



# FACT SHEET

## Brownfield Cleanup Program

Former A.C. Dutton Lumber Yard

June 2010

C314081

City and Town of Poughkeepsie, NY

### Building Demolition to Begin at Brownfield Site

Several buildings will be demolished beginning June 21<sup>st</sup> at the Former A.C. Dutton Lumber Yard (“site”) located at 1 Dutchess Avenue in the City and Town of Poughkeepsie, Dutchess County. Some preliminary remedial action will also begin at that time under New York’s Brownfield Cleanup Program. See map for site location.

The buildings to be demolished include two office buildings, a warehouse building and a garage/repair shop. One of the office buildings and the repair shop were damaged recently by fire. The repair shop was significantly damaged. The Former A.C. Dutton Lumber Yard was formerly utilized to pressure treat lumber; however, pressure treating did not occur in the buildings to be demolished. The demolition will be performed by the O’Neill Group-Dutton, LLC (“applicant”). Petroleum storage tanks located within or immediately adjacent to these buildings will also be removed as part of the work, as will excavation of a limited amount of petroleum contaminated soils. All demolition debris, excavated petroleum tanks, and contaminated soil will be properly disposed of off-site.

Many of the buildings at the site must be demolished to allow for the implementation of the selected remedy. The applicant is currently developing a Remedial Design Work Plan, which will provide further details necessary to implement the selected remedy, and is expected to be completed soon.

The buildings will be demolished and the debris will be properly disposed of. Some minimal excavations will occur to remove the petroleum storage tanks and contaminated soils. The tanks will be cleaned and disposed of off-site. The contaminated soils will be disposed of off-site. All activities will occur on-site. The work will result in an increase in truck traffic to and from the site. Air monitoring will be performed at the site perimeter to ensure the public is protected. Other controls will be implemented as necessary to protect the Hudson River as well (*e.g.*, erosion controls).

### Next Steps

**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** 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:

[www.dec.ny.gov/chemical/8450.html](http://www.dec.ny.gov/chemical/8450.html)

The applicant is expected to begin demolition and the preliminary cleanup activities at the site on or about June 21<sup>st</sup>. The work is expected to last about 2 weeks. In the meantime, the applicant will complete the Remedial Design Work Plan (RDWP). Once the RDWP is approved by the Department, further remedial action will commence. The start of remediation will be announced by a fact sheet.

### Background

NYSDEC previously accepted an application from the applicant to participate in the Brownfield Cleanup Program. The application proposes that the site will be used for restricted residential purposes, which would allow

for residential usage where there is common ownership or a single owner/managing entity of the site (*e.g.*, apartments or condos). The restricted residential land use category also allows for recreational usage.

The 15-acre waterfront property straddles the City/Town line in Poughkeepsie on the Hudson River shoreline and is currently in an industrial area, but is bordered by commercial and residential land uses. The site has been used for a number of industrial operations over the years, 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 the Brownfield Cleanup Agreement was subsequently executed in June 2005. Investigations were conducted at the property between late 2005 and early 2008. Based on the results of the investigations, an Alternatives Analysis/Remedial Work Plan was developed by the applicant and approved by the Department in January 2009, following a 45-day public comment period.

## **FOR MORE INFORMATION**

### **Where to Find Information**

Project documents are available at the following location(s) to help the public stay informed. These documents include the Alternatives Analysis/Remedial Work Plan, which describes the remedy selected for the site.

Adriance Memorial Library  
93 Market Street  
Poughkeepsie, NY 12061  
Contact: Reference Librarian  
845-485-3445  
Mon – Thu: 9 am – 9 pm  
Fri – Sat: 9 am – 5 pm  
Sun: 1 pm – 5 pm

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

### **Who to Contact**

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

#### Project Related Questions

Joshua Cook  
NYS Dept. of Environmental Conservation  
Division of Environmental Remediation  
625 Broadway  
Albany, NY 12233-7014  
1-866-520-2334  
[jpcook@gw.dec.state.ny.us](mailto:jpcook@gw.dec.state.ny.us)  
Call for an appointment

#### Site-Related Health Questions

Kristin Kulow  
New York State Department of Health  
Bureau of Environmental Exposure Investigation  
28 Hill Street, Suite 201  
Oneonta, NY 13820  
607-432-3911  
[kxk07@health.state.ny.us](mailto:kxk07@health.state.ny.us)

**If you know someone who would like to be added to the site contact 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.**





# Figure 1 - Property Location Map

Former A.C. Dutton Lumber Yard  
1 Dutchess Avenue and 2 Hoffman Street  
Poughkeepsie, New York



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Attachment