



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

19, 21, & 23 Academy Street

19, 21, & 23 Academy Street
Poughkeepsie, NY 12601

SITE No. C314126

NYSDEC REGION 3

May 2022

Where to Find Information:

Access project documents through the
DECinfo Locator

<https://www.dec.ny.gov/data/DecDocs/C314126/>
and at these location(s):

**Poughkeepsie Public Library District
Adriance Memorial Library**
93 Market Street
Poughkeepsie, NY 12601
(845) 485-3445

Who to Contact:

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

Project-Related Questions

Michael Kilmer, Project Manager
NYSDEC
21 S. Putt Corners Rd.
New Paltz, NY 12561
(845) 633-5463
michael.kilmer@dec.ny.gov

Project-Related Health Questions

Eamonn O'Neil
NYSDOH
Empire State Plaza – Corning Tower
Albany, NY 12237
(518) 402-7877
beci@health.ny.gov

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

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), in consultation with the New York State Department of Health (NYSDOH), to address contamination related to the 19, 21, & 23 Academy Street site ("site") located at 19, 21, & 23 Academy Street, Poughkeepsie, Dutchess County. Please see the map for the site location.

Based on the findings of the investigation, NYSDEC, in consultation with the New York State Department of Health (NYSDOH), has determined that the site poses a significant threat to public health or the environment. This decision is based on the likely off-site migration of contaminated groundwater that contains volatile organic compounds (VOCs). VOCs emanating from the site have been detected in off-site soil vapor.

How to Comment: NYSDEC is accepting written comments about the proposed plan, called a "Draft Remedial Action Work Plan (RAWP)" for 45 days, from **May 25 through July 11, 2022.**

- Access the RAWP and other project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C314126/>.
- Documents also are available at the location(s) identified at left under "Where to Find Information."
- Please submit comments to the NYSDEC project manager listed under Project-Related Questions in the "Who to Contact" area at left.

Draft Remedial Work Plan: The proposed Track 4 Restricted-Residential remedy consists of:

- Excavation and off-site disposal of contaminated soil to depths up to 15 feet below surface grade on the eastern half of the site;
- Treatment of contaminated groundwater through applications of chemical oxidants into the groundwater;
- Collection and analyses of end-point soil samples and post-remedial groundwater samples to evaluate the effectiveness of the remedy;
- Placement of a cover system, including a demarcation layer over areas without hardscape (buildings, asphalt or concrete) to address contamination remaining above restricted residential use soil cleanup objectives;
- Importing clean material that meets the established Soil Cleanup Objectives for use as backfill;
- Implementation of a Health and Safety Plan and Community Air Monitoring Plan during all ground intrusive activities;
- Implementation of a Site Management Plan (SMP) would also be required for long term maintenance of the remedial systems; and

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- Recording of an Environmental Easement to ensure proper use of the site.

The proposed remedy was developed by POK Academy LLC and POK 23 ACAD LLC ("applicants") after performing a detailed investigation of the site under New York's Brownfield Cleanup Program (BCP).

Next Steps: NYSDEC will consider public comments, revise the cleanup plan as necessary, and issue a final Decision Document. NYSDOH must concur with the proposed remedy. After approval, the proposed remedy becomes the selected remedy. The applicants may then design and perform the cleanup action to address the site contamination, with oversight by NYSDEC and NYSDOH.

NYSDEC will keep the public informed throughout the investigation and cleanup of the site.

Site Description: The site is 0.216-acres and is bordered on the west by Academy Street and on the south by Cannon Street. It is currently developed with two structures. Past uses on the site include the operation of a garage and machine shop, dry cleaning and printing facilities, a paint storage area, and tire vulcanization. A portion of the site at 21 Academy Street is reported to have handled solvents associated with past dry-cleaning operations. The anticipated redevelopment includes renovating the existing structures as mixed-use residential/commercial apartment building.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C314126) at:

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

Summary of the Investigation: Polycyclic aromatic hydrocarbons (PAHs) and metals were found in subsurface soils at concentrations above use-specific soil cleanup

objectives (SCOs). PAHs and metals exceedances are present in shallow soil likely associated with historic fill observed from soil borings. Volatile organic compounds (VOCs) related to dry-cleaning solvents and Perfluoroalkyl and polyfluoroalkyl substances (PFAS) were compared to protection of groundwater SCOs given the associated groundwater standard exceedances and contaminated soils were found at the rear of the former dry-cleaner. Elevated levels of VOCs related to dry-cleaning solvents were found in the soil vapor and beneath the slabs of the existing structures on-site.

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 DEC that are applicable based on the reasonably anticipated use of the property, in accordance with applicable regulations.

For more information about the BCP, visit:

<https://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.

Stay Informed With DEC Delivers

Sign up to receive site updates by email:

www.dec.ny.gov/chemical/61092.html

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

DECinfo Locator

Interactive map to access DEC documents and public data about the environmental quality of specific sites: <https://www.dec.ny.gov/pubs/109457.html>

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Site Location





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Contact: Michael Kilmer, 845-633-5463, michael.kilmer@dec.ny.gov