



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

Queen City Lofts

178-188 Main Street
Poughkeepsie, NY 12601

SITE No. C314125

NYSDEC REGION 3

January 2019

NYSDEC Certifies Cleanup Requirements Achieved at Brownfield Site

Where to Find Information:
Project documents are available at these location(s) to help the public stay informed.

Document Repository Name

Poughkeepsie Public Library
93 Market St.
Poughkeepsie, NY 12601
845-485-3445

Who to Contact:

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

Project-Related Questions

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Project-Related Health Questions

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For more information about New York's
Brownfield Cleanup Program, visit:
www.dec.ny.gov/chemical/8450.html

The New York State Department of Environmental Conservation (NYSDEC) has determined that the cleanup requirements to address contamination related to the Queen City Lofts Site ("site") located at 178-188 Main Street Poughkeepsie, Dutchess County, under New York State's Brownfield Cleanup Program have been met. Please see the map for the site location.

The cleanup activities were performed by The Kearney Realty & Development Group, Inc., The Queen City Lofts Housing Development Fund Company, INC, and The QCL on Main Limited Partnership ("applicant") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). NYSDEC has approved a Final Engineering Report (FER) and issued a Certificate of Completion (COC) for the site. Copies of the FER and Notice of the COC are available at the location(s) identified to the left under "Where to Find Information."

Completion of the Project: The following activities have been or will be completed to achieve the remedial action objectives:

- Excavation - Excavation and off-site disposal of about 16,200 tons of soil impacted with chlorinated solvents and petroleum, and urban fill. Clean fill was brought in to replace the excavated soil and to establish the design grades at the site.
- Site Cover System - The new development will maintain a site cover, which consists of the structures (buildings, pavement, sidewalks) comprising the site development and a 2-foot clean soil cover in landscaped areas. The soil cover was placed over a demarcation layer, with the upper 6 inches of the soil of sufficient quality to maintain a vegetation layer.
- Implementation of a Site Management Plan (SMP) for long-term management of remaining contamination as required by the Environmental Easement, including plans for: (1) Institutional and Engineering Controls (IC/ECs); (2) monitoring; and (3) reporting.
- Recording of an Environmental Easement as an IC to prevent future exposure to any residual contamination remaining at the site.

Final Engineering Report Approved: NYSDEC has approved the FER, which:

- 1) Describes the cleanup activities completed.
- 2) Certifies that cleanup requirements have been or will be achieved for the site.

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- 3) Describes 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) Certifies that a site management plan for any engineering controls used at the site has been approved by NYSDEC.

The following institutional controls have been put in place on the site:

- Site Management Plan
- Groundwater Use Restriction
- Land Use Restriction
- Environmental Easement

The following engineering controls have been put in place on the site:

- Cover System

Next Steps: With its receipt of a COC, the applicant(s) is eligible to redevelop the site. In addition, the applicant(s):

- 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 COC may be modified or revoked if, for example, there is a failure to comply with the terms of the order or agreement with NYSDEC.

Site Description and Background: The site is located at 178-188 Main Street in the City of Poughkeepsie, Dutchess County and is identified as Block 84, Lot 944121 on the Poughkeepsie Tax Map. The site is about 1.052 acres. Historic site use included a machine shop and laundry facility. The site is being redeveloped into a residential building. Historic operations conducted at the site contributed to elevated levels of metals, such as lead and mercury, and semi-volatile organic compounds in soils

and volatile organic compounds in the groundwater and soil vapor, which have been cleaned up under the Brownfield Cleanup Program.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the Site ID, C314125) at:

<http://www.dec.ny.gov/cfm/external/derexternal/index.cfm?pageid=3>

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 may include recreation, housing, business or other uses. A brownfield site is any real property where a contaminant is present at levels exceeding the soil cleanup objectives or other health-based or environmental standards, criteria or guidance adopted by NYSDEC that are applicable based on the reasonably anticipated use of the property, in accordance with applicable regulations.

For more information about the BCP, visit:

<http://www.dec.ny.gov/chemical/8450.html>

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 at:

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.

Note: Please disregard if you already have signed up and received this fact sheet electronically.

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Site Location Map

