



FACT SHEET

Brownfield Cleanup Program

**Former AC DUTTON Site
Site No. C314
Poughkeepsie, NY**

March 2005

Site Investigation and Alternatives Analysis Work Plan Available for Review

The former AC DUTTON site, located on 2 Hoffman Street in the City of Poughkeepsie (Figure 1), has been accepted into the New York State Department of Environmental Conservation's (the "Department") Brownfield Cleanup Program. The Volunteer, The O'Neill Group – Dutton, LLC has developed a Site Investigation and Alternatives Analysis work plan that describes the proposed investigation and remedial alternatives that will be employed at the site to assess the nature and extent of the impacts to the site associated with its industrial past. The investigation and future remediation of the site will be done under New York's Brownfield Cleanup Program (BCP) per Title 14 of Article 27 of the Environmental Conservation Law. Oversight of the investigation will be provided by the Department.

The intended future use of this parcel is a mixture of residential and commercial development. The Volunteer will be applying for the necessary and appropriate permits to redevelop the parcel through the City and Town of Poughkeepsie. The Department will oversee and approve any remedial alternatives selected to mitigate any potential problems discovered during the investigation process.

Highlights of the Upcoming Site Investigation Activities

Site Investigation and Alternatives Analysis activities at the former AC DUTTON site have several goals including:

- 1) Identify the nature and extent, both laterally and vertically of contamination resulting from the historic use of the property for industrial purposes;
- 2) Identify any source areas for the contamination;
- 3) Assess contaminant fate and transport including but not limited to the existing and potential impacts of groundwater contamination on surface water, air, soil vapor, and indoor air quality;
- 4) Produce data to support the development of Remedial Work Plan or a determination that remediation is not necessary;
- 5) Evaluate several remedial alternatives that can be used to effectively address contamination identified during the site investigation phase, and
- 4) Evaluate whether the proposed remedial scenarios will be protective of human health and the environment in light of the intended or reasonably anticipated future use of the site.

The proposed Site Investigation and Alternatives Analysis Work Plan dated March 2005 is available for review at the document repositories identified at the end of this fact sheet. The document is currently under review by the Department and may be subject to modification. The document currently contains an Introduction and Purpose, Site History and Description, Objectives, Scope, and Rationale, a description of the proposed field investigation which includes soil sampling, groundwater sampling, sediment sampling, tidal impacts assessment, a Field Activities Plan, a QA/QC Plan, a Health and Safety Plan, a description of the proposed Investigation and Alternatives Analysis report, a Schedule and a Citizens Participation Plan. The work plans are subject to 30-day public comment prior to Department approval.

The site has historically been used for industrial purposes. The site is occupied by an inactive lumber wholesaling and pressure treatment facility operated by the A.C. Dutton Corporation for many years. Prior to those activities portions of the site may have been occupied by a foundry and a glass manufacturing facility. The owner of this property is contemplating an integrated residential and commercial development for this property. The site currently consists of two tax parcels making up approximately 15 acres. A recent survey of the property commissioned by the current owner is attached. The majority of the 15 acres falls in the City of Poughkeepsie and the remainder lies in the Town of Poughkeepsie. The tax parcel boundaries are depicted on the survey map attached to this application.

The former A.C. Dutton facility manufactured pressure treated lumber. Raw materials were brought in by truck, boat or rail car, processed in either of the two treatment plants, temporarily stored in a sheltered drip pad area and allowed to dry and then stored outside prior to commercial resale. Several investigations have been performed on the property. The results of the investigations indicated that past use of the property to create pressure treated lumber using Copper Chromate Arsenate (CCA) has resulted in impacts to soil and groundwater. The Volunteer is aware that the historic use of the property has resulted in soil and possibly groundwater contamination and intends to take the appropriate steps to make certain that the future residents and visitors are not exposed to the contaminants of concern.

Next Steps

The O'Neill Group – Dutton, LLC intends to implement investigation activities and the alternatives analysis beginning on or about the end of May 2005. The Investigation is planned to be completed and a report submitted to the Department for review by the middle of July 2005. The results will be available for review shortly thereafter. Another Fact Sheet will be released to interested parties describing the finding of the investigation.

FOR MORE INFORMATION

Document Repositories

Local document repositories are being established at the following locations to allow the public to review important project documents. Documents, including the application and those described in this fact sheet will be available for review:

Adriance Memorial Library
93 Market Street
Poughkeepsie, NY 12601
Attn: Ms. Jean Hojnacki
Head of Reference
(845) 485- 3445
M-Th: 9 a.m. to 9 p.m.
Sat: 9 a.m. to 5 p.m.
Sun: 1 p.m. to 5 pm.
Friday: Closed

NYSDEC Region 3 Office
21 South Putt Corners Road
New Paltz, New York 12561
Attn: Mr. Michael Knipfing
(845) 256-3154
Hours: M-F, 9-4
By Appointment

NYSDEC Central Office
11th Floor, 625 Broadway
Albany, New York 12233
Attn: Mr. Bradley Brown
(518) 402-9564
Hours: 8-4
By Appointment

Who to Contact

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

Project-Related Questions

Bradley Brown

New York State Department of Environmental
Conservation

Division of Environmental Remediation

Remedial Bureau C, 11th Floor

625 Broadway

Albany, New York 12233-7014

(518) 402- 9564

Health-Related Questions

Kristin Kulow

New York State Department of Health

28 Hill Street, Suite 201

Oneonta, New York 13820

(607) 432-3911

If you know someone who would like to be added to the project mailing list, have them contact the NYSDEC project manager above. 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.