

New York State Department of Environmental Conservation

FACT SHEET**Brownfield Cleanup
Program**

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

June 2007

Remedial Investigation Report Under Review; Report Recommends Remediation of Brownfield Site Contamination

An investigation has been completed for the Former Drive & Park, Inc. Site located at 28 IBM Road in Poughkeepsie, Dutchess County, under New York's Brownfield Cleanup Program (BCP). See map for the location of the site. Avis Rent A Car System, Inc. has submitted to the New York State Department of Environmental Conservation (NYSDEC) a "Remedial Investigation Report" which is under review. The Remedial Investigation (RI) Report describes the results of the environmental investigation of the site and recommends action to address contamination. The RI Report is available at the document repository identified in this fact sheet.

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

Highlights of the Remedial Investigation Report

The RI Report has several goals:

- 1) describe the investigation activities completed;
- 2) describe the nature and extent of contamination at the brownfield site;
- 3) provide information about off-site contamination issues, and
- 4) recommend whether the Applicant believes that remediation is required. "*Remediation*" means all necessary actions to address any known or suspected contamination associated with the site.

Soil and groundwater at the site and on the adjacent property to the south (neighboring property) were impacted by the historic use of gasoline underground storage tanks at the site. Investigation activities were conducted at the site and on adjacent properties to evaluate the nature and extent of impacted media. Based on the results of the investigations, impacted soil and groundwater were removed from the site and the neighboring property as part of an interim remedial measure conducted from December 2005 through

May 2006. Investigation activities described in the RI Report (Remedial Investigation and Interim Remedial Measure Implementation Report) include the following:

- soil boring and monitoring well installation on the site and on the neighboring property to the south;
- a membrane interface probe investigation at the site to delineate the extent of impacted soils;
- a soil vapor investigation on the neighboring property to the south;
- off-site soil boring and grab groundwater sampling across IBM Road to the north and Barnegat Road to the west; and

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

- groundwater and surface water sampling at the site and on the neighboring property to the south.

Following the investigations, an interim remedial measure consisting of soil excavation and groundwater extraction was conducted on the site and on the neighboring property to the south to remove soil and groundwater impacted by dissolved and residual petroleum hydrocarbons. Excavated areas were restored and replacement monitoring wells were installed upon completion of the excavation activities. A groundwater monitoring program is under way to monitor dissolved-phase hydrocarbons in groundwater on the site and on the neighboring property to the south.

Next Steps

NYSDEC will complete its review, have any necessary revisions made and, if appropriate, approve the RI Report. The approved RI Report will be placed in the document repository. Avis Rent A Car System, Inc. may then develop a Remedial Work Plan. This plan describes how the Applicant would address the contamination related to the brownfield site. The remedial work would be performed with oversight by NYSDEC and NYSDOH. When Avis Rent A Car System, Inc. submits a Remedial Work Plan for approval, NYSDEC will announce the availability of the draft plan for public review and a 45-day comment period.

NYSDEC will keep the public informed throughout the investigation and remediation of the Former Drive & Park, Inc. Site.

Background

The Former Drive & Park, Inc. site is approximately 2.7 acres in size and is located on the south side of IBM Road, east of the intersection with Barnegat Road. Properties north, east and west of the site are developed for commercial purposes. Residential and commercial properties are south of the site. 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. The site and the site area are supplied by municipal water; no drinking water supply wells have been identified within 2,000 feet of the site.

A release of gasoline at the site was reported to NYSDEC by Drive & Park, Inc. on December 9, 1986. 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) that had been in use from approximately 1965 to 1986. In 1987, two replacement USTs were installed at the same location.

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 neighboring 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 both of these 1987 USTs appeared intact at the time of removal. After removal of these USTs, spill number 86-05706 was closed in the NYSDEC database. However, Avis continued to monitor the site. 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 neighboring property to the south. 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 was monitored at least semiannually between September 2003 and December 2005.

Upon discovery of the floating free product, Avis met with representatives from 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, reopened 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 neighboring property to the south to evaluate the extent of impacted groundwater. No floating free product was observed, but dissolved petroleum constituents in groundwater were identified at one location. Dissolved petroleum constituents did not extend below the building on the neighboring property to the south. The results of the investigation were presented to NYSDEC in the November 2003 Soil and Groundwater Investigation Report.

From December 2005 to May 2006, an interim remedial measure was conducted at the site and on the neighboring property to the south. The interim measure included the excavation of approximately 23,900 tons of impacted soil and groundwater extraction, as reported in the RI Report. The results of groundwater monitoring conducted at the site and on the neighboring property to the south in June, September, and December 2006 and February 2007 have been presented to the NYSDEC in quarterly groundwater monitoring reports.

The following activities have occurred within the Brownfield Cleanup Program:

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|---|---------------------------|
| ▪ Application accepted | April 20, 2004 |
| ▪ Brownfield Site Cleanup Agreement executed | July 6, 2005 |
| ▪ Interim Remedial Measure Work Plan approved | November 29, 2005 |
| ▪ Interim Remedial Measure Work conducted | December 2005 – May 2006 |
| ▪ Groundwater Monitoring conducted | June 2006 – February 2007 |

FOR MORE INFORMATION

Document Repository

A local document repository has been established at the following location to help the public to review important project documents. These documents include the RI Report and the application to participate in the BCP accepted by NYSDEC:

Adriance Memorial Library
93 Market Street
Poughkeepsie, NY 12601
(845) 485-3445
Mon-Thurs: 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

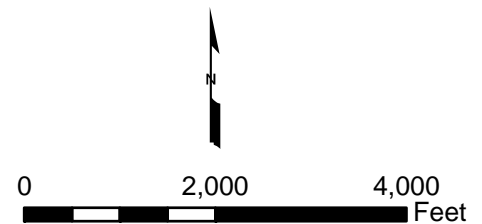
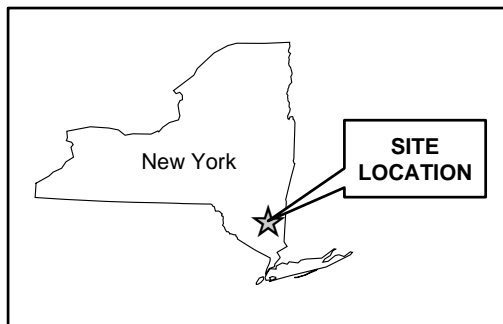
Health Related Questions

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

By: YTH Date: 03/16/2007 Project No. 9328.000



Geomatrix

Figure **1**