Josh

New York State Department of Environmental Conservation

FACT SHEET

Brownfield Cleanup Program

Former AC Dutton Lumber Yard Site **November 2008**
Site No. C314081
City & Town of Poughkeepsie, NY

Draft Alternatives Analysis & Remedial Work Plan, & Draft Decision Document Available for Public Comment

The New York State Department of Environmental Conservation (NYSDEC) requests public comments as it reviews a proposed remedy to address contamination related to the Former A.C. Dutton Lumber Yard Site located at 2 Hoffman Street in the City and Town of Poughkeepsie, Dutchess County. See the attached map for the location of the site. The proposed remedy is described in a draft "Alternatives Analysis & Remedial Work Plan" (AA/RWP) dated October 2008 that was submitted by The O'Neill Group – Dutton, LLC under New York's Brownfield Cleanup Program (BCP). The remedy is also described in a Draft Decision Document developed by the NYSDEC and dated October 2008.

NYSDEC previously accepted an application submitted by The O'Neill Group – Dutton, LLC to participate in the BCP. The application proposes that the site will be used for mixed restricted residential and commercial purposes.

Public Comments about the Draft Remedial Work Plan
NYSDEC is accepting written public comments about the draft AA/RWP for 45 days, from November 12, 2008 through December 29, 2008. The draft AA/RWP and Draft Decision Document are available for public review at the document repositories identified in this fact sheet.

Written comments should be submitted to:

Mr. Joshua Cook
New York State Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway, 11th Floor
Albany, New York 12233-7014

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**

Highlights of the Draft Remedial Work Plan
The Remedial Work Plan has several goals:
1) Identify cleanup levels to be attained or the process to be used to determine these levels;
2) Explain why the Remedial Work Plan concludes that the results of remediation will protect public health and the environment; and
3) Provide a detailed description of the remedy selected to address site contamination. The work will be performed by The O'Neill Group – Dutton, LLC with oversight by NYSDEC and the New York State Department of Health (NYSDOH).

"Remediation" means all necessary actions to address any

known or suspected contamination associated with the site.

The remedial actions presented in the draft AA/RWP have been designed to meet the Restricted Residential Soil Cleanup Guidelines presented in 6 NYCRR Part 375-6. Because planned future development of the site is mixed residential and commercial use, the more stringent soil cleanup objectives have been selected. The remedy presented is protective of human health and the environment because the most significantly impacted materials and soil will be removed from the site, and the entire site will be covered with clean soil or other acceptable cover system which will limit the potential for contact with site soils and limit the potential for migration (*e.g.*, erosion) of site soils. The remedial actions proposed in the draft AA/RWP include:

- Removal of storage tanks, treatment process piping and any remaining treatment process fluids;
- Demolition of site buildings;
- Removal of asphalt surfaces across the site;
- Excavation for off-site disposal of contaminated soils/materials. The excavations are intended to remove:
    - Areas of gross petroleum contamination,
    - Soils/materials in the footprint of the two former pressure treating buildings until arsenic concentrations are below the remedial objectives
    - Soils in other defined areas where results show a high percentage of samples containing arsenic concentrations above the remedial objectives
- Stabilization of the shoreline to prevent erosion of site soils and cover system.
- Construction of a cover system across the site to prevent exposure to contamination to be left in place. The cover system will consist of at least two feet of clean soil or newly constructed paving or concrete surfaces.

Because the remedy would result in residual contamination remaining at the site, an environmental easement would be placed on the property which would: (a) restrict future use of the site to "restricted residential" uses (which would also allow commercial usage); (b) restrict use of groundwater at the site; (c) require compliance with a Site Management Plan, which would describe how future intrusive activities at the site (building construction, utility installation, etc.) must be undertaken and provide for the ongoing maintenance and monitoring of any remedial systems; and (d) require periodic certifications that all controls are in place and effective.

Next Steps
NYSDEC will consider public comments when it completes its review, has any necessary revisions made and, if appropriate, approves the AA/RWP. NYSDOH must concur in the approval of the AA/RWP. The documents will be placed in the document repository. When NYSDEC approves the documents the O'Neill Group – Dutton, LLC may proceed with the design and construction of the site remedy.

NYSDEC will keep the public informed during the remediation of the Former A.C. Dutton Lumber Yard Site.

Background
The 15-acre waterfront property straddles the City/Town line in Poughkeepsie and is currently in an industrial area, but bordered by commercial and residential land uses. The site has been used for a number of industrial operations, and most recently was used as a pressure-treated lumber production facility that treated wood with a chromated copper arsenate (CCA) solution. The site is known to have extensive areas contaminated with arsenic and chromium, and areas of petroleum contamination.

The BCP application was submitted in March 2005 and accepted in April 2005 and the Brownfield Cleanup Agreement was subsequently executed in June 2005. The Remedial Investigation Work Plan was submitted in October 2005 and approved in November 2005 and the remedial investigation was initiated during the winter of 2005-2006. The Remedial Investigation Report was finalized in August 2007. A Supplemental Investigation (SI) Work Plan was submitted in February 2008 and approved by the NYSDEC in March 2008. The SI was performed in April 2008 and the SI Report was finalized in August 2008.

FOR MORE INFORMATION

Document Repositories

Document repositories have been established at the following locations to help the public to review important project documents. These documents include the draft Remedial Work Plan, the Draft Decision Document and the application to participate in the BCP accepted by NYSDEC:

Adriance Memorial Library
18 Bancroft Street
Poughkeepsie, NY 12601
Contact: Reference Librarian
Mon – Thurs: 9 am – 9 pm
Fri & Sat: 9 am – 5 pm
Sun: 1 pm – 5 pm

NYSDEC Region 3
21 S. Putt Corners Road
New Paltz, NY 12561
Contact: Michael Knipfing
845-256-3154
Mon – Fri: 8:30 am – 4:45pm
By appointment

NYSDEC Remedial Bureau C
625 Broadway, 11th Floor
Albany, NY 12233-7014
Contact: Joshua Cook
1-866-520-2334
Mon – Fri: 7:30 am – 3:45 pm
By appointment

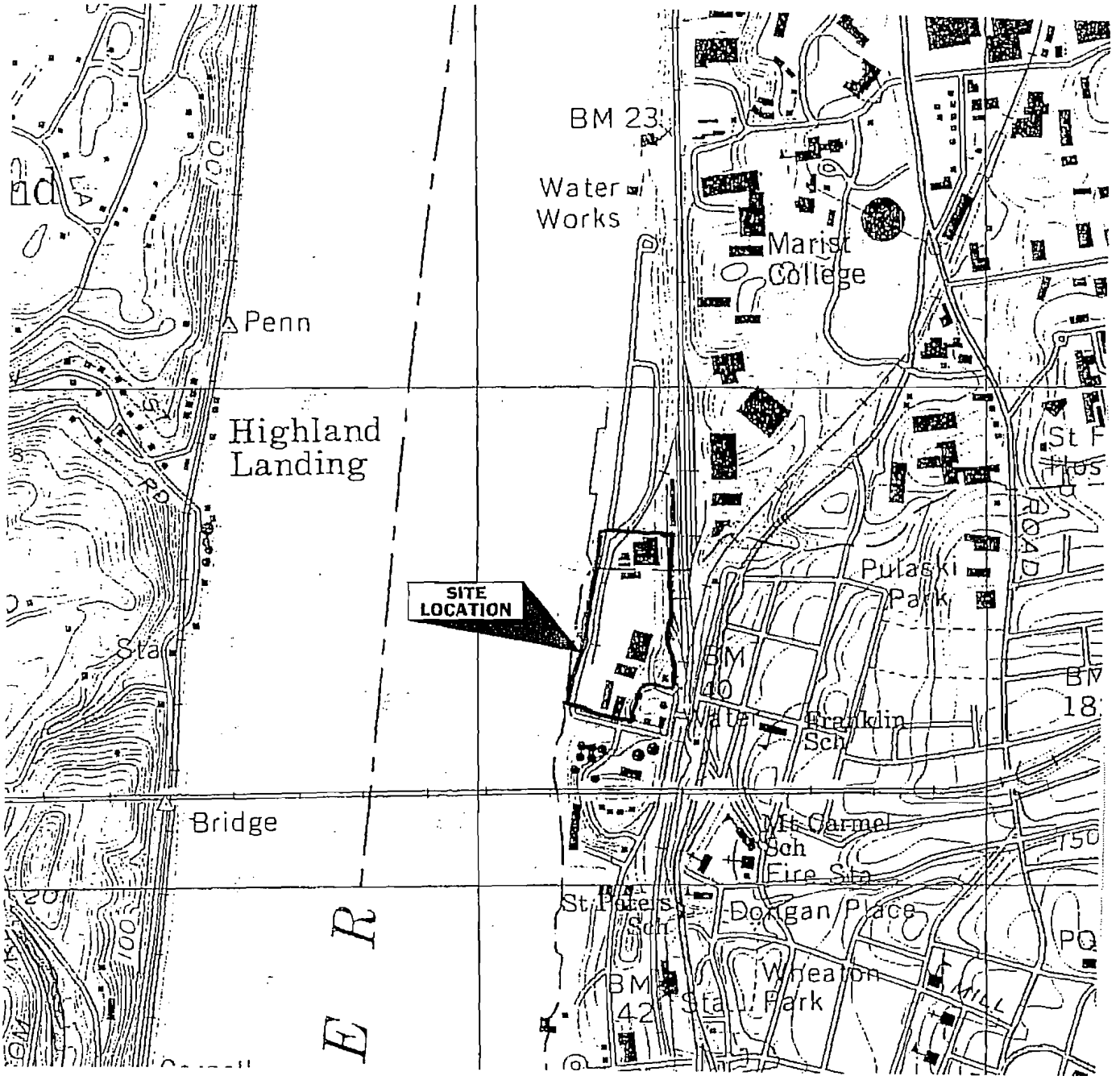
Who to Contact

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

Project Related Questions
Joshua Cook
NYSDEC
625 Broadway, 11th Floor
Albany, New York 12233-7014
1-866-520-2334
jpcook@gw.dec.state.ny.us

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.



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
1 Dutchess Avenue and 2 Hoffman Street
Town and City of Poughkeepsie
Dutchess County, New York

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ESI File: OP08022.40

Date: March 2008

Scale: 1:24000