



FACT SHEET

Brownfield Cleanup Program

**Former Drive & Park, Inc.
Site Number C314111
Poughkeepsie, NY**

September 2010

Remedy Proposed for Brownfield Site Contamination; Public Comment Period Announced

The public is invited to comment on a proposed remedy being reviewed by the New York State Department of Environmental Conservation (NYSDEC) to address contamination related to the Former Drive & Park, Inc. site (“site”) located at 28 IBM Road in the town of Poughkeepsie, Dutchess County, New York. See Figure 1 for site location.

The Proposed Remedy

The remedy proposed for the site includes site management. Avis Rent A Car System, Inc. (“applicant”) developed the proposed remedy after performing a detailed investigation of the site under New York’s Brownfield Cleanup Program.

Based on the findings of the investigation, NYSDEC in consultation with the New York State Department of Health (NYSDOH) has determined that the site does not pose a significant threat to human health or the environment.

The proposed remedy is described in a draft cleanup plan called a “Remedial Action Work Plan” and in an accompanying draft Decision Document prepared by NYSDEC. The documents are available for review at the locations identified below under “Where to Find Information.”

How to Comment

NYSDEC is accepting written comments about the proposed remedy for 45 days, from **September 13, 2010 through October 28, 2010.**

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

Submit written comments to:

Jamie Verrigni
Project Manager/NYSDEC
Division of Environmental Remediation
625 Broadway
Albany, NY 12233
jlverrig@gw.dec.state.ny.us

Summary of the Proposed Remedy

The draft cleanup plan that identifies the proposed remedy 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 remedy will protect public health and the environment
- 3) provide a detailed description of the proposed remedy.

Remedial alternatives included in the draft “Remedial Action Work Plan” dated August 2010 were developed based on the nature and extent of contamination remaining on- and off-site and technological feasibility. To be protective of human health and the environment, and to meet cleanup objectives for commercial use, the preferred remedial action includes the following:

- Maintenance of a cover system across the site to prevent exposure to remaining contamination.
- Maintenance of a monitoring well network. Monitoring wells will be used to monitor groundwater to assure the contaminant levels in groundwater continue to decline.
- Prevent exposure to contamination by placing a restriction on groundwater use at the site.
- Restrict usage of the site to commercial via an environmental easement.

A Site Management Plan will be developed. The Site Management Plan will provide for the operation and maintenance of remedial systems and require periodic certification that all institutional controls (e.g., environmental easement) and all engineering controls (e.g., the site cover system) remain in place and effective.

Next Steps

NYSDEC will consider public comments, revise the plan as necessary, and approve the proposed remedy. The New York State Department of Health (NYSDOH) must concur with the proposed remedy. After approval, the proposed remedy becomes the selected remedy. The draft Remedial Work Plan that describes the proposed remedy is revised as needed to describe the selected remedy, and will be made available to the public (see “Where to Find Information” below). The applicant will then design and perform the cleanup action to address the site contamination, with oversight by NYSDEC and NYSDOH.

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

Background

The subject property, known as Former Drive & Park, Inc. located at 28 IBM Road in Poughkeepsie, Dutchess County, New York was accepted into the BCP Program (Site Number C314111) in July 2005. The site is approximately 2.7 acres. Approximately 14,000 square feet of the eastern portion of the property is used for office space and attached maintenance bay structures. The remainder of the property is used primarily for vehicle storage and is paved with asphalt and concrete, with the exception of several landscaped traffic berms. The area surrounding the site is commercial and residential. Neighboring properties include an IBM business campus to the north, commercial facilities to the east and west and residential property to the south. The adjacent property to the south contains a day care facility.

The site is currently an active car rental facility. Prior to this, the site was used for a gas station from approximately 1953 to 1973. Volatile organic compounds (VOCs) associated with petroleum were detected in the subsurface of the property as a result of historical site use. Contamination on- and off-site is attributed to a release of gasoline discovered in 1986 during the

removal of two underground storage tanks (USTs), which had been in use by a car rental business from approximately 1965 to 1986. In 1987, two USTs were installed in place of and at the same location as those removed. These USTs were removed from the site in 1998. The site was purchased by Avis Rent A Car System, Inc. in 1991, five years after the leaking UST system was removed. The subject property and surrounding properties are provided with municipal water supply services.

Groundwater monitoring wells were installed at the site in 1991 and 1992. Free floating product was found in one monitoring well near the former USTs in 2003 and high vacuum extraction was conducted by Avis Rent A Car System, Inc. until September 2003 when the free floating product was no longer measurable. In April 2004, Avis Rent A Car System, Inc. submitted an application to the NYSDEC requesting acceptance of Former Drive and Park Inc. into the New York State Brownfield Cleanup Program (BCP). Subsequently, the site was accepted into the BCP as a participant with the execution of the Brownfield Cleanup Agreement on July 6, 2005. A remedial investigation (RI) began in October 2005.

During the remedial investigation an interim remedial measure (IRM) was performed on- and off-site between December 2005 and July 2006. During the IRM approximately 17,750 tons of petroleum contaminated soil were excavated and removed from on-site and approximately 6,150 tons of petroleum contaminated soil were excavated and removed from off-site. Following the excavation, a demarcation layer was installed, the excavation area was backfilled with re-usable site soil and clean imported fill material and the on-site area was repaved. To enhance biodegradation of petroleum hydrocarbons remaining in the subsurface both on- and off-site, Oxygen Release Compound (ORC) was added to the backfill material. The extent of excavation is shown on Figure 2.

Following the IRM, a supplemental RI was conducted in August 2009. During the supplemental RI, VOCs were detected in sediment samples (WS-1) in the adjacent wetland (See Figure 2). The impacted sediments do not extend more than approximately 25 east of the former excavation. Stream sediment samples were also collected at three locations (X-2, X-3 and X-4) in the unnamed stream located in the eastern portion of the wetland (See Figure 2). No impacts were detected in these sediment samples. In addition, groundwater sampling on- and off-site show decreasing levels of contamination since the tons of impacted soil have been removed.

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 cleanup plan (draft Remedial Action Work Plan).

Adriance Memorial Public Library
93 Market Street
Poughkeepsie, NY 12601

(845) 485-3445

Mon - Thurs: 9 am to 9 pm
Fri & Sat: 9 am to 5 pm
Sun: 1 pm to 5 pm

NYSDEC, Region 3
21 S. Putt Corners Road
New Paltz, NY 12561

(845) 256-3154

Mon - Fri: 8:30 am to 4:45 pm
(By Appointment)

Who to Contact

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

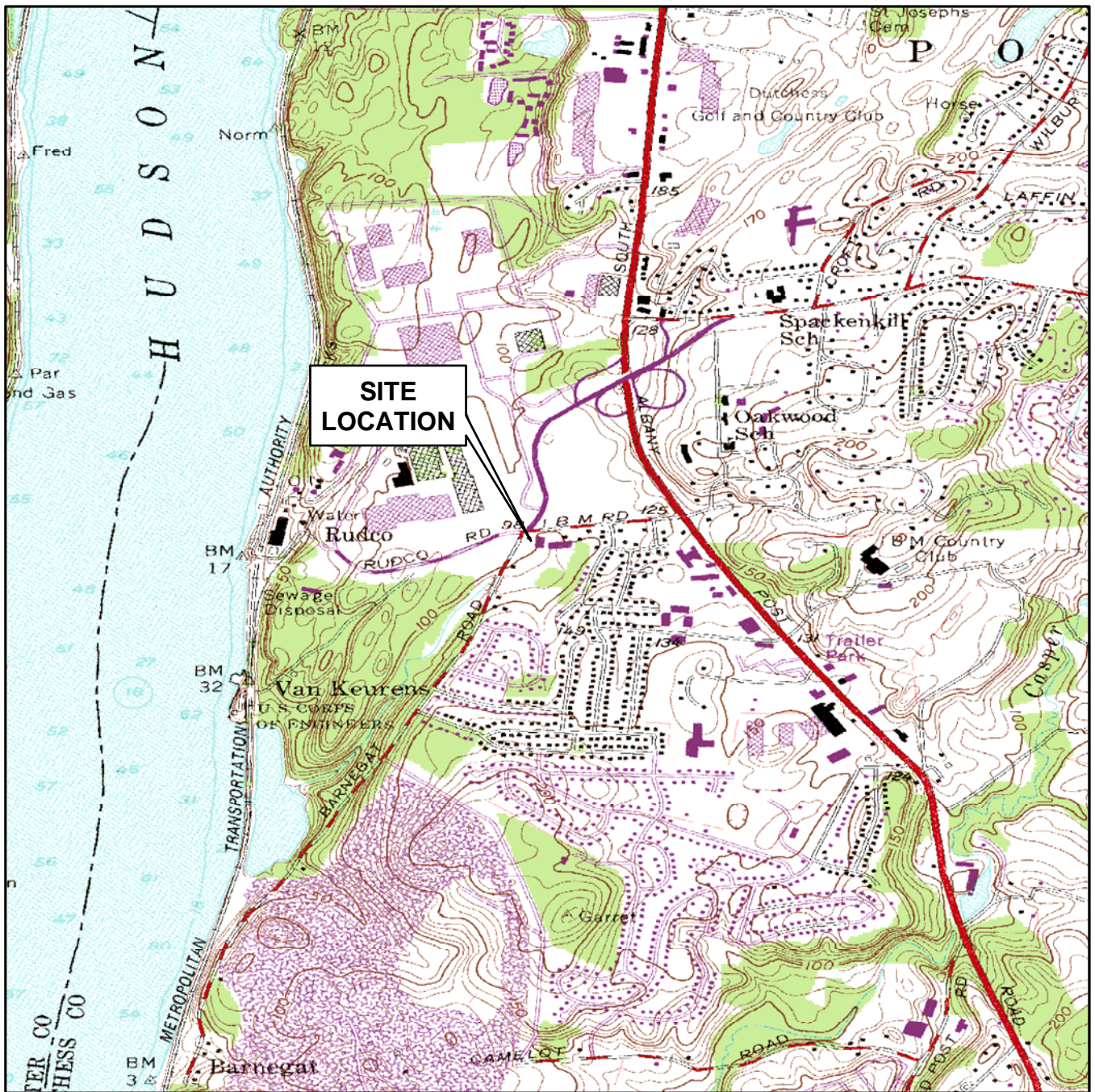
Project Related Questions

Jamie Verrigni
New York State Department of
Environmental Conservation
625 Broadway
Albany, NY 12233
(518) 402-9564
jlverrig@gw.dec.state.ny.us
Call for an appointment

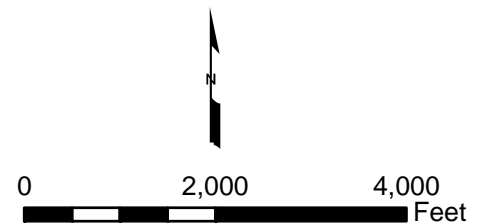
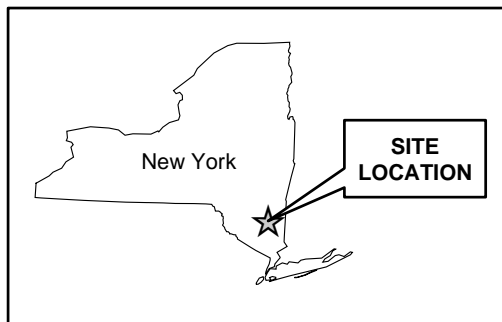
Site-Related Health Questions

Anthony Perretta
New York State Department of Health
547 River Street
Troy, NY 12180-2213
(518) 402-7880

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.



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

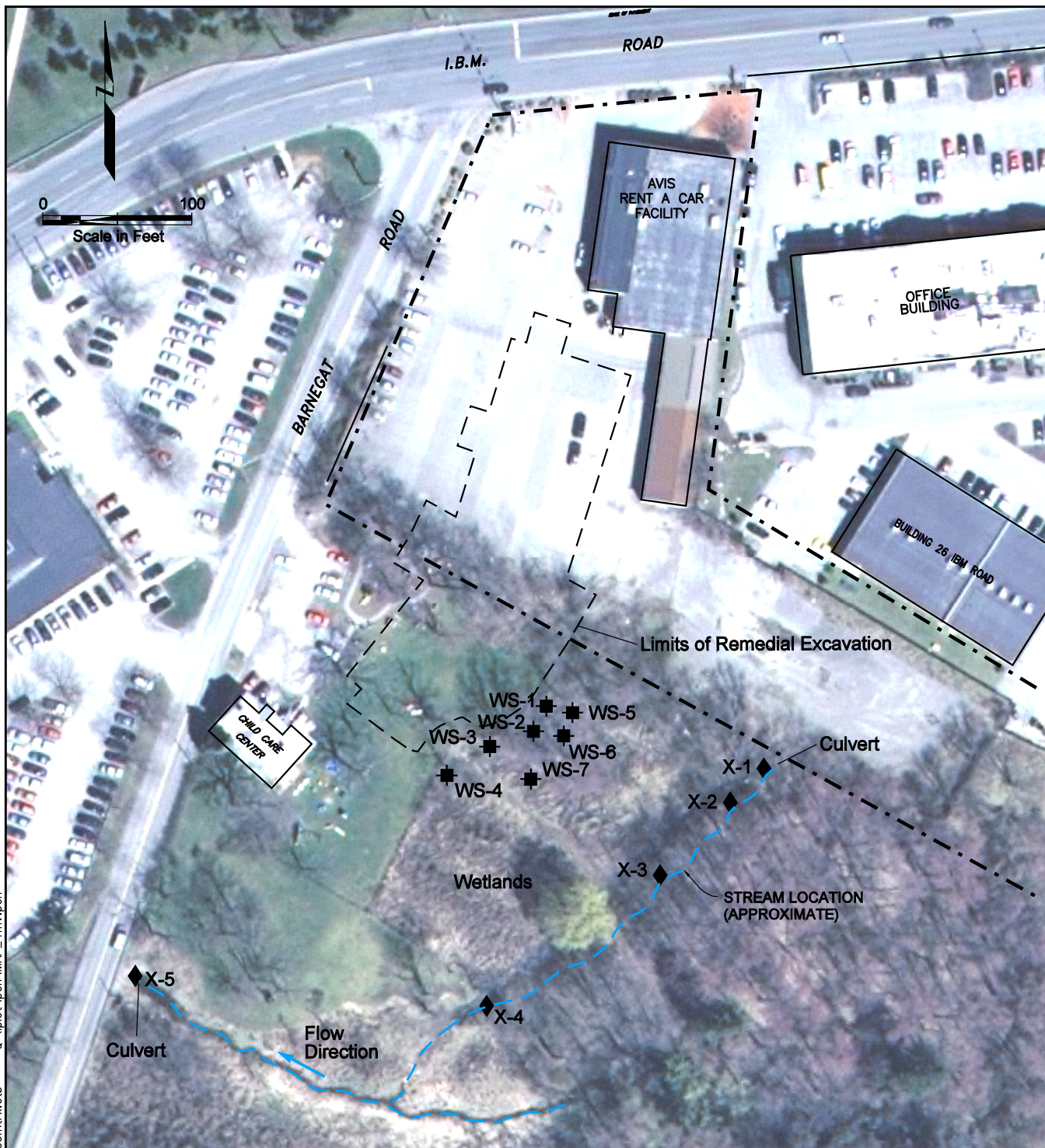


SITE LOCATION MAP
Former Drive & Park, Inc. Site
28 IBM Road
Poughkeepsie, New York

By: YH	Date: 7/10/2008	Project No. 9328.000
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AMEC Geomatrix

Figure **1**



- Explanation**
- Site boundary
 - ◆ Approximate stream transect location
 - ✱ Approximate wetland sediment sample location

Photo base from USGS High Resolution Orthoimagery for New York State. Publication Date: April, 2004.

**LOCATION OF EXCAVATION DURING
INTERIM REMEDIAL MEASURE
Former Drive & Park, Inc. Site
28 IBM Road
Poughkeepsie, New York**

By: DA

Date: 9/8/2010

Project No. 9328.000

AMEC Geomatrix

Figure **2**