



**ENVIRONMENTAL
CONSERVATION**

FACT SHEET
BROWNFIELD CLEANUP PROGRAM

September 2011
Site No: C314081

AC Dutton Lumber Yard
Poughkeepsie, New York 12601

Environmental Cleanup to Begin

The New York State Department of Environmental Conservation (NYSDEC), in conjunction with the New York State Department of Health (NYSDOH), has approved both the Remedial Alternatives Analysis and Remedial Work Plan (RAA & RWP) and the Remedial Design Work Plan (RDWP) for the Former A.C. Dutton Lumber Yard ("Site") located at 1 Dutchess Avenue in the City and Town of Poughkeepsie, Dutchess County, New York (see attached map). The Site developer, O'Neill Group-Dutton, LLC ("Volunteer"), has begun action to remediate the Site, with oversight provided by the NYSDEC and NYSDOH. The RAA & RWP, dated September 2008, and later the RDWP, dated May 2011, were submitted under the Brownfield Cleanup Program (BCP). NYSDEC and NYSDOH have reviewed the data and determined that the Site does not present a significant threat to public health or the environment.

The approved RDWP is available for public review at the document repositories listed in the box at left.

HIGHLIGHTS OF THE REMEDIAL ACTION: Remedial work commenced in July 2010 with demolition of partially burned buildings.

Upcoming remedial action work is planned to commence in September 2011 and continue through 2012. Key components of the work are as follows:

- Debris removal from interior of pressure treatment plant buildings and off-site disposal of wastes;
- Remediation or removal of floors and interior soil (and concrete) from pressure treatment plant buildings; off-site disposal of wastes; and, backfilling of excavations;
- Demolition of pressure treatment plant buildings;
- Chemical tank removal from interior of pressure treatment plant buildings and off-site disposal of wastes;
- Petroleum Bulk Storage Tank removal and disposal of wastes;
- Petroleum and metals – contaminated soil removal and backfilling of excavations;
- Soil cover system installation;
- Monitoring well installation; and
- Site Management Plan development, Environmental Easement development and execution, and Final Engineering Report development.

A site-specific health and safety plan (HASP) will be implemented during remediation for protection of on-site workers and off-site residents and will include a community air monitoring plan (CAMP) during the excavation work. Dust and odor suppression measures will be implemented as necessary during remediation. The hours for operation of remedial construction will conform to the Town and/or City of Poughkeepsie Building Department construction code requirements or according to specific variances issued by those agencies.

Public Notice
**Remedial work to commence
in September 2011**

Document Repositories

Adriance Memorial Library
93 Market 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 Office
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

Project Contacts

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**For Public Health-related
Questions:**

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28 Hill Street, Suite 201
Oneonta, NY 13820
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**For additional information about NY
State's Brownfield Cleanup Program
visit:**

www.dec.ny.gov/chemical/8450.html

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SITE DESCRIPTION: The Site is an irregularly-shaped parcel, which has approximately 371 feet of frontage on the northern side of Dutchess Avenue and approximately 213 feet of frontage on the northern side of Hoffman Street. The Site was used for industrial purposes since the mid-1800s. The pressure treatment of lumber using chromate copper arsenate (CCA) is reported to have been conducted from 1966 until at least 1995. Three vacant structures, including two former lumber pressure treatment plant buildings, are present and much of the remainder of the Site is covered with concrete or asphalt pavement. The site is known to have extensive areas contaminated with arsenic and chromium, and areas of petroleum contamination.

NEXT STEPS: The Volunteer plans to implement both chemical and petroleum chemical tank removal, followed by the removal of contaminated concrete (scarification) and demolition of the on-site treatment buildings. Future (2012 and beyond) work includes the removal of petroleum tanks, removal of petroleum and chemical contaminated soil and importation of a soil cover. All work will be implemented in accordance with the approved RAA & RWP and RDWP documents. Groundwater monitoring wells will be installed subsequent to the completion of remedial activities. NYSDEC and NYSDOH will oversee the implementation of the RDWP. Within 90 days of completing the work, the Volunteer will submit to NYSDEC a final engineering report which describes in detail the implemented remedial actions.

BROWNFIELD CLEANUP PROGRAM

(BCP) OVERVIEW: New York established its BCP to address the environmental, legal, and financial barriers that often hinder the redevelopment and reuse of contaminated properties and to enhance private sector cleanups. New York's BCP features a cooperative approach among the NYSDEC, the NYSDOH, and Volunteers to investigate and/or remediate contaminated sites. Under the BCP, a Volunteer enters into a Brownfield Cleanup Agreement (BCA) with the NYSDEC and thereafter submits one or more work plans to investigate and, if necessary, remediate a site. The primary goal of the BCP is to remediate sites to a level that is protective of public health and the environment consistent with their proposed uses. When a Volunteer completes work, a release from liability from the NYSDEC is provided with standard reservations and a Certificate of Completion (COC) is issued. With its receipt of a COC, the Volunteer would:

- Have no liability to the State for contamination at or coming from the Site, subject to certain conditions; and
- Be eligible for tax credits to offset the costs of remedial activities and for redevelopment of the Site.

A COC may be modified or revoked if, for example, the applicant does not comply with the terms of its BCA with NYSDEC, or if the Volunteer commits fraud regarding its application or its certification that it has met cleanup levels.

Contact the NYSDEC project manager if you have any concerns or questions on implementation of the work plan, or if you or someone you know would like to be added to the project contact list to receive future fact sheets for this Site. 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.

Receive Site Fact Sheets by Email

Have site information such as this fact sheet sent right to your email inbox. NYSDEC invites you to sign up with one or more contaminated sites county email listservs available at the following web page:

www.dec.ny.gov/chemical/61092.html

It's quick, it's free, and it will help keep you better informed. As a listserv member, you will periodically receive site-related information/announcements for all contaminated sites in the county(ies) you select. You may continue also to receive paper copies of site information for a time after you sign up with a county listserv, until the transition to electronic distribution is complete.

Site Location Map

