



FACT SHEET Brownfield Cleanup Program

Receive Site Fact Sheets by Email. See "For More Information" to Learn How.

Site Name: Queen City Lofts
DEC Site #: C314125
Address: 172-182 Main St and 11 South Bridge St, Poughkeepsie

Have questions? See "Who to Contact" Below

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) to address contamination related to Queen City Lofts ("site") at 172-182 Main Street and 11 South Bridge Street in Poughkeepsie, Dutchess County. Please see the map for the site location. Documents related to the cleanup of this site can be found at the location identified below under "Where to Find Information."

The cleanup activities will be performed and funded by The Kearney Realty and Development Group (applicant) with oversight provided by NYSDEC. When NYSDEC is satisfied cleanup requirements have been achieved, the applicant may be eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site.

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.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's website at:

http://www.dec.ny.gov/cfmx/extapps/derexternal/haz/details.cfm?pageid=3&progno=C314125

How to Comment:

NYSDEC is accepting written comments about the proposed cleanup plan for 45 days, from January 23, 2017 through March 10, 2017. The draft Remedial Work Plan (RWP) containing the proposed site remedy is available for public review at the location(s) identified below under "Where to Find Information." Please submit comments to the NYSDEC project manager listed under Project Related Questions in the "Who to Contact" area below.

The proposed remedy consists of:

- Excavation and off-site disposal of approximately 8,600 cubic yards of contaminated soil. This includes historic fill and petroleum contaminated soil across an area of 9,000 square feet and to an average depth of 5 feet. This excavation will also include the removal of any underground storage tanks on the site.
After the excavation is complete, a site cover will be installed to protect against future

contact with remaining contaminated soils. In areas where no buildings will be constructed, this cover will consist of pavement or a minimum of two feet of soil meeting the restricted residential soil cleanup objectives.

- A soil vapor intrusion investigation will be done to determine the need for a soil vapor mitigation system. If deemed necessary, a mitigation system will be installed.
- A long term site management plan and environmental easement will be put in place to ensure that the remedy remains protective of public health and the environment.

Summary of the Investigation

The initial investigations show evidence of contamination from the site's industrial and commercial history. In the location of two former underground storage tanks, petroleum contaminated soil was found.

Soils on the site contain elevated levels of metals, such as lead and mercury, and semi-volatile organic compounds. The site includes an isolated area where pesticides exceed the restricted residential standards.

In the southern section of the site, volatile organic compounds were found in the groundwater and soil vapor. Ethylbenzene and xylene were found in the groundwater. Tetrachlorethene was found in the soil vapor.

Next Steps:

NYSDEC will consider public comments received on the proposed remedy presented in the draft RWP and ultimately issue a final Decision Document. The New York State Department of Health (NYSDOH) must also concur with the remedy. The final Remedial Work Plan (with revisions if necessary) and the Decision Document will be made available to the public. After the Decision Document is finalized, the applicant will design and perform the cleanup action to address site contamination, with oversight by NYSDEC and NYSDOH.

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

Background:

Location: The site consists of portions of four tax lots located at 178-182 Main Street and 11 and 15 South Bridge Street, City of Poughkeepsie, Dutchess County, New York. The site is an irregular-shaped, 0.76-acre parcel, which has 235.7 feet of frontage on the southern side of Main Street and 190.2 feet of frontage on the eastern side of South Bridge Street.

Site Features: The property currently contains grass-covered and wooded areas at the eastern property borders. The southern section of the site includes vacant buildings. The ground generally slopes from the northwest corner of the site to the southeast.

Current Zoning and Land Use: The site is zoned C-2 (Commercial) and is currently vacant.

Past Use of the Site: The subject property was used for commercial and residential purposes from as early as 1887 until the early to mid-1980s when most of the former on-site structures were demolished.

Site Geology and Hydrogeology: Soils have been reworked by excavation and the construction and demolition of prior buildings on the site. They consist of well drained brown to gray sands, which overlie brown loamy clays.

Shallow groundwater in the vicinity of the property is likely to follow overall surficial topography and flow to the west, toward the Hudson River. Groundwater was encountered between 10 and 12 feet below the ground during the extension of test pits at the northeastern portion of the subject property.

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>

FOR MORE INFORMATION

Where to Find Information:

Project documents are available at the following location to help the public stay informed.

Poughkeepsie Public Library
93 Market St.
Poughkeepsie, NY 12601
845-485-3445

Selected project documents are also available on the NYSDEC website at:
<http://www.dec.ny.gov/chemical/37552.html>.

Who to Contact

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

Project Related Questions

Douglas MacNeal
New York State Department of
Environmental Conservation
625 Broadway, 11th Floor
Albany, NY 12233-7014
518-402-9662
douglas.macneal@dec.ny.gov
{ Call for an appointment }

Site-Related Health Questions

Steven Berninger
New York State Department of Health
Empire State Plaza
Corning Tower Rm 1787
Albany, NY 12237
518-402-7860
bee@health.ny.gov

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.

Receive Site Fact Sheets by Email

Have site information such as this fact sheet sent right to your email inbox.

NYSDEC invites you to sign up with one or more contaminated sites county email listservs available at the following web page: <http://www.dec.ny.gov/chemical/61092.html>. It's quick, it's free, and it will help keep you *better informed*.

As a listserv member, you will periodically receive site-related information/announcements for all contaminated sites in the county(ies) you select.

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



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