



Department of  
Environmental  
Conservation

# FACT SHEET

Brownfield Cleanup Program

Wallace Campus

319, 325, 327-329 & 331 Main Street  
Poughkeepsie, NY 12601

**SITE No. C314134**

**NYSDEC REGION 3**

**May 2022**

## Where to Find Information:

DEC Info Locator – Web Application  
[https://www.dec.ny.gov/data/DecDocs/  
C314134/](https://www.dec.ny.gov/data/DecDocs/C314134/)

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

## **Project-Related Health Questions**

Jacquelyn Nealon  
NYSDOH  
Empire State Plaza  
Corning Tower, Room 1787  
Albany, NY 12237  
(518) 402-7860  
[beci@health.ny.gov](mailto:beci@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)

## **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 Wallace Campus site (“site”) located at 319, 325, 327-329 & 331 Main 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 does not pose a significant threat to public health or the environment. This decision is based on the lack of exposure routes to soils on-site; the lack of contamination in groundwater on-site; and the results of the off-site exposure assessment that showed low potential for human exposure to site-related contaminants via soil vapor intrusion.

**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 4 through June 20, 2022.**

- Access the RAWP and other project documents online through the DECInfo Locator: <https://www.dec.ny.gov/data/DecDocs/C314134/>.
- 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 Multi-Track remedy consists of:

- Excavation and off-site disposal of contaminated soil up to 12 feet below surface grade across the site except beneath the structural footprint of the historic Wallace Department Store;
- Collecting and analyzing end-point soil samples to evaluate the effectiveness of the remedy;
- Retaining the Wallace Department Store structural footprint as a demarcation layer 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;
- Implementing 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.
- Recording of an Environmental Easement to ensure proper use of the site.

# BROWNFIELD CLEANUP PROGRAM

The proposed remedy was developed by Wallace Campus Manager LLC (“applicant”) after performing a detailed investigation of the site under New York's Brownfield Cleanup Program (BCP). A “Remedial Investigation Report”, which describes the results of the site investigation was submitted concurrently with the Remedial Action Work Plan and is also available for review at the locations identified on Page 1.

**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 applicant 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 2.480-acre site is bordered on the north by Mill Street, south by Main Street, and on the east by Catharine Street. The site currently contains multiple former commercial structures that are currently vacant. The site has been historically used for automotive repair, machining operations, furniture finishing, and laundry activities. The anticipated redevelopment includes a 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, C314134) at:

<https://www.dec.ny.gov/cfm/xtapps/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. PAHs and metals are present site-wide in soil likely associated with historic fill observed from soil borings. Metals were also found exceeding their respective standards in groundwater but are considered to be background levels and are typically naturally occurring or related to road salt application. The proposed redevelopment includes residential apartment complexes with first floor commercial applications.

**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>

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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

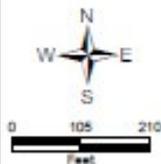
Interactive map to access DEC documents and public data about the environmental quality of specific sites: <https://www.dec.ny.gov/pubs/109457.html>

# BROWNFIELD CLEANUP PROGRAM

## Site Location



Source: Esri, Mapbox, GeoEye, Earthstar, AeroGRID, IGN, and the GIS User Community



### Site Location Map

Wallace Campus  
City of Poughkeepsie, Dutchess County  
Site No. C314134



## Translation Available. Don't see your language? Ask!

<b>English</b>	To have this document translated into a language you can understand, contact the person below. There is no charge for the translation.
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<b>Język Polski Polish</b>	Aby uzyskać tłumaczenie tego dokumentu na język, który jest dla Ciebie zrozumiały, skontaktuj się z poniższą osobą. Za tłumaczenie nie jest pobierana żadna opłata.

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