



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: 178-182 Main Street and 11 South Bridge Street
Poughkeepsie, NY 12601

Have questions?
See
"Who to Contact"
Below

Draft Investigation Work Plan for Brownfield Site Available for Public Comment

The public is invited to comment on a draft work plan being reviewed by the New York State Department of Environmental Conservation (NYSDEC) to investigate the Queen City Lofts site ("site") located at 178-182 Main Street and 11 South Bridge Street, 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(s) identified below under "Where to Find Information."

Draft Investigation Work Plan

The draft investigation work plan, called a "Remedial Investigation Work Plan," was submitted to NYSDEC under New York's Brownfield Cleanup Program. The investigation will be performed with oversight by NYSDEC and the New York State Department of Health (NYSDOH).

How to Comment

NYSDEC is accepting written comments about the draft investigation work plan for 30 days, from **September 12, 2016** through **October 12, 2016**. The proposed plan is available for 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.

Highlights of the Proposed Site Investigation

The investigation will define the nature and extent of contamination in soil, surface water, groundwater and any other parts of the environment that may be affected.

The initial investigations show evidence of contamination from the site's industrial and commercial history.

Soils on the site contain elevated levels of metals, such as lead and mercury, and semi-volatile organic compounds. There is also an isolated location with pesticides that 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.

The remedial investigation work will be used to fully delineate the nature and extent of the contamination.

Next Steps

NYSDEC will consider public comments, revise the plan as necessary, and approve the work plan. NYSDOH must concur with the plan. The approved work plan will be made available to the public (see “Where to Find Information” below). After the work plan is approved, the activities detailed in the work plan will be implemented.

When the investigation is completed, a report will be prepared and submitted to the NYSDEC that summarizes the results. NYSDEC will review the report, make any necessary revisions and, if appropriate, approve the report.

After the investigation, a cleanup plan, called a “Remedial Work Plan” will be developed and a Decision Document will be proposed. The cleanup plan will include an evaluation of the proposed site remedy, or recommend a no action or no further action alternative. The goal of the cleanup plan is to ensure the protection of public health and the environment. NYSDEC will present the proposed cleanup plan to the public for its review and comment during a 45-day comment period. 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.

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>

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

FOR MORE INFORMATION

Where to Find Information

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

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

Who to Contact

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

Project Related Questions

Douglas MacNeal
Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7014
518-402-9662
douglas.macneal@dec.ny.gov

Site-Related Health Questions

Maureen Schuck
New York State Department of Health
Empire State Plaze Corning Tower Room 1787
Albany, NY 12237
518-402-7860
BEEI@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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