



Department of
Environmental
Conservation

Where to Find Information

Access project documents through the DECinfo Locator/on-line repository and at this location:

<https://www.dec.ny.gov/data/DecDocs/C314131/>.

Document Repository

Adriance Memorial Library
93 Market Street
Poughkeepsie, New York 12601

Who to Contact

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

Project-Related Questions

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Project-Related Health Questions

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ESP - Corning Tower, Room 1787
Albany New York 12237
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beci@health.ny.gov

For more information about New York's Brownfield Cleanup Program, visit:

www.dec.ny.gov/chemical/8450.html

FACT SHEET

Brownfield Cleanup Program

Standard Gage & Coal
58 Parker Avenue
and

164 Garden Street
Poughkeepsie NY 12601

SITE No. C314131
NYSDEC REGION 3

April 2022

Environmental Cleanup to Begin at Brownfield Site

Action is about to begin that will address contamination related to the Standard Gage & Coal site ("site") located at 58 Parker Avenue and 164 Garden Street, Poughkeepsie, New York. Please see the map for the site location. The cleanup activities will be performed by Northside Junction, LLC ("applicant(s)") 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 RIR, RAWP and other project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C314131/>.
- The documents also are available at the location(s) identified at left under "Where to Find Information."

Remedial activities are expected to begin in April 2022 and last about 7 months.

Highlights of the Upcoming Cleanup Activities: The goal of the cleanup action for the site is to achieve restricted-residential and/or commercial use cleanup levels that protect public health and the environment. The key components of the remedy are:

- Removal of three Underground Storage Tanks (USTs) at 164 Garden Street in accordance with local, state, and federal regulations;
- Excavation of a soil hotspot contaminated with chlorinated solvents in the southern portion of the site to bedrock;
- Excavation of a soil hotspot contaminated with per- and polyfluoroalkyl substances (PFAS) in the center of the site to a depth of 5 feet
- Collection and analysis of documentation samples to evaluate the effectiveness of excavation remedies;
- Installation of a Soil Vapor Extraction (SVE) system to remove chlorinated vapors from the subsurface;
- Installation of Sub-Slab Depressurization System (SSDS) in all remaining buildings to prevent the movement of contaminated vapors into indoor air;
- Import of clean soil that meets the applicable Soil Cleanup Objectives (SCOs);
- Implementing a site wide cover comprised of building slab(s), clean soil covers, and/or asphalt.
- 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.

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 applicant 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, environmental easements) or engineering controls (for example, a site cover) necessary at the site in relation to the issuance of the Certificate of Completion.

Site Description: The site is comprised of two parcels, 58 Parker Avenue and 164 Garden Street in Poughkeepsie, New York. The site is in a mixed commercial, industrial, residential and recreational use neighborhood.

The site is 2.46 acres and the two parcels are separated by a rail spur which is owned by the county. The Parker Avenue parcel is developed with a former manufacturing facility, historically owned and operated by the Standard Gage Company. The nine buildings on the Parker Avenue parcel are currently vacant. The remedial action will meet standards for a mixture of commercial and restricted residential uses. The existing buildings will be redeveloped for commercial use with a parking lot on the western portion of the parcel and will be remediated to commercial standards. A community recreational area will be created on the eastern portion of the parcel and will be remediated to restricted residential standards.

The Garden Street parcel is developed with a single-story 6,000 square foot commercial warehouse which is currently vacant. Three unregistered underground storage tanks (USTs) were removed in 2008 and replaced with one 1,000-gallon tank and two 500-gallon tanks. The parcel will be remediated to commercial standards.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C314131) at:

<http://www.dec.ny.gov/cfm/xtapps/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>

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: <http://www.dec.ny.gov/pubs/109457.html>

BROWNFIELD CLEANUP PROGRAM

Site Location Map



DATA SOURCES:
 Tax Parcel Outline: Dutchess County ParcelAccess, 2019
 Aerial Image: NYS ITS GIS Program Office, 2016

PVE
 48 Springside Avenue
 Poughkeepsie, NY 12603
 Office: 846.454.2544
 Fax: 846.454.2655

SELECTED SITE FEATURES
 58 PARKER AVENUE & 164 GARDEN STREET
 CITY OF POUGHKEEPSIE
 DUTCHESS COUNTY, NEW YORK 12601

LEGEND
 TAX PARCEL OUTLINE

PROJECT NO.

560532



FIGURE 2

DATE: 03/03/2021

SCALE: AS INDICATED

DATUM: NAD83

PROJECTION: STATE PLANE NY EAST (FT)

ALL LOCATIONS APPROXIMATE

BROWNFIELD CLEANUP PROGRAM



Kathy Hochul, Governor | Basil Seggos, Commissioner

www.dec.ny.gov

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