



**NEW YORK**  
STATE OF  
OPPORTUNITY™

**Department of  
Environmental  
Conservation**

# **Brownfield Cleanup Program**

## **Citizen Participation Plan for 19, 21 & 23 Academy Street**

October 2018

C314126  
Poughkeepsie  
Dutchess County, New York

## Contents

<b><u>Section</u></b>	<b><u>Page Number</u></b>
1. What is New York's Brownfield Cleanup Program? .....	3
2. Citizen Participation Activities.....	3
3. Major Issues of Public Concern.....	8
4. Site Information.....	8
5. Investigation and Cleanup Process .....	10
Appendix A - Project Contacts and Locations of Reports and Information .....	13
Appendix B - Site Contact List.....	14
Appendix C - Site Location Map.....	24
Appendix D - Brownfield Cleanup Program Process .....	25

\* \* \* \* \*

**Note:** The information presented in this Citizen Participation Plan was current as of the date of its approval by the New York State Department of Environmental Conservation. Portions of this Citizen Participation Plan may be revised during the site's investigation and cleanup process.

Applicant: **PoK Academy, LLC & PoK 23 Acad, LLC (“Applicant”)**  
Site Name: **19, 21 & 23 Academy Street (“Site”)**  
Site Address: **19-23 Academy Street, Poughkeepsie**  
Site County: **Dutchess County**  
Site Number: **C314126**

## **1. What is New York’s Brownfield Cleanup Program?**

New York’s Brownfield Cleanup Program (BCP) works with private developers to encourage the voluntary cleanup of contaminated properties known as “brownfields” so that they can be reused and developed. 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. A brownfield typically is a former industrial or commercial property where operations may have resulted in environmental contamination. A brownfield can pose environmental, legal, and financial burdens on a community. If a brownfield is not addressed, it can reduce property values in the area and affect economic development of nearby properties.

The BCP is administered by the New York State Department of Environmental Conservation (NYSDEC) which oversees Applicants who conduct brownfield site investigation and cleanup activities. An Applicant is a person who has requested to participate in the BCP and has been accepted by NYSDEC. The BCP contains investigation and cleanup requirements, ensuring that cleanups protect public health and the environment. When NYSDEC certifies that these requirements have been met, the property can be reused or redeveloped for the intended use.

For more information about the BCP, go online at:  
<http://www.dec.ny.gov/chemical/8450.html> .

## **2. Citizen Participation Activities**

### *Why NYSDEC Involves the Public and Why It Is Important*

NYSDEC involves the public to improve the process of investigating and cleaning up contaminated sites, and to enable citizens to participate more fully in decisions that affect their health, environment, and social well-being. NYSDEC provides opportunities for citizen involvement and encourages early two-way communication with citizens before decision makers form or adopt final positions.

Involving citizens affected and interested in site investigation and cleanup programs is important for many reasons. These include:

- Promoting the development of timely, effective site investigation and cleanup programs that protect public health and the environment

- Improving public access to, and understanding of, issues and information related to a particular site and that site's investigation and cleanup process
- Providing citizens with early and continuing opportunities to participate in NYSDEC's site investigation and cleanup process
- Ensuring that NYSDEC makes site investigation and cleanup decisions that benefit from input that reflects the interests and perspectives found within the affected community
- Encouraging dialogue to promote the exchange of information among the affected/interested public, State agencies, and other interested parties that strengthens trust among the parties, increases understanding of site and community issues and concerns, and improves decision making.

This Citizen Participation (CP) Plan provides information about how NYSDEC will inform and involve the public during the investigation and cleanup of the site identified above. The public information and involvement program will be carried out with assistance, as appropriate, from the Applicant.

#### *Project Contacts*

Appendix A identifies NYSDEC project contact(s) to whom the public should address questions or request information about the site's investigation and cleanup program. The public's suggestions about this CP Plan and the CP program for the site are always welcome. Interested people are encouraged to share their ideas and suggestions with the project contacts at any time.

#### *Locations of Reports and Information*

The locations of the reports and information related to the site's investigation and cleanup program also are identified in Appendix A. These locations provide convenient access to important project documents for public review and comment. Some documents may be placed on the NYSDEC web site. If this occurs, NYSDEC will inform the public in fact sheets distributed about the site and by other means, as appropriate.

#### *Site Contact List*

Appendix B contains the site contact list. This list has been developed to keep the community informed about, and involved in, the site's investigation and cleanup process. The site contact list will be used periodically to distribute fact sheets that provide updates about the status of the project. These will include notifications of upcoming activities at the site (such as fieldwork), as well as availability of project documents and announcements about public comment periods.

The site contact list includes, at a minimum:

- chief executive officer and planning board chairperson of each county, city, town and village in which the site is located;

- residents, owners, and occupants of the site and properties adjacent to the site;
- the public water supplier which services the area in which the site is located;
- any person who has requested to be placed on the site contact list;
- the administrator of any school or day care facility located on or near the site for purposes of posting and/or dissemination of information at the facility;
- location(s) of reports and information.

The site contact list will be reviewed periodically and updated as appropriate. Individuals and organizations will be added to the site contact list upon request. Such requests should be submitted to the NYSDEC project contact(s) identified in Appendix A. Other additions to the site contact list may be made at the discretion of the NYSDEC project manager, in consultation with other NYSDEC staff as appropriate.

**Note:** The first site fact sheet (usually related to the draft Remedial Investigation Work Plan) is distributed both by paper mailing through the postal service and through DEC Delivers, its email listserv service. The fact sheet includes instructions for signing up with the appropriate county listserv to receive future notifications about the site. See <http://www.dec.ny.gov/chemical/61092.html> .

Subsequent fact sheets about the site will be distributed exclusively through the listserv, except for households without internet access that have indicated the need to continue to receive site information in paper form. Please advise the NYSDEC site project manager identified in Appendix A if that is the case. Paper mailings may continue during the investigation and cleanup process for some sites, based on public interest and need.

### *CP Activities*

The table at the end of this section identifies the CP activities, at a minimum, that have been and will be conducted during the site's investigation and cleanup program. The flowchart in Appendix D shows how these CP activities integrate with the site investigation and cleanup process. The public is informed about these CP activities through fact sheets and notices distributed at significant points during the program. Elements of the investigation and cleanup process that match up with the CP activities are explained briefly in Section 5.

- **Notices and fact sheets** help the interested and affected public to understand contamination issues related to a site, and the nature and progress of efforts to investigate and clean up a site.
- **Public forums, comment periods and contact with project managers** provide opportunities for the public to contribute information, opinions and perspectives that have potential to influence decisions about a site's investigation and cleanup.

The public is encouraged to contact project staff at any time during the site's investigation and cleanup process with questions, comments, or requests for information.

This CP Plan may be revised due to changes in major issues of public concern identified in Section 3 or in the nature and scope of investigation and cleanup activities. Modifications may include additions to the site contact list and changes in planned citizen participation activities.

#### *Technical Assistance Grant*

NYSDEC must determine if the site poses a significant threat to public health or the environment. This determination generally is made using information developed during the investigation of the site, as described in Section 5.

If the site is determined to be a significant threat, a qualifying community group may apply for a Technical Assistance Grant (TAG). The purpose of a TAG is to provide funds to the qualifying group to obtain independent technical assistance. This assistance helps the TAG recipient to interpret and understand existing environmental information about the nature and extent of contamination related to the site and the development/implementation of a remedy.

An eligible community group must certify that its membership represents the interests of the community affected by the site, and that its members' health, economic well-being or enjoyment of the environment may be affected by a release or threatened release of contamination at the site. As of the date the declaration (page 2) was signed by the NYSDEC project manager, the significant threat determination for the site had not yet been made.

To verify the significant threat status of the site, the interested public may contact the NYSDEC project manager identified in Appendix A.

For more information about TAGs, go online at <http://www.dec.ny.gov/regulations/2590.html>

Note: The table identifying the citizen participation activities related to the site's investigation and cleanup program follows on the next page:

Citizen Participation Activities	Timing of CP Activity(ies)
<b>Application Process:</b>	
<ul style="list-style-type: none"> <li>• Prepare site contact list</li> <li>• Establish document repository(ies)</li> </ul>	At time of preparation of application to participate in the BCP.
<ul style="list-style-type: none"> <li>• Publish notice in Environmental Notice Bulletin (ENB) announcing receipt of application and 30-day public comment period</li> <li>• Publish above ENB content in local newspaper</li> <li>• Mail above ENB content to site contact list</li> <li>• Conduct 30-day public comment period</li> </ul>	When NYSDEC determines that BCP application is complete. The 30-day public comment period begins on date of publication of notice in ENB. End date of public comment period is as stated in ENB notice. Therefore, ENB notice, newspaper notice, and notice to the site contact list should be provided to the public at the same time.
<b>After Execution of Brownfield Site Cleanup Agreement (BCA):</b>	
<ul style="list-style-type: none"> <li>• Prepare Citizen Participation (CP) Plan</li> </ul>	Before start of Remedial Investigation <b>Note:</b> Applicant must submit CP Plan to NYSDEC for review and approval within 20 days of the effective date of the BCA.
<b>Before NYSDEC Approves Remedial Investigation (RI) Work Plan:</b>	
<ul style="list-style-type: none"> <li>• Distribute fact sheet to site contact list about proposed RI activities and announcing 30-day public comment period about draft RI Work Plan</li> <li>• Conduct 30-day public comment period</li> </ul>	Before NYSDEC approves RI Work Plan. If RI Work Plan is submitted with application, public comment periods will be combined and public notice will include fact sheet. Thirty-day public comment period begins/ends as per dates identified in fact sheet.
<b>After Applicant Completes Remedial Investigation:</b>	
<ul style="list-style-type: none"> <li>• Distribute fact sheet to site contact list that describes RI results</li> </ul>	Before NYSDEC approves RI Report
<b>Before NYSDEC Approves Remedial Work Plan (RWP):</b>	
<ul style="list-style-type: none"> <li>• Distribute fact sheet to site contact list about draft RWP and announcing 45-day public comment period</li> <li>• Public meeting by NYSDEC about proposed RWP (if requested by affected community or at discretion of NYSDEC project manager)</li> <li>• Conduct 45-day public comment period</li> </ul>	Before NYSDEC approves RWP. Forty-five day public comment period begins/ends as per dates identified in fact sheet. Public meeting would be held within the 45-day public comment period.
<b>Before Applicant Starts Cleanup Action:</b>	
<ul style="list-style-type: none"> <li>• Distribute fact sheet to site contact list that describes upcoming cleanup action</li> </ul>	Before the start of cleanup action.
<b>After Applicant Completes Cleanup Action:</b>	
<ul style="list-style-type: none"> <li>• Distribute fact sheet to site contact list that announces that cleanup action has been completed and that NYSDEC is reviewing the Final Engineering Report</li> <li>• Distribute fact sheet to site contact list announcing NYSDEC approval of Final Engineering Report and issuance of Certificate of Completion (COC)</li> </ul>	At the time the cleanup action has been completed. <b>Note:</b> The two fact sheets are combined when possible if there is not a delay in issuing the COC.

### **3. Major Issues of Public Concern**

This section of the CP Plan identifies major issues of public concern that relate to the site. Additional major issues of public concern may be identified during the course of the site's investigation and cleanup process.

The anticipated major issues of concern to the public will be potential impacts of dust or odor during the removal of affected soil at the Site, if required. Another example of a major issue of public concern would be the impact of increased truck traffic on the surrounding neighborhood. Construction safety issues will also be addressed. This work will be performed in accordance with procedures which will be specified under a detailed Remedial Program which considers and takes preventive measures for exposures to future residents of the property and those on adjacent properties during construction. Detailed plans to monitor the potential for exposure including a Health and Safety Plan (HASP) and a Community Air Monitoring Plan (CAMP) are required components of the remedial program. Implementation of these plans will be under the direct oversight of the NYSDEC and the New York State Department of Health (NYSDOH).

These plans will specify the following worker and community health and safety activities during remedial activity at the Site:

- On-site air monitoring for worker protection;
- Perimeter air monitoring for community protection;
- The use of odor, vapor, and dust controls, such as water or foam sprays, as needed;
- Monitoring and control of soil, generated during remediation, as needed; and
- Truck routes which best avoid or minimize use of residential streets.

### **4. Site Information**

Appendix C contains a map identifying the location of the site.

#### *Site Description*

The Site consists of three tax lots located at 19, 21 & 23 Academy Street, City of Poughkeepsie, Dutchess County, New York (identified as City of Poughkeepsie tax lot parcels: Section 6162, Block 77, Lots 121031, 120028, and 116026). The Site is an irregular-shaped, 0.21-acre parcel, which has 90 feet of frontage on the eastern side of Academy Street.

Multi-story buildings at 21 and 23 Academy Street occupy the majority of the property (see Site Detail Map, Appendix C). Due to a severe weather event in June 2018, after the initial Brownfield Cleanup Program Application was submitted, a seven-story



building located at 19 Academy Street sustained a partial collapse onto an adjacent structure at 17 Academy Street; both buildings have since been demolished.

All buildings are currently vacant (one building is partially leased, although the tenant is not occupying the structure). The building at 23 Academy Street is undergoing extensive renovation activities consistent with plans approved by the City of Poughkeepsie.

A brief description of current structures and proposed development plans for each parcel are presented below:

- 19 Academy Street – A now vacant lot, will be redeveloped for mixed commercial and residential use with an affordable housing component.
- 21 Academy Street – A two-story commercial brick building to be renovated and/or redeveloped for commercial use.
- 23 Academy Street – A six-story brick building to be developed for commercial use in the first floor and residential use (with an affordable housing component) in remaining floors (apartment units).

#### *History of Site Use, Investigation, and Cleanup*

Site history and contamination conditions are documented in a Combined Phase I and II Environmental Site Assessment (Phase I and II ESA, February 5, 2016). The Site was developed sometime prior to 1887 and has a long history of commercial uses, including the operation of a garage and machine shop (19 Academy Street), dry cleaning and printing facilities (21 Academy Street), and garage and paint storage area, and tire vulcanization (23 Academy Street). The portion of the Site at 21 Academy Street is listed on the RCRIS database as a site formerly handling halogenated solvents (likely due to historical dry cleaning operations).

Laboratory data generated during the Phase II investigation document on- and off-site groundwater and soil vapor contamination by chlorinated solvents (tetrachloroethylene [PCE] and related breakdown-products), likely resulting from former dry cleaning operations but also potentially associated with other historical commercial uses. The highest concentrations of PCE were detected at the rear of 21 Academy Street (680 µg/L in groundwater) and off-site at 77 Cannon Street (21,000 µg/m<sup>3</sup> in soil vapor). Trace to low-level concentrations of PCE were detected in soils. The spatial distribution of PCE contamination suggests a potential source area in the vicinity of the rear portion of 21 Academy Street (former dry cleaning facility). Documented groundwater and soil vapor conditions indicate a likely vapor intrusion condition at both on- and off-site adjoining structures. Additional contamination has been documented in soil, including metals and polycyclic aromatic hydrocarbons (PAHs), and field evidence of contamination was observed at several soil borings near the presumed location of a former gasoline tank at 19 Academy Street.

## 5. Investigation and Cleanup Process

### *Application*

The Applicant has applied for and been accepted into New York's Brownfield Cleanup Program as a Volunteer. This means that the Applicant was not responsible for the disposal or discharge of the contaminants or whose ownership or operation of the site took place after the discharge or disposal of contaminants. The Volunteer must fully characterize the nature and extent of contamination onsite, and must conduct a "qualitative exposure assessment," a process that characterizes the actual or potential exposures of people, fish and wildlife to contaminants on the site and to contamination that has migrated from the site.

The Applicant in its Application proposes that the site will be used for mixed commercial/residential purposes with an affordable housing component. To achieve this goal, the Applicant will conduct additional site investigation work and cleanup activities at the site with oversight provided by NYSDEC. The Brownfield Cleanup Agreement executed by NYSDEC and the Applicant sets forth the responsibilities of each party in conducting these activities at the site.

### *Investigation*

The Applicant completed a Combined Phase I and II ESA before it entered into the BCP. For the partial site investigation, NYSDEC will determine if the data are useable. The Applicant will finalize a RIWP and complete the additional RI work, as required by NYSDEC. When the investigation is complete, the Applicant will prepare and submit a report that summarizes the results. This report also will recommend whether cleanup action is needed to address site-related contamination. The investigation report is subject to review and approval by NYSDEC.

NYSDEC will use the information in the investigation report to determine if the site poses a significant threat to public health or the environment. If the site is a "significant threat," it must be cleaned up using a remedy selected by NYSDEC from an analysis of alternatives prepared by the Applicant and approved by NYSDEC. If the site does not pose a significant threat, the Applicant may select the remedy from the approved analysis of alternatives.

### *Interim Remedial Measures*

An Interim Remedial Measure (IRM) is an action that can be undertaken at a site when a source of contamination or exposure pathway can be effectively addressed before the site investigation and analysis of alternatives are completed. If an IRM is likely to represent all or a significant part of the final remedy, NYSDEC will require a 30-day public comment period.

### *Remedy Selection*

When the investigation of the site has been determined to be complete, the project likely would proceed in one of two directions:

- 1 The Applicant may recommend in its investigation report that no action is necessary at the site. In this case, NYSDEC would make the investigation report available for public comment for 45 days. NYSDEC then would complete its review, make any necessary revisions, and, if appropriate, approve the investigation report. NYSDEC would then issue a “Certificate of Completion” (described below) to the Applicant.

**or**

2. The Applicant may recommend in its investigation report that action needs to be taken to address site contamination. After NYSDEC approves the investigation report, the Applicant may then develop a cleanup plan, officially called a “Remedial Work Plan”. The Remedial Work Plan describes the Applicant’s proposed remedy for addressing contamination related to the site.

When the Applicant submits a draft Remedial Work Plan for approval, NYSDEC would announce the availability of the draft plan for public review during a 45-day public comment period.

### *Cleanup Action*

NYSDEC will consider public comments, and revise the draft cleanup plan if necessary, before approving 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 selected remedy is formalized in the site Decision Document.

The Applicant may then design and perform the cleanup action to address the site contamination. NYSDEC and NYSDOH oversee the activities. When the Applicant completes cleanup activities, it will prepare a final engineering report that certifies that cleanup requirements have been achieved or will be achieved within a specific time frame. NYSDEC will review the report to be certain that the cleanup is protective of public health and the environment for the intended use of the site.

### *Certificate of Completion*

When NYSDEC is satisfied that cleanup requirements have been achieved or will be achieved for the site, it will approve the final engineering report. NYSDEC then will issue a Certificate of Completion (COC) to the Applicant. The COC states that cleanup goals have been achieved, and relieves the Applicant from future liability for site-related contamination, subject to certain conditions. The Applicant would be eligible to redevelop the site after it receives a COC.

### *Site Management*

The purpose of site management is to ensure the safe reuse of the property if contamination will remain in place. Site management is the last phase of the site cleanup program. This phase begins when the COC is issued. Site management incorporates any institutional and engineering controls required to ensure that the remedy implemented for the site remains protective of public health and the environment. All significant activities are detailed in a Site Management Plan.

An *institutional control* is a non-physical restriction on use of the site, such as a deed restriction that would prevent or restrict certain uses of the property. An institutional control may be used when the cleanup action leaves some contamination that makes the site suitable for some, but not all uses.

An *engineering control* is a physical barrier or method to manage contamination. Examples include: caps, covers, barriers, fences, and treatment of water supplies.

Site management also may include the operation and maintenance of a component of the remedy, such as a system that pumps and treats groundwater. Site management continues until NYSDEC determines that it is no longer needed.

## **Appendix A - Project Contacts and Locations of Reports and Information**

### **Project Contacts**

For information about the site's investigation and cleanup program, the public may contact any of the following project staff:

#### **New York State Department of Environmental Conservation (NYSDEC):**

Michael Kilmer  
Project Manager  
NYSDEC Region 3  
Division of Environmental Remediation  
21 S Putt Corners Rd  
New Paltz, NY 12561  
845-633-5463  
michael.kilmer@dec.ny.gov

Wendy Rosenbach  
Citizen Participation Specialist  
NYSDEC Region 3  
21 S Putt Corners Road  
New Paltz, NY 12561  
845-256-3018  
wendy.rosenbach@dec.ny.gov

#### **New York State Department of Health (NYSDOH):**

Maureen Schuck  
Project Manager  
NYSDOH, Bureau of Env. Exp. Invest.  
Empire State Plaza  
Corning Tower R. 1787  
Albany, NY 12237  
518-402-7860  
maureen.schuck@health.ny.gov

### **Locations of Reports and Information**

The facilities identified below are being used to provide the public with convenient access to important project documents:

Poughkeepsie Public Library District  
Attn: Deborah Weltsch  
93 Market Street  
Poughkeepsie, NY 12601  
Phone: 845-485-3445  
Hours: M-Th 9:00 AM – 9:00 PM  
F-Sat 9:00 AM – 5:00 PM;

Sun 9:00 AM – 2:00 PM  
  
NYSDEC Region 3  
21 South Putt Corners Road  
Attn: Wendy Rosenbach, CPS  
Phone: 845-256-3018  
Hours: (call for appointment)

## Appendix B - Site Contact List

### *Residents, Owners, and Occupants of Property and Adjoining Properties*

Address Parcel Identification	Owner Name and Address	Current Operators/ Occupants
Property		
19 Academy Street 131300-6162-77-121031-0000	PoK Academy, LLC 333 Park Avenue South, Suite 4E New York, NY 10010	None
21 Academy Street 131300-6162-77-120028-0000	PoK Academy, LLC 333 Park Avenue South, Suite 4E New York, NY 10010	None
23 Academy Street 131300-6162-77-116026-0000	PoK 23 Acad, LLC 333 Park Avenue South, Suite 4E New York, NY 10010	None
Adjoining Properties		
25 Academy Street 131300-6162-77-114018-0000	Ruparelia , Pritam K 25 Academy St. Poughkeepsie NY 12601	Deli Market (retail) vacant commercial
81 Cannon Street 131300-6162-78-128025-0000	337-81 LLC 35 High St Poughkeepsie NY 126010000	Vacant, residential
84 Cannon Street 131300-6162-77-125008-0000	Dutchess County Community 84 Cannon St. Poughkeepsie NY 12601	Dutchess County Community Action Partnership (offices)
83 Cannon Street 131300-6162-78-132034-0000	City of Poughkeepsie PO Box 300 Poughkeepsie NY 12602	parking lot
77 Cannon Street 131300-6162-77-122024-0000	Dutchess County Community 77 Cannon St. Poughkeepsie NY 12601	Dutchess County Community Action Partnership (offices)
17 Academy Street 131300-6162-77-122033-0000	PKNY Property Group LLC 34 Cannon St. Poughkeepsie NY 12601	vacant commercial – first floor residential (apartments) – upper floors

Address Parcel Identification	Owner Name and Address	Current Operators/ Occupants
20 Academy Street 131300-6162-77-108039- 0000	Fox , Jason 20 Academy St. Poughkeepsie NY 12601	vacant commercial – first floor residential (apartments) – upper floors
22 Academy Street 131300-6162-77-106035- 0000	PKNY Property Group LLC 34 Cannon St. Poughkeepsie NY 12601	Guavaberry Grill (restaurant) – first floor residential (apartments) – second floor
26 Academy Street 131300-6162-77-106030- 0000	Dig Papers, Inc. 84 Carolyn Dr. Cortlandt Manor NY 10567	La Kermes (restaurant) – first floor residential (apartments) – upper floors
80 Cannon Street 131300-6162-77-088015- 0000	City of Poughkeepsie PO Box 300 Poughkeepsie NY 12602	Dress for Success Community Action (offices)
Information provided by Dutchess County Parcel Access – <a href="http://geoaccess.co.dutchess.ny.us/parcelaccess/parcelaccess_map.htm">http://geoaccess.co.dutchess.ny.us/parcelaccess/parcelaccess_map.htm</a>		

***Property Owners Within 200' of Site***

**Source: <https://gis.dutchessny.gov/parcelaccess/addListResults.asp>**

Dutchess County Community  
84 Cannon St  
Poughkeepsie, NY 12601  
For Property:1313000061620077120015 0000

21 Acad St LLC  
35 High St  
Poughkeepsie, NY 12601  
For Property:1313000061620077120028 0000

Croft Road Properties LLC  
23 Croft Rd  
Poughkeepsie, NY 12603  
For Property:1313000061620078130043 0000

Hot Diggity Dog Inc  
96 Mahoney Rd  
Milton, NY 12547  
For Property:1313000061620 0781410420000

Jon Behrends  
PO Box 5146  
Poughkeepsie, NY 12602  
For Property:1313000061620078141035 0000

Turnover Inc  
117 Executive Drive Ste 100  
New Windsor, NY 12553  
For Property:1313000061620077122036 0000

Karan Garewal  
6 Brentwood C t  
Mt Kisco, NY 10549  
For Property:13130000616200781 450380000

368 Main Street LLC  
75-28 197th St  
Fresh Meadows, NY 11366  
For Property:1313000061620078143039000 0



Frank Skartados  
1900 Rte 9W  
Milton, NY 12547  
For Property:1313000061620 0771130120000

PKNY Property Group LLC  
34 Cannon St  
Poughkeepsie, NY 12601  
For Property:1313000061620077106035 0000

PKNY Property Group LLC  
34 Cannon St  
Poughkeepsie, NY 12601  
For Property:1313000061620077122033 0000

Broadway Premium Properties  
PO Box 522  
Monsey, NY 10952  
For Property:131300006162007 71140150000

Manda International Corp  
445 Saint James St  
Helbrook, NY 11741  
For Property:13130000616200781 380210000

Manda International Corp  
445 Saint James St  
Holbrook, NY 11741  
For Property:13130000616200781 350220000

1888 Hudson Property LLC  
373 Woodmont Rd  
Hopewell Junction, NY 12533  
For Property:13130000616200781410200000

358LS LLC  
PO Box 304  
Rhinebeck, NY 12572  
For Property:131300006162007813 30450000

Equity Trust Company, Custdn  
6369 Mill St  
Rhinebeck, NY 12572

For Property:131300006162007712 10400000

Seema Properties Inc  
324 Main St  
Poughkeepsie, NY 12601  
For Property:1313000061620077124051 0000

Gonzism Inc  
84 Carolyn D r  
Cortlandt Manor, NY 10567  
For Property:13130000616200771020320000

Dutchess County Community  
84 Cannon St  
Poughkeepsie, NY 12601  
For Property:1313000061620077121010 0000

Turnover Inc  
117 Executive Dr Ste 100  
New Windsor, NY 12553  
For Property:1313000061620078139043 0000

Dutchess County Community  
84 Cannon St  
Poughkeepsie, NY 12601  
For Property:1313000061620077125008 0000

1888 Hudson Property LLC  
373 Woodmont Rd  
Hopewell Junction, NY 12533  
For Property:13130000616200781430180000

City Of Poughkeepsie  
PO Box 300  
Poughkeepsie, NY 12602  
For Property:1313000061620078132034 0000

Luckey Platt Equities LLC  
3110 37th Ave Ste 500  
Long Island City, NY 11101  
For Property:13130000616200770990380000

King David Holdings Corp

PO Box 2733  
Poughkeepsie, NY 12603  
For Property:1313000061620078127046 0000  
Janet Redl, Trustee  
2 Sedgewick Rd  
Poughkeepsie, NY 12603  
For Property:1313000061620078133023 0000

1888 Hudson Property LLC  
373 Woodmont Rd  
Hopewell Junction, NY 12533  
For Property:13130000616200781480320000

23 ACAD ST LLC  
35 High St  
Poughkeepsie, NY 12601  
For Property:13130000616200771160260 000

19 Acad St LLC  
35 High St  
Poughkeepsie, NY 12601  
For Property:1313000061620077121031 0000

Dig Papers Inc  
84 Carolyn Dr  
Cortlandt Manor, NY 10567  
For Property:13130000616200771060300000

Franck Wilson Jean Baptiste  
34 Lindbergh Pl  
Poughkeepsie, NY 12603  
For Property:1313000061620078125047 0000

Jason Fox  
20 Academy St  
Poughkeepsie, NY 12601  
For Property:1313000061620077108039 0000

Dutchess County Community  
77 Cannon St  
Poughkeepsie, NY 12601  
For Property:1313000061620077122024 0000  
Redeemed Christian Fellowship

100 Cannon St  
Poughkeepsie, NY 12601  
For Property:1313000061620078128007 0000

Frank K. Skartados  
1900 Rte 9W  
Milton, NY 12547  
For Property:1313000061620 0771120030000

360 Main LLC  
35 High St  
Poughkeepsie, NY 12601  
For Property:1313000061620078137043 0000

Seema Properties Inc  
324 Main St  
Poughkeepsie, NY 12601  
For Property:1313000061620078128045 0000

337-81 LLC  
35 High St  
Poughkeepsie, NY 12601  
For Property:1313000061620078128025 0000  
Pritam K. Ruparelia  
25 Academy St  
Poughkeepsie, NY 12601  
For Property:13130000616200771140180 000

Luckey Platt Equities LLC  
3110 37th Ave Ste 500  
Long Island City, NY 11101  
For Property:13130000616200771080530000

City Of Poughkeepsie  
PO Box 300  
Poughkeepsie, NY 12602  
For Property:1313000061620077088017 0000

Elizabeth Heyer  
15 Thornwood Dr  
Poughkeepsie, NY 12603  
For Property:1313000061620078145018 0000

***Local Officials***

Dutchess County Executive:  
Marcus J. Molinaro  
County Executive  
22 Market Street  
Poughkeepsie, NY 12601  
(845) 486-2000

Mayor of City of Poughkeepsie:  
Mayor Rob Rolison  
City Hall  
62 Civic Center Plaza  
Poughkeepsie, NY 12601  
(845) 451-4073

City of Poughkeepsie Administrator:  
Marc Nelson  
City Administrator  
62 Civic Center Plaza  
Poughkeepsie, NY 12601  
(845) 451-4072

Building Planning & Zoning: Building Planning & Zoning  
City Hall – 2nd Floor  
62 Civic Center Plaza  
Poughkeepsie, NY 12601  
(845) 451-4007

Judith Knauss  
Deputy Zoning Administrator  
(845) 451-4010

Kathy Rodriguez  
Municipal Secretary  
(845) 451-4007

Dutchess County Planning Board Commissioner:  
Eoin Wrafter, Commissioner  
27 High Street  
Poughkeepsie, NY 12601  
(845) 486-3600

City of Poughkeepsie Planning Board Chairperson  
Robert Levine  
62 Civic Center Plaza  
Poughkeepsie, NY 12601  
(845) 451-4007

Poughkeepsie City Chamberlain:  
Deanne Flynn, City Chamberlain  
62 Civic Center Plaza  
Poughkeepsie, NY 12601  
(845) 451-4276

Document Repository:  
Deborah Weltsch  
Poughkeepsie Public Library District  
93 Market Street  
Poughkeepsie, NY 12601  
845-485-3445

***News Media***

Poughkeepsie Journal  
85 Civic Center Plaza  
Poughkeepsie, NY 12601  
(845) 454-2000

WKIP News Radio  
20 Tucker Drive  
Poughkeepsie, NY 12603  
(845) 471-2300

***Public Water Supplier***

City of Poughkeepsie Department of Public Works  
Jesse Purcell, Clerk  
DPW Compound  
26 Howard Street  
Poughkeepsie, NY 12601  
(845) 451-4263

***Persons requesting to be placed on the contact list***

None to date

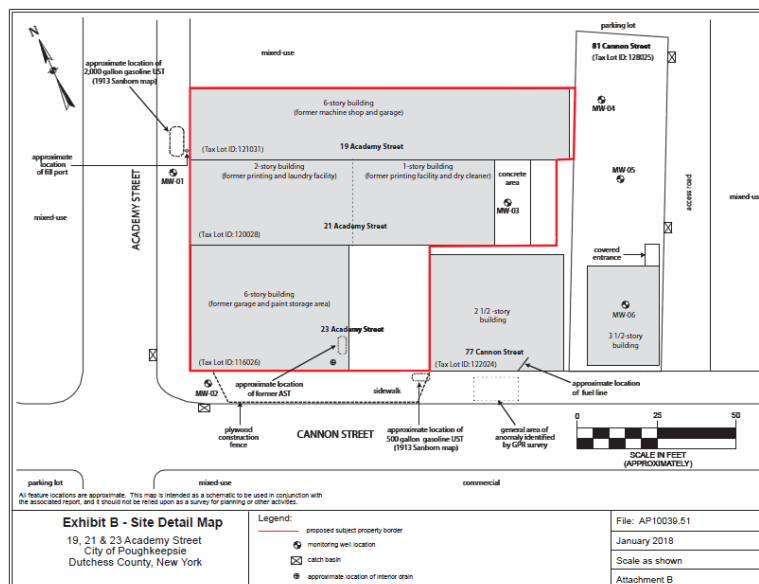
***Administrator for any nearby school or day care facility***

David Scott, Principal  
Clinton Elementary School  
100 Montgomery Street  
Poughkeepsie, NY 12603  
(845) 451-4600

***Community Board***

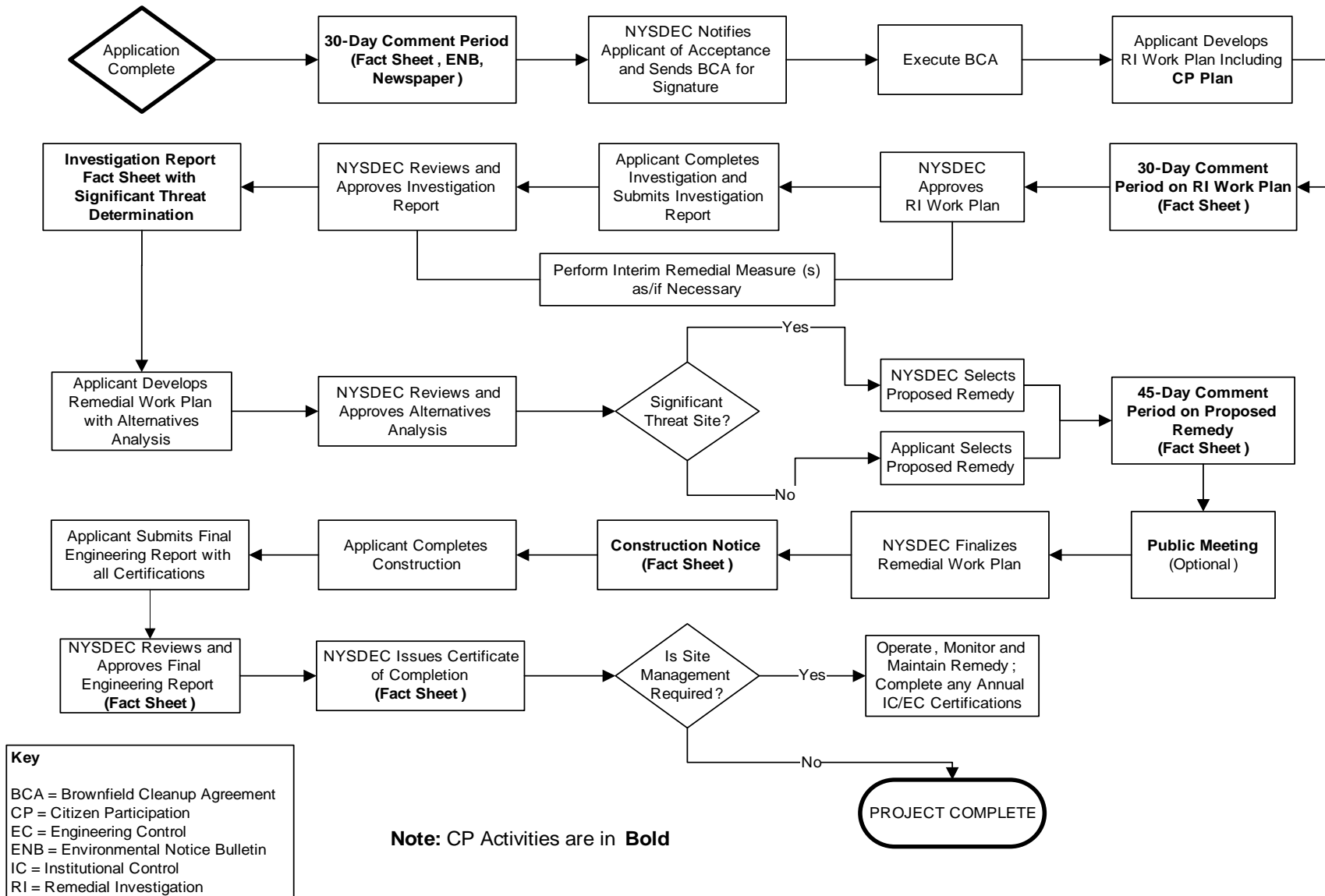
Not Applicable

## Appendix C - Site Location Map, Property Map and Site Detail Map





## Appendix D– Brownfield Cleanup Program Process







Division of Environmental Remediation

**Remedial Programs**  
**Scoping Sheet for Major Issues of Public Concern** (see instructions)

**Site Name:** 19, 21 & 23 Academy Street

**Site Number:** C314126

**Site Address and County:** 19, 21 & 23 Academy Street, Poughkeepsie, NY

**Remedial Party(ies):** PoK Academy, LLC & PoK 23 Acad, LLC

**Note: For Parts 1. – 3. the individuals, groups, organizations, businesses and units of government identified should be added to the site contact list as appropriate.**

**Part 1.** List major issues of public concern and information the community wants. Identify individuals, groups, organizations, businesses and/or units of government related to the issue(s) and information needs. **Use this information as an aid to prepare or update the Major Issues of Public Concern section of the site Citizen Participation Plan.**

It is anticipated that the public will expect information on the structural integrity of remaining structures. The Volunteer will be working closely with the City Building Department to make the necessary evaluations.

How were these issues and/or information needs identified?

The City and the Volunteer are aware of Site conditions at 19 Academy Street as a result of the building's collapse.

**Part 2.** List important information needed **from** the community, if applicable. Identify individuals, groups, organizations, businesses and/or units of government related to the information needed.

No information is currently needed from the Community

How were these information needs identified?

Not applicable

**Part 3.** List major issues and information that need to be communicated **to** the community. Identify individuals, groups, organizations, businesses and/or units of government related to the issue(s) and/or information.

Site conditions (both environmental and structural) will be presented to the Community as the information becomes available. Environmental information will be presented in the Site Investigation Report (SIR). Structural information will be presented to the Building Department.

How were these issues and/or information needs identified?

Not applicable

**Part 4.** Identify the following characteristics of the affected/interested community. This knowledge will help to identify and understand issues and information important to the community, and ways to effectively develop and implement the site citizen participation plan (mark all that apply):

**a.** Land use/zoning at and around site:

☒ **Residential**    ☐ **Agricultural**    ☐ **Recreational**    ☒ **Commercial**    ☐ **Industrial**

**b.** Residential type around site:

☒ **Urban**    ☐ **Suburban**    ☐ **Rural**

c. Population density around site:

☐ High ☒ Medium ☐ Low

d. Water supply of nearby residences:

☒ Public ☐ Private Wells ☐ Mixed

e. Is part or all of the water supply of the affected/interested community currently impacted by the site?

☐ Yes ☒ No

Provide details if appropriate:

[Click here to enter text.](#)

f. Other environmental issues significantly impacted/impacting the affected community?

☐ Yes ☒ No

Provide details if appropriate:

[Click here to enter text.](#)

g. Is the site and/or the affected/interested community wholly or partly in an Environmental Justice Area?

☒ Yes ☐ No

h. Special considerations:

☐ Language ☐ Age ☐ Transportation ☐ Other

Explain any marked categories in h:

[Click here to enter text.](#)

**Part 5.** The site contact list must include, at a minimum, the individuals, groups, and organizations identified in Part 2. of the Citizen Participation Plan under 'Site Contact List'. Are *other* individuals, groups, organizations, and units of government affected by, or interested in, the site, or its remedial program? (Mark and identify all that apply, then adjust the site contact list as appropriate.)

☒ **Non-Adjacent Residents/Property Owners:** [Click here to enter text.](#)

☒ **Local Officials:** [Click here to enter text.](#)

☒ **Media:** [Click here to enter text.](#)

☐ **Business/Commercial Interests:** [Click here to enter text.](#)

☐ **Labor Group(s)/Employees:** [Click here to enter text.](#)

☐ **Indian Nation:** [Click here to enter text.](#)

☐ **Citizens/Community Group(s):** [Click here to enter text.](#)

☐ **Environmental Justice Group(s):** [Click here to enter text.](#)

☐ **Environmental Group(s):** [Click here to enter text.](#)

☐ **Civic Group(s):** [Click here to enter text.](#)

☐ **Recreational Group(s):** [Click here to enter text.](#)

☐ **Other(s):** [Click here to enter text.](#)

**Prepared/Updated By:** [Click here to enter text.](#)

**Date:** [Click here to enter text.](#)

**Reviewed/Approved By:** [Click here to enter text.](#)

**Date:** [Click here to enter text.](#)