

**FACT SHEET****Brownfield Cleanup
Program**

Former A.C. Dutton Lumber Yard Site
Site No. C314081
City & Town of Poughkeepsie, NY

March 2008

Remedial Investigation Report Available Supplemental Investigation Planned

Investigation activities have been completed for the Former A.C. Dutton Lumberyard site located at 2 Hoffman Street in the City and Town of Poughkeepsie, Dutchess County under New York's Brownfield Cleanup Program (BCP). See map for the location of the site. The O'Neill Group – Dutton, LLC (the Volunteer) has submitted to the New York State Department of Environmental Conservation (NYSDEC) a "Remedial Investigation Report", which is available for review at the document repositories identified in this fact sheet. The Remedial Investigation (RI) Report describes the results of the environmental investigation of the site to date. Further investigation is needed in certain areas. That investigation is planned to be conducted in early April.

NYSDEC previously accepted an application submitted by the Volunteer to participate in the BCP. The application proposes that the site will be used for restricted residential and commercial purposes.

Highlights of the Remedial Investigation Report

The RI Report has several goals:

- 1) describe the investigation activities completed;
- 2) describe the nature and extent of contamination at the brownfield site;
- 3) provide information about off-site contamination issues, and
- 4) recommend whether the Applicant believes that remediation is required. "*Remediation*" means all necessary actions to address any known or suspected contamination associated with the site.

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 and business.

A **brownfield** is any real property that is difficult to reuse or redevelop because of the presence or potential presence of contamination.

For more information about the BCP, visit:
<http://www.dec.ny.gov/chemical/8450.html>

The RI Report found:

- 1) Arsenic and chromium are present in soils across the site above Soil Cleanup Objectives and the highest levels are present in and around the two former pressure treating buildings.
- 2) Several areas of petroleum-impacted soil are present.
- 3) Impacts to groundwater are limited.
- 4) Metals have impacted Hudson River sediments.
- 5) Remediation of the site is necessary due to petroleum and metals contamination above levels which would be considered protective of human health and the environment.

Next Steps

Based on the findings to date, additional sampling is needed to fully delineate the nature and extent of contamination. Some additional soil sampling will be needed in and under the two buildings where the pressure treating of lumber occurred. Following completion of the upcoming field work, the Remedial Investigation Report will be supplemented to reflect findings. The NYSDEC will review this report, have any necessary revisions made and, if appropriate, approve. The approved RI Report will be placed in the document repository. The Volunteer will then develop a Remedial Work Plan. This plan describes how the Volunteer would address the contamination related to the brownfield site. No remediation will begin until the NYSDEC reviews and approves the Remedial Work Plan, and the remedial work will be performed with oversight by NYSDEC and NYSDOH. When the Volunteer submits a Remedial Work Plan for approval, NYSDEC will announce the availability of the draft plan for public review and a 45-day comment period.

NYSDEC will keep the public informed throughout the investigation and remediation of the Former A.C. Dutton Lumberyard site

Background

This 15-acre waterfront site straddles the City/Town line in Poughkeepsie and is currently in an industrial area, bordered by commercial and residential land uses. The site was historically used as a pressure-treated lumber production facility that treated wood with a chromated copper arsenate (CCA) solution. Investigations have documented the presence of arsenic and chromium across the site, and several areas of petroleum contamination. Based on the results of the RI to date, the NYSDEC and NYSDOH have determined that this site constitutes a significant threat to the environment.

The BCP application was submitted in March 2005 and accepted in April 2005; the Brownfield Cleanup Agreement was executed in June 2005; the Remedial Investigation Work Plan was submitted in October 2005 and approved in November 2005; the remedial investigation was performed during the winter of 2005-2006; the Remedial Investigation Report was submitted initially in 2006 and a revised report was submitted in 2007.

FOR MORE INFORMATION**Document Repositories**

Local document repositories have been established at the following locations to help the public review important project documents. These documents include

- the Application to participate in the BCP, dated March 2005
- the Remedial Investigation Work Plan, dated October 2005
- the Remedial Investigation Report, dated August 2007
- the Supplementary Investigation Work Plan, dated March 2008

Adriance Memorial Library
 (Temporary Location)
 18 Bancroft Road
 Poughkeepsie, NY 12601
 Contact: Reference Librarian
 (845) 485-3445
 Hours: Mon-Thur - 9am – 9pm
 Fri & Sat – 9am – 5pm
 Sun – 1pm – 5pm

City of Poughkeepsie
 Development Dept. Office
 City Hall – 2nd Floor
 62 Civic Center Plaza
 Poughkeepsie, NY 12601
 Contact: Linda MacIsaac
 or Jeremy Doxsee
 (845) 451-4055

Town of Poughkeepsie
 Planning Dept. Office
 Town Hall
 1 Overocker Road
 Poughkeepsie, NY 12603
 Contact: Laura Wojtowicz
 (845) 485-3657

NYSDEC Region 3 Office
 21 South Putt Corners Road
 New Paltz, NY 12561
 Contact: Michael Knipfing
 (845) 256-3154
 Hours: 8:30 – 4:45pm

Who to Contact

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

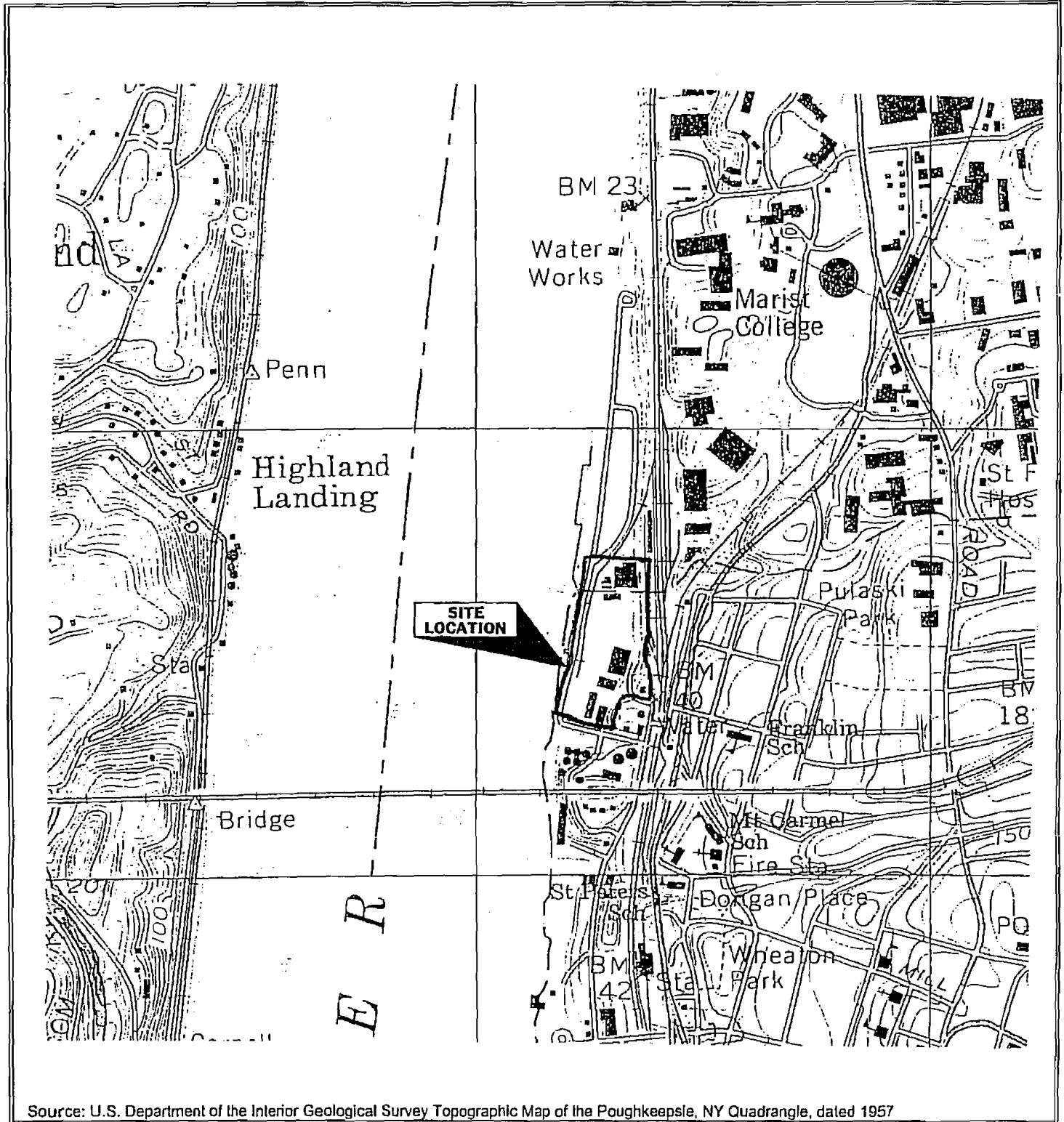
Project Related Questions

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Health Related Questions

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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.



Source: U.S. Department of the Interior Geological Survey Topographic Map of the Poughkeepsie, NY Quadrangle, dated 1957

Figure 1. Site Location Map
 Former A.C. Dutton Lumber Yard
 2 Hoffman Street
 City of Poughkeepsie
 Dutchess County, New York



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Date: February 2008

Scale: 1:24000