



# FACT SHEET

## Brownfield Cleanup Program

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

**November 2010**

### **Cleanup Action Completed at Brownfield Site; Final Engineering Report Under Review**

Action has been completed to address contamination related to the Former Drive and Park Inc (“site”) located at 28 IBM Road in Poughkeepsie, Dutchess County, New York under New York’s Brownfield Cleanup Program. See map for site location.

Avis Rent A Car System, Inc. (“applicant”) has completed the remedial activities and has submitted a Final Engineering Report. This report is currently under review by the New York State Department of Environmental Conservation (NYSDEC). The Final Engineering Report states that cleanup requirements have been achieved to fully protect public health and the environment for the proposed site use.

#### **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
- 4) certify that a site management plan for any engineering controls used at the site has been approved by NYSDEC.

**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](http://www.dec.ny.gov/chemical/8450.html)

Remedial actions previously implemented on- and off-site included the excavation and off-site disposal of grossly contaminated material. Oxygen Release Compound (ORC) was added to backfill material to enhance the biodegradation of petroleum hydrocarbons remaining in the subsurface both on and off-site. A cover system, consisting of clean soil, concrete and/or asphalt paving, was constructed at the site to prevent exposure to remaining contamination.

Since contamination will remain at the site, the remedy also required that an environmental easement

be placed on the property which limits future use of the site to commercial usage and prevents the use of the site's groundwater without treatment. A Site Management Plan (SMP) must be developed to implement and maintain the engineering controls (i.e., the cover system) and institutional controls (e.g., the environmental easement) placed on the site. The SMP must be approved by the NYSDEC before the Final Engineering Report can be approved.

The objectives of the remedial program have been met by the actions conducted. The excavations that occurred removed the most heavily impacted soils at the site, and thus should limit the potential for contamination of groundwater. Exposure to remaining contamination will be prevented by the cover system and the Site Management Plan.

### **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 to the applicant.

When the Certificate of Completion is issued, the applicant:

- 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 clean-up activities and for redevelopment of the site.

A Certificate of Completion may be modified or revoked if, for example, the applicant does not comply with the terms of its Brownfield Cleanup Agreement with NYSDEC, or if the applicant commits fraud regarding its application or its certification that it has met cleanup levels.

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

### **Background**

NYSDEC previously accepted an application from the applicant to participate in the Brownfield Cleanup Program. The application proposes that the site will be used for commercial purposes.

The subject property, known as Former Drive and Park Inc. is located at 28 IBM Road in Poughkeepsie, Dutchess County, New York. 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 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 a 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 when underground storage tanks (USTs) used by a car rental business were replaced. The replacement USTs were subsequently removed from the site in 1998. The subject property and surrounding properties are provided with municipal water supply services.

A remedial investigation was initiated in October 2005. During the remedial investigation an interim remedial measure (IRM) was performed to address on- and off-site contamination. The IRM included: excavation and off-site disposal of grossly contaminated material; addition of Oxygen Release Compound (ORC) to backfill material; and installation of a cover system at the site. Following the IRM, a supplemental Remedial Investigation was conducted in August 2009. The Supplemental Remedial Investigation is documented in the Supplemental Remedial Investigation Report dated October 2010.

## **FOR MORE INFORMATION**

### **Where to Find Information**

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

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](mailto:jlverrig@gw.dec.state.ny.us)  
Call for an appointment

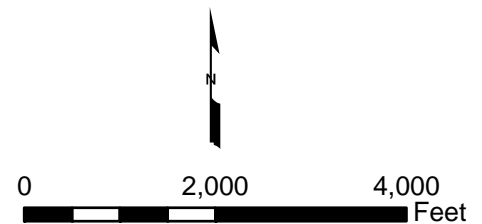
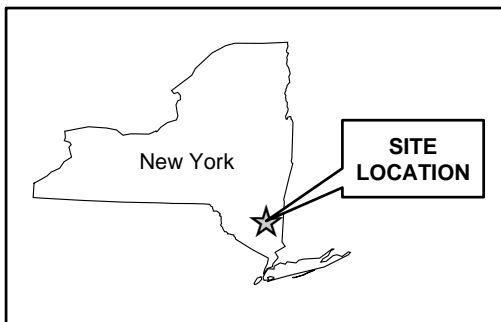
#### Site-Related Health Questions

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**