



FACT SHEET

Brownfield Cleanup Program

Former Drive & Park, Inc. Site, 28 IBM Road
BCP Site No. C314111
Town of Poughkeepsie, Dutchess County, NY

December 2005

Interim Remedial Measure (IRM) To Be Implemented At Brownfield Site

An interim remedial measure will be implemented at 28 IBM Road in the Town of Poughkeepsie, Dutchess County, to address environmental issues at the site. The interim remedial measure will be performed under New York's Brownfield Cleanup Program (BCP). See the attached map for the location of the site.

NYSDEC previously accepted an application submitted by Avis Rent A Car System, Inc. (Avis) to participate in the Brownfield Cleanup Program. The application proposes that the site will be used for commercial purposes.

Highlights of the Upcoming Site Remedial Activities

Interim remedial measures can be conducted to address a specific issue or area of concern at a site prior to completion of the site's final remedial program. The proposed interim remedial measure is aimed at the removal of approximately 10,000 cubic yards of petroleum-impacted soil from the site and the adjacent property to the south of the site. The soil removal will involve excavation of impacted soil, stockpiling impacted soil on plastic sheeting, off-site removal of impacted soil, and backfilling the excavation with clean fill. The clean fill will be imported from an off-site source. Impacted soil will be trucked to an appropriate disposal or recycling facility. The work will also include storing, treating, and discharging of groundwater extracted during the excavation work and repaving or landscaping excavated areas. Activities are not expected to significantly impact normal traffic patterns, pedestrian traffic, or any normal activities taking place in the area surrounding the site.

Because the proposed interim remedial measure involves disturbing contaminated soil, a Community Air Monitoring Plan has been developed. This Plan outlines steps to be taken to protect the surrounding public from exposure to volatile organic compounds (VOCs) and particulate matter that may be released to the air during site activities. Ambient air will be monitored at the off-site work area boundary and at the property boundaries to ensure that any unsafe levels of airborne contaminants do not leave these areas. Although the Community Air Monitoring Plan is required by the Brownfield Cleanup Program, no excessive dust or VOC emissions are expected.

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 and business.

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.state.ny.us/website/der/bcp

Next Steps

Avis is expected to begin remedial activities on or about December 26, 2005. These activities are anticipated to

take approximately 40 days. NYSDEC and/or the New York State Department of Health (NYSDOH) will provide oversight during the remedial activities. After completing the interim remedial measure, Avis must submit to NYSDEC documentation and data from the confirmatory sampling. Data analysis will be addressed in a forthcoming Remedial Investigation Report.

The NYSDEC will continue to work with Avis in the development of a final remedial program for the site. A remedial work plan will be developed and ultimately the NYSDEC will oversee the site's remediation.

When NYSDEC is satisfied that remediation requirements have been achieved or will be achieved for the site, it will approve the Remedial Action Report, which provides a certification that the remediation requirements have been achieved. NYSDEC then will issue a Certificate of Completion to the 28 IBM Road property owner. Upon issuance of a Certificate of Completion, the 28 IBM Road property owner:

- has no liability to the State for contamination at or coming from the site or the adjacent property to the south of the site, subject to certain conditions; and
- is eligible for tax credits to offset the costs of performing remedial activities and for redevelopment of the site.

The 28 IBM Road property owner would be eligible to redevelop the site after it receives the Certificate of Completion from NYSDEC.

A fact sheet will be sent to the site contact list that describes the content of the Remedial Action Report. The fact sheet will identify any institutional controls (for example, deed restrictions) or engineering controls (for example, a site cap) necessary in relation to the issuance of the Certificate of Completion.

Background

The Former Drive & Park, Inc. site is approximately 2.7 acres in size and is located on the south side of the commercially developed IBM Road, at the intersection with Barnegat Road. Residential and commercial properties are south of the site. Historically, a Gulf gasoline service station was located on the northwest corner of the site from the 1950s to the early 1970s. The current building on the site was constructed in 1965 (with subsequent additions).

A release of gasoline at the site was reported to the NYSDEC by Drive & Park, Inc. on December 9, 1986. The NYSDEC issued spill number 86-05706. The release was discovered when impacted soils were encountered during the removal of two gasoline underground storage tanks (USTs) which had been in use from approximately 1965 to 1986. In 1987, two USTs were installed in place of and at the same location as those removed.

At the time of the release, the site was owned by Broad Act Corporation and used as a car rental facility by Drive & Park, Inc. Avis Rent A Car System, Inc. (Avis) purchased the property in 1991, five years after the leaking UST system was removed.

Avis installed groundwater monitoring wells in 1992 and collected water samples for analysis from the wells in 1992 and 1997. Analytical data for groundwater samples collected from the monitoring wells indicated that the release had extended onto the adjacent property to the south.

In 1998, the two USTs that were installed in 1987 were removed. The 1998 removal of the two USTs was witnessed by the NYSDEC, and it appeared that both of these 1987 USTs were still intact at the time of removal. After removal of these USTs, spill number 86-05706 was closed in the NYSDEC department database. However, Avis was never advised of the closure; accordingly, Avis continued to monitor the site and the NYSDEC subsequently reopened the case, as discussed below.

In March 2003, Avis collected groundwater samples from eight existing monitoring wells on the site and from three monitoring wells on the adjacent property. Analytical results in groundwater were similar to previous sampling events conducted in 1992 and 1997. However, floating free product (gasoline) was found in one monitoring well near the former USTs. Floating free product, other than a sheen, had not previously been reported at the site.

Avis conducted high-vacuum extraction at the site from mid-April 2003 until September 2003 to recover floating free product from the impacted monitoring well. In September 2003, extraction was discontinued when measurable floating free product was no longer observed. The monitoring well has been monitored at least semi-annually between September 2003 and September 2005.

Upon discovery of the floating free product, Avis met with representatives from the NYSDEC in September 2003 to discuss the status of the site. NYSDEC concurred with Avis that the contamination appeared to be related to the 1986 release, and therefore, re-opened spill number 86-05706. Avis conducted a soil boring investigation in November 2003 and no areas of recoverable floating free product were located. Avis collected discrete-depth groundwater samples on the adjacent property to the south to evaluate the extent of impacted groundwater. No floating free product was observed; however, one location contained dissolved petroleum constituents. Dissolved petroleum constituents were not found to extend below the building on the adjacent property. The results of the investigation were presented to the NYSDEC in the *November 2003 Soil and Groundwater Investigation Report*.

The site and the site area are supplied by municipal water; no sources of drinking water have been identified within 2,000 feet of the site.

Avis will conduct a remedial investigation and an interim remedial measure (excavation) at the site and the adjacent property to the south of the site and will use the data collected to aid in the design and implementation of a final remedial action.

The following activities have occurred within the Brownfield Cleanup Program:

Application submitted and accepted	April 20, 2004
Brownfield Site Cleanup Agreement executed	July 6, 2005
Interim Remedial Measure Work Plan accepted	November 29, 2005
Interim Remedial Measure Work scheduled	December 2005 – January 2006

FOR MORE INFORMATION

Document Repositories

Two document repositories have been established at the following locations to help the public to review important project documents. These documents include the Interim Remedial Measure Work Plan and the application to participate in the BCP accepted by NYSDEC.

Adriance Memorial Library
 93 Market Street
 Poughkeepsie, NY 12601
 Attn: Ms. Jean Hojnacki, Head of Reference
 (845) 485-3445
 Mon-Thur: 9 a.m. to 9 p.m.
 Fri-Sat: 9 a.m. to 5 p.m.
 Sun: 1 p.m. to 5 p.m.

NYSDEC, Region 3 Office
 21 South Putt Corners Road
 New Paltz, NY 12561-1696
 Attn: Michael Knipfing
 (845) 256-3154
 Hours: Mon-Fri: 9 a.m. to 4 p.m.
 By Appointment

Who to Contact

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

Project-Related Questions

Michelle Tipple
New York State Department of
Environmental Conservation
Division of Environmental
Remediation
21 South Putt Corners Road
New Paltz, NY 12561
(845) 256-3153
mxtipple@gw.dec.state.ny.us

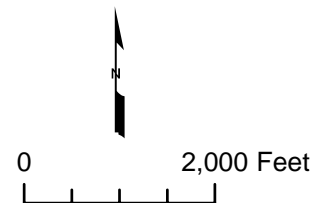
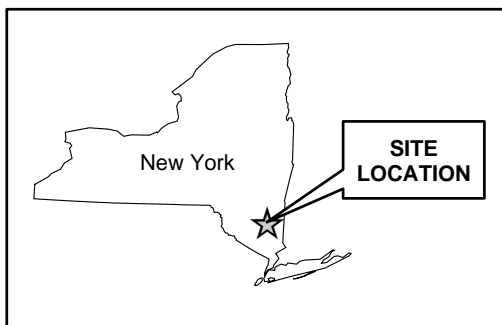
Health-Related Questions

Bridget Callaghan
Bureau of Environmental Exposure Investigation
New York State Department of Health
Flanigan Square
547 River Street
Troy, NY 12180
(800) 458-1158, ext. 27850
bkc01@health.state.ny.us

If you know someone who would like to be added to the project mailing 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.



Basemap from U.S.G.S. Poughkeepsie, New York (1982)
7.5' topographic quadrangle.

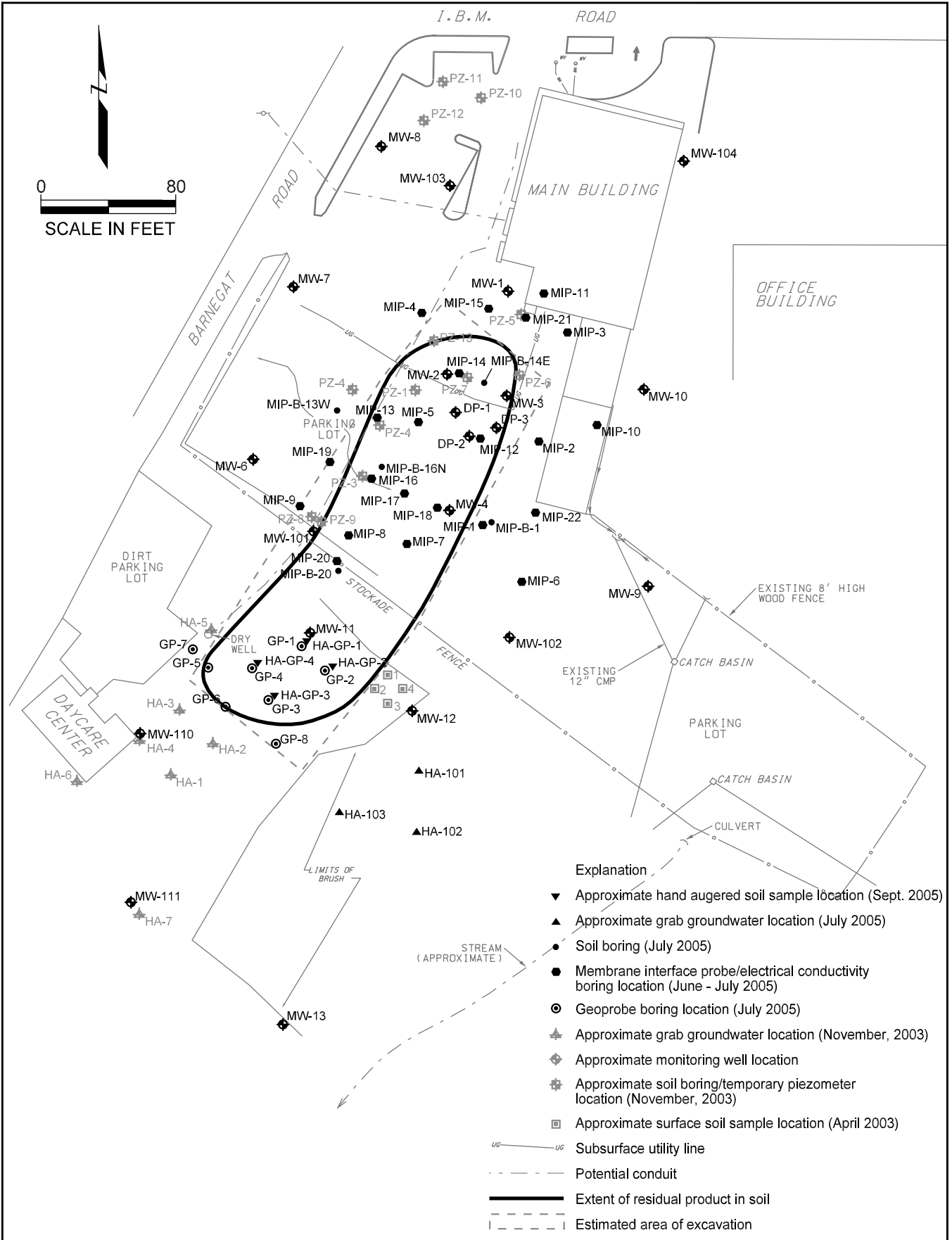
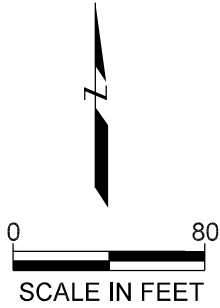


SITE LOCATION MAP
Former Drive & Park, Inc. Site
28 IBM Road
Poughkeepsie, New York

Project No.
9328.000

Figure
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SITE PLAN
 Former Drive & Park, Inc. Site
 28 IBM Road
 Poughkeepsie, New York

Project No.
 9328.000

Figure
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