s) identified below under "Where to Find Information."

#### **Institutional and Engineering Controls**

Institutional controls and engineering controls generally are designed to reduce or eliminate exposure to contaminants of concern. 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.

No institutional controls or engineering controls have been put in place on the site.

NYSDEC issued the Certificate of Completion to the applicant (or applicants, if appropriate) based on review and approval of a Final Engineering Report. The Final Engineering Report includes: 1) a description of the cleanup activities completed; and 2) certification that cleanup requirements have been or will be achieved for the site.

With its receipt of a Certificate of Completion, the applicant is eligible to redevelop the site. In addition, the applicant:

- has no liability to the State for contamination at or coming from the site, subject to certain conditions; and
- is 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, there is a failure to comply with the terms of the order or agreement with NYSDEC.

### **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  
Empire State Plaza  
Corning Tower Room 1787  
Albany, NY 12237  
(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*.

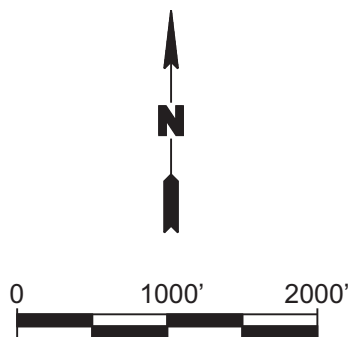


As a listserv member, you will periodically receive site-related information/announcements for all contaminated sites in the county(ies) you select.

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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