



FACT SHEET

Brownfield Cleanup Program

Receive Site Fact Sheets by *Email*. See "For More Information" to Learn How.

Site Name: Former A.C. Dutton Lumber Yard
DEC Site #: C314081
Address: 1 Dutchess Avenue
Poughkeepsie, NY 12601

Have questions?
See
"Who to Contact"
Below

Cleanup Action Completed at Brownfield Site

Action has been completed to address the contamination related to the Former A.C. Dutton Lumber Yard site ("site") located at 1 Dutchess Avenue, Poughkeepsie, Dutchess County under New York State's Brownfield Cleanup Program. Please see the map for the site location.

The cleanup activities were performed by The O'Neill Group-Dutton, LLC ("applicant(s)") with oversight by the New York State Department of Environmental Conservation (NYSDEC). The applicant(s) have submitted a draft Final Engineering Report for NYSDEC review which states that cleanup requirements have been or will be achieved to fully protect public health and the environment for the proposed site use.

Highlights of the Site Cleanup:

- 1) Removal and off-site disposal of all chemical bulk storage tanks, their contents and contaminated debris;
- 2) Removal and off-site disposal of petroleum bulk storage tanks;
- 3) Demolition of site buildings;
- 4) Removal of asphalt surfaces across the site;
- 5) Excavation and off-site disposal of soils and concrete exceeding the site specific guidance level for arsenic and restricted-residential soil cleanup objective (SCO) for chromium;
- 6) Construction of a site cover, consisting of two feet of clean fill meeting the restricted-residential use soil cleanup objectives (SCOs);
- 7) Placement of an environmental easement to limit future site use to restricted-residential use and restrict groundwater use;
- 8) Development of a Site Management Plan to manage residual contamination.

Next Steps

When NYSDEC approves the Final Engineering Report, it will be made available to the public (see "Where to Find Information" below). NYSDEC then will issue a Certificate of Completion which will be announced in a fact sheet that is sent to the site contact list.

The applicant(s) would be able to redevelop the site after receiving a Certificate of Completion. In addition, the applicant(s):

- would have no liability to the State for contamination at or coming from the site, subject to certain conditions; and
- would be eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site.

A Certificate of Completion may be modified or revoked if, for example, an applicant does not comply with the terms of its Brownfield Cleanup Agreement with NYSDEC.

Background

Location: The Former A.C. Dutton Lumber Yard site is located in an urban area at 1 Dutchess Avenue in both the City of Poughkeepsie and the Town of Poughkeepsie, Dutchess County. It is comprised of approximately 11.8 acres of land located on the east bank of the Hudson River. The site does not include a strip of land along the shoreline, which was part of the former lumber yard. This strip was excluded from the Brownfield Cleanup Program site by an amendment to the Brownfield Cleanup Agreement dated February 4, 2011.

Site Features: Several abandoned buildings associated with the former industrial operations were demolished in 2010 and 2012. The site is crossed from east to west by Kidney Creek, which is a culverted stream located approximately along the City/Town border.

Current Zoning and Land Use: The site is currently inactive, and is zoned waterfront, which allows for restricted-residential use. The surrounding parcels are used for a combination of industrial, commercial, recreational and residential purposes. The proposed use of the site is for restricted-residential use (apartments).

Past Use of the Site: From 1966 until approximately 1999, the site was used to pressure treat lumber using chromated copper arsenate (CCA). Prior to 1966 the site was used for several industrial purposes, including a glass factory, an iron works, and several others, dating back to at least the mid-1800s. Several petroleum and hazardous substance storage tanks were used in the past on the property.

Site Geology and Hydrogeology: Much of the site was created by filling in the Hudson River to extend the shoreline westward. The fill material is comprised of kiln slag from the glass works, demolition debris (which includes bricks and cinder block fragments), large fragments of anthracite coal, ash, sand, silt and gravel. Native material, consisting of light brown, silty sand, was rarely encountered in the eastern and central portions of the site, but near the river was encountered at approximately 5 feet below the surface.

The site topography rises steeply approximately 10 to 20 feet along its eastern edge. There are bedrock cliffs along the southeastern edge of the site.

The Hudson River is tidal in this area. Groundwater flow at the site is generally towards the river and is tidally-influenced.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's website at:

<http://www.dec.ny.gov/cfm/external/derexternal/haz/details.cfm?pageid=3&progno=C314081>

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: <http://www.dec.ny.gov/chemical/8450.html>

FOR MORE INFORMATION

Where to Find Information

Project documents are available at the following location(s) to help the public stay informed.

Adriance Memorial Library
93 Market Street
Poughkeepsie, NY 12601
Phone: (845) 485-3445

NYSDEC Region 3
21 South Putt Corners Road
New Paltz, NY 12561
Phone: (845) 256-3018
Please call for an appointment

Who to Contact

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

Project Related Questions

Jamie Verrigni
Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7014
518-402-9662
jamie.verrigni@dec.ny.gov

Site-Related Health Questions

Kristin Kulow
New York State Department of Health
28 Hill Street, Suite 201
Oneonta, NY 13820
607-432-3911
BEEI@health.ny.gov

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:

<http://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.

Note: Please disregard if you already have signed up and received this fact sheet electronically.

