



Department of  
Environmental  
Conservation

# FACT SHEET

## Brownfield Cleanup Program

Crannell Square  
35 Catharine Street  
Poughkeepsie, NY 12601

**SITE No. C314130**  
NYSDEC REGION 3

September 2020

### Where to Find Information:

**DEC Info Locator – On-line Repository**  
<https://www.dec.ny.gov/data/DecDocs/C314130/>

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

*(\*Repositories may be temporarily unavailable due to COVID-19 precautions. If you cannot access the online repository, please contact the NYSDEC project manager listed below for assistance)*

### 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](mailto:michael.kilmer@dec.ny.gov)

**Project-Related Health Questions**  
Mark Sergott  
NYSDOH  
Empire State Plaza – Corning Tower  
(518) 402-7860  
[bee@health.ny.gov](mailto:bee@health.ny.gov)

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

## Environmental Cleanup to Begin at Brownfield Site

Action is about to begin that will address contamination related to the Crannell Square site ("site") located at 35 Catharine Street, Poughkeepsie, Dutchess County. Please see the map for the site location. The cleanup activities will be performed by The Kearney Realty & Development Group, Inc. ("applicant") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). NYSDEC has determined that the Remedial Action Work Plan (RAWP) protects public health and the environment and has approved the plan.

- Access the approved RAWP and other project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C314130/>.
- The documents also are available at the location(s) identified at left under "Where to Find Information."

Remedial activities are expected to begin in September 2020 and continue into 2021.

**Highlights of the Upcoming Cleanup Activities:** The goal of the cleanup action for the site is to achieve cleanup levels that protect public health and the environment. The key components of the remedy are:

- Excavation and off-site disposal of contaminated soil from depths ranging from 4-15 feet below ground surface;
- Removal of Underground Storage Tanks (USTs) and associated piping, if encountered;
- Collection and analysis of end-point soil samples and post-remedial groundwater monitoring to evaluate the effectiveness of the remedy;
- Importing clean material that meets the established Soil Cleanup Objectives for use as backfill;
- Evaluation of soil vapor intrusion (SVI) for any future on-site buildings, and implementing actions to address exposures related to SVI if any are identified; and
- Implementing a Site Management Plan (SMP) for long term monitoring and maintenance of remedial systems and recording of an Environmental Easement to ensure proper use of the site.
- A site-specific health and safety plan (HASP) and a Community Air Monitoring Plan (CAMP) will be implemented during remediation activities. The HASP and CAMP establish procedures to protect on-site workers and residents and includes required air monitoring as well as dust and odor suppression measures.

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**Next Steps:** After the applicant completes the cleanup activities, they will prepare a Final Engineering Report (FER) and submit it to NYSDEC. The FER will describe the cleanup activities completed and certify that cleanup requirements have been achieved or will be achieved.

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 will then issue a Certificate of Completion to the applicant. The applicant would be able to redevelop the site in conjunction with receiving a Certificate of Completion. In addition, the applicants:

- 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 cleanup activities and for redevelopment of the site.

NYSDEC will issue a fact sheet that describes the content of the Final Engineering Report. The fact sheet will identify any institutional controls (for example, deed restrictions) or engineering controls (for example, a site cap) necessary at the site in relation to the issuance of the Certificate of Completion.

**Site Description:** The site is an approximately 1.22-acre parcel and is bordered on the north by the East-West Arterial, on the west by Catharine Street, and on the south by Crannell Street. It is currently developed as a municipal parking lot. The site has been used for commercial and residential purposes from as early as 1887 until circa 1960, when all former on-site structures were demolished. Previous historical structures included: an automotive repair facility, a large private garage, a warehouse, a school (eventually used as boarding house/hotel) and multiple dwellings. The site was developed by the City of Poughkeepsie as a municipal parking lot by 1963. Based on investigations conducted to date, the primary contaminants of concern include metals and polycyclic aromatic hydrocarbons (PAHs) in soil and VOCs in groundwater and soil vapor.

Following remediation, the site will be redeveloped into a mixed-use residential complex with first floor commercial

businesses.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C314130) at:

<http://www.dec.ny.gov/cfmx/extapps/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 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:

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

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*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.*

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## Stay Informed With DEC Delivers

Sign up to receive site updates by email:

[www.dec.ny.gov/chemical/61092.html](http://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: <http://www.dec.ny.gov/pubs/109457.html>

# BROWNFIELD CLEANUP PROGRAM

Figure 1 – Site Location

