



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

*(Physical 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

Mark Domaracki, Project Manager  
NYSDEC  
625 Broadway  
Albany NY 12233  
(518) 402-9832  
[mark.domaracki@dec.ny.gov](mailto:mark.domaracki@dec.ny.gov)

### Project-Related Health Questions

Mark Sergott, P.G., Project Manager  
NYSDOH – Bureau of Environmental  
Exposure Investigation  
ESP - Corning Tower, Room 1787  
Albany New York 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)

# FACT SHEET

Brownfield Cleanup Program

Standard Gage & Coal  
58 Parker Avenue  
and  
164 Garden Street  
Poughkeepsie NY 12601

SITE No. C314131  
NYSDEC

September 2021  
REGION 3

## Report Recommends Cleanup of Contamination, Remedy Proposed for Brownfield Site

The New York State Department of Environmental Conservation (NYSDEC) is reviewing the Remedial Investigation Report and the proposed remedial action plan for the Standard Gage & Coal site ("site") located at 58 Parker Avenue and 164 Garden Street, Poughkeepsie, New York. The public is invited to comment on the proposed remedy.

Based on the findings of the investigation summarized below, NYSDEC in consultation with the New York State Department of Health (NYSDOH) has determined that the site requires remediation.

**How to Comment:** NYSDEC is accepting written comments about the proposed plan, called a "Draft Remedial Action Work Plan (RAWP)" for 45 days, from **September 9 through October 23, 2021**.

- 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."
- Please submit comments on the draft RAWP to the NYSDEC project manager listed under Project-Related Questions in the "Who to Contact" area at left.

**Highlights of the Remedial Investigation Report:** Semi-volatile organic compounds (SVOCs) and metals were found in shallow subsurface soils at concentrations above use-specific soil cleanup objectives (SCOs). The SVOCs and metals are present at depths up to 4 feet below grade and are likely the result of past site uses and historic fill, which is present throughout the site.

Volatile organic compounds (VOCs), SVOCs and metals were identified in groundwater exceeding Class GA groundwater quality standards. Trichloroethylene (TCE) was detected in five monitoring wells. Per- and polyfluoroalkyl substances (PFAS) were detected in three groundwater samples exceeding screening levels.

VOCs were detected in soil vapor sampling locations at concentrations requiring mitigation.

# BROWNFIELD CLEANUP PROGRAM

**Draft Remedial Work Plan:** The proposed mixed use (commercial and restricted residential) includes the redevelopment of five site buildings for commercial use as office space and the creation of a public garden and recreation area next to the CSX rail trail. The remedy consists of:

- Excavation of soil that exceeds restricted residential and commercial SCOs, with proper off-site disposal;
- Installation of a site wide cover system;
- Removal of Underground Storage Tanks (USTs) and associated piping located on the 164 Garden Street parcel;
- Installation of sub-slab depressurization systems (SSDS) in five buildings that will be occupied and enclosed;
- Demolition of three buildings and conversion of building E into an open air courtyard;
- Implementing a Health and Safety Plan and Community Air Monitoring Plan during intrusive activities; and
- Implementing a Site Management Plan (SMP) for long term maintenance of the remedial systems and recording an Environmental Easement to ensure proper future use.

**Next Steps:** NYSDEC will complete its review, make any necessary revisions and, if appropriate, approve the investigation report. The approved report will be made available to the public (see "Where to Find Information" at left). As noted above, the applicant has developed a cleanup plan, called a "Remedial Work Plan" which is the subject of this comment period. This plan describes how contamination will be addressed, with NYSDEC and NYSDOH overseeing the work.

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 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 historical 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 Garden Street Parcel is developed with a single-story 6,000 square foot commercial warehouse. Three unregistered underground storage tanks (USTs) were removed in 2008 and replaced with one 1,000-gallon tank and two 500-gallon tanks.

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](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

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