

PHASE I

ENVIRONMENTAL

SITE ASSESSMENT

August 8, 2002

ESI File Number: SP02031.10

Prepared By:

**Ecosystems Strategies, Inc.
60 Worrall Avenue
Poughkeepsie, New York 12603**

Prepared For:

**Scenic Hudson, Inc.
One Civic Center Plaza, Suite 200
Poughkeepsie, New York 12601**

Services performed by Ecosystems Strategies, Inc. and summarized in this Phase I Environmental Site Assessment have been conducted in accordance with Method E 1527-00 as developed by the American Society for Testing and Materials (ASTM).

The undersigned has reviewed this Phase I Environmental Site Assessment and certifies to Scenic Hudson, Inc. that the information provided in this document is accurate as of the date of issuance by this office.

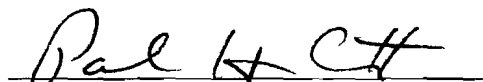

Paul H. Ciminello
President

TABLE OF CONTENTS

1.0	INTRODUCTION	1
1.1	Purpose of the Investigation	
1.2	Methodology	
1.3	Limitations	
2.0	SITE LOCATION AND DESCRIPTION	2
2.1	Description of the Subject Property	
2.1.1	Site Topography	
2.1.2	Site Geology	
2.1.3	Site Hydrogeology	
2.1.4	Surface Hydrology	
2.2	Description of Surrounding Properties	
2.2.1	Surrounding Land Uses	
2.2.2	Sensitive Environmental Receptors	
3.0	INVESTIGATION	7
3.1	Ownership Records	
3.2	Site History	
3.2.1	Sanborn Fire Insurance Maps	
3.2.2	Local Records	
3.2.3	Subject Property Representative Information	
3.3	Review of Federal and State Agency Records	
3.3.1	Methodology	
3.3.2	Findings of Regulatory Records Review	
3.4	Site Inspection	
3.4.1	Protocol	
3.4.2	Physical Characteristics of Subject Property	
3.4.3	Specific On-Site Environmental Conditions	
3.4.4	Observed Environmental Conditions on Adjoining Properties	
4.0	CONCLUSIONS AND RECOMMENDATIONS	26
5.0	SOURCES OF INFORMATION	30

FIGURES AND TABLES

Page 4	Table 1: Land Uses in the Vicinity of the Subject Property
Page 5	Site Location Map
Page 6	Selected Site Features Map
Page 7	Table 2: Ownership Information
Page 18	Table 3: Radon Levels in Vicinity of Subject Property

APPENDICES

A	<i>Site Photographs</i>
B	<i>Maps: USGS Topographic Maps & National Wetlands Inventory Map</i>
C	<i>Regulatory Review</i>
D	<i>Sanborn Fire Insurance Maps</i>
E	<i>Previous Environmental Reports</i>
F	<i>Dutchess County Department of Health Records</i>

Phase I Environmental Site Assessment
SP02031.10

Page 1 of 30
August 8, 2002

1.0 Introduction

1.1 Purpose of the Investigation

This Phase I Environmental Site Assessment (Phase I ESA) identifies environmental conditions that might represent a financial liability resulting from or associated with the storage, use, transport, or disposal of hazardous or regulated materials on the A.C. Dutton property located at 2 Hoffman Street (formerly known as 1 Hoffman Street), City and Town of Poughkeepsie, Dutchess County, New York. More complete property descriptions are provided in Sections 2.1 and 3.4.2, below.

1.2 Methodology

This Phase I ESA has been prepared in conformance with guidelines set forth by the American Society for Testing and Materials (ASTM) Method E1527-00. The specific components of this Phase I ESA are as follows:

1. Investigation of the subject property's history and characteristics through the analysis of historic maps, local and regional maps, municipal records, and information provided by subject property representatives. Complete references are provided in Section 5.0 of this Phase I ESA.
2. Review of federal and state computer databases and printed records for documentation of potential liabilities relevant to the subject property. Records reviewed and corresponding search distances are consistent with, or exceed, the requirements set forth by the ASTM.
3. Visual inspection of the subject property conducted on June 26 and July 17, 2002 by Scott Spitzer of Ecosystems Strategies, Inc. (ESI). Mr. Spitzer was accompanied by John Hornbeck and Don DeGarmo, employees of Mr. Stephen Miron (an owner of the subject property), for portions of both site inspections.

1.3 Limitations

This Phase I ESA is an evaluation of the property described in Section 2.1 below and is not valid for any other property or location. It is a representation of the property analyzed as of the dates that services were provided. This Phase I ESA cannot be held accountable for activities or events resulting in environmental liability after the respective dates of the site inspection or historic and regulatory research.

This Phase I ESA is based in part on certain information provided in writing or verbally by federal, state and local officials (including public records) and other parties referenced herein. No attempt was made to independently verify the accuracy or completeness of this information. Unless specifically noted, the findings and conclusions contained herein must be considered not as scientific certainties, but as probabilities based on professional judgement.

2.0 Site Location and Description

2.1 Description of the Subject Property

The subject property as defined in this Phase I ESA consists of the 15-acre A.C. Dutton property and structures located at 2 Hoffman Street (formerly 1 Hoffman Street), City and Town of Poughkeepsie, Dutchess County, New York. A map depicting the location of the subject property is provided on Page 5 of this Phase I ESA. The subject property comprises two tax lot parcels (City of Poughkeepsie Tax ID: 6062-59-766443, and Town of Poughkeepsie Tax ID: 6062-02-763508).

The subject property 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 subject property is an inactive wholesale lumber warehousing and pressure treatment facility operated by the A.C. Dutton Corporation. Occupying almost one-sixth of the subject property are two pressure treatment plants, two storage warehouses, two office buildings, a vehicle maintenance garage, and a fuel tank enclosure. The remainder of the property is composed of paved areas (formerly used for lumber storage), driveways, and peripheral vacant wooded areas.

Photographs of the subject property are provided in Appendix A of this Phase I ESA. A map illustrating the layout of the subject property is provided on Page 6 of this Phase I ESA.

2.1.1 Site Topography

Information on the subject property's topography was obtained from the review of current (1957) and historic (1903) United States Geological Survey (USGS) topographic maps of the Poughkeepsie, New York Quadrangle (see Section 5.0 for complete map citations.) Copies of relevant portions of these USGS topographic maps (with the subject property indicated) are included in Appendix B of this Phase I ESA.

According to the 1957 topographic map, the topography of the area in which the subject property is located has steep to gentle downward slopes to the west, towards the Hudson River. The topography of the subject property has surface elevations ranging from approximately 0 to 40 feet above mean sea level (msl). Observations made during the site inspection indicate that the topography of the subject property is relatively level on the western portions of the parcel and has an elevation of approximately five feet above the adjoining Hudson River. On the eastern portions of the subject property the land slopes steeply to moderately downward from east to west, towards the Hudson River.

A review of the 1957 topographic map did not indicate the presence of any soil/gravel mining operations or unusual topographic patterns indicative of landfilling activities on the subject property. The 1903 topographic map, however, indicates that the shoreline of the Hudson River at and near the subject property has been expanded by filling activities. Several large structures on the subject property, likely to be industrial or commercial buildings, are depicted on the 1957 map and nearby properties to the south are shown as containing large storage tanks.

2.1.2 Site Geology

The Dutchess County Soil Survey User's Guide ("Soil Survey"), dated September 1991, was reviewed by this office to ascertain which soil types are likely to be present on the subject property. Provided below is a summary of the information obtained from this review.

According to the Soil Survey, the subject property is located in an area composed of Udorthents (soils occurring in excavated, filled or otherwise disturbed areas) and the Dutchess-Cardigan-Urban land complex (5 to 16 percent slopes) soil type. Dutchess-Cardigan-Urban land complex soils are located on the southeastern portion of the subject property and contain areas of exposed shale bedrock. This soil unit consists of very deep, well drained loamy Dutchess soils formed in till, moderately deep, well drained loamy Cardigan soils formed in till underlain by folded shale bedrock, and urban land (areas where at least 50% of the surface is covered by buildings, parking areas or other impervious structures). According to the Soil Survey, Udorthents are present throughout all remaining areas of the subject property. These soils are likely to be very deep and well drained, with a loamy texture.

No information regarding depth to bedrock was provided for the Urban Land or Udorthent soil types. Depth to bedrock in the Dutchess soil type is likely to be greater than 60 inches below grade and depth to bedrock in the Cardigan soil type is likely to be from 20" to 40" below grade. Exposed shale bedrock scarps were observed on the southeastern portion of the subject property during the site inspection.

Based on a review of historical information (see Section 3.2, Site History), soils located on the western and northern portions of the subject property are likely to be composed of fill materials used to extend the subject property into the Hudson River. These materials are likely to contain sand, gravel, stone and possibly ash. Dutchess County Department of Health ("DCDOH") records for the subject property were reviewed by this office on July 12, 2002. Included in the records provided for review was a field log (dated December 9, 1986) indicating that two test pits were extended on the subject property. Bedrock was encountered at 2' below grade and exposed soils were described as "clay loam fill and stones" and as "fill containing clay, stones, (and) ashes". No other information regarding soil conditions encountered during site-specific investigations of the subsurface (see Section 3.2.4, Previous Environmental Reports) was readily available.

According to information provided to this office by The Chazen Companies of Poughkeepsie, New York (Chazen), a subsurface investigation was performed in January 1995 on the adjoining property to the north (a parcel formerly belonging to A.C. Dutton). Soils observed during the extension of test pits and soil borings on this neighboring site were comprised of sands and gravels containing wood, metal, ash and brick debris. Bedrock was encountered at 8' to 14' below grade.

2.1.3 Site Hydrogeology

No site-specific investigation of groundwater depth or direction of flow is known to have been performed on the subject property; therefore, no documented determinations are provided in this Phase I ESA. Information contained in the above-referenced Soil Survey indicates that shallow groundwater is likely to be present at depths of greater than 6.0 feet below grade in the Cardigan and Dutchess soil types. The depth to groundwater in filled areas is likely to be approximately equal to the mean water level of the adjoining Hudson River. The direction of on-site groundwater flow is likely to be generally in a westerly direction, toward the adjoining Hudson River, and may be subject to tidal influences.

Groundwater was encountered during Chazen's 1995 subsurface investigation of the adjoining property to the north at depths ranging from 5' to 9' below grade.

2.1.4 Surface Hydrology

Information regarding on-site surface hydrology was obtained from the review of available maps and from observations made by this office during the June 26 and July 17, 2002 site inspections. According to these sources, an underground stream (the Kidney Creek) crosses the subject property from east to west on the northern portion of the parcel (near the border between the City of Poughkeepsie and the Town of Poughkeepsie). The Kidney Creek is likely to have been diverted into a subsurface conduit during the course of historic on-site land-filling activities. No other surface water bodies are located on the subject property. The Hudson River adjoins the subject property to the west.

Wetlands

The New York State Department of Environmental Conservation (NYSDEC) Freshwater Wetlands Map and the United States Department of the Interior National Wetlands Inventory Map of the Poughkeepsie, New York Quadrangle were reviewed by this office (See Section 5.0 for complete map citations.) According to a review of these maps, the Hudson River, a federally designated wetland, adjoins the subject property to the west. There are no other federally designated wetlands or NYSDEC wetlands located on or in the immediate vicinity of the subject property. Relevant portions of the state and federal wetlands maps are included in Appendix B.

2.2 Description of Surrounding Properties

2.2.1 Surrounding Land Uses

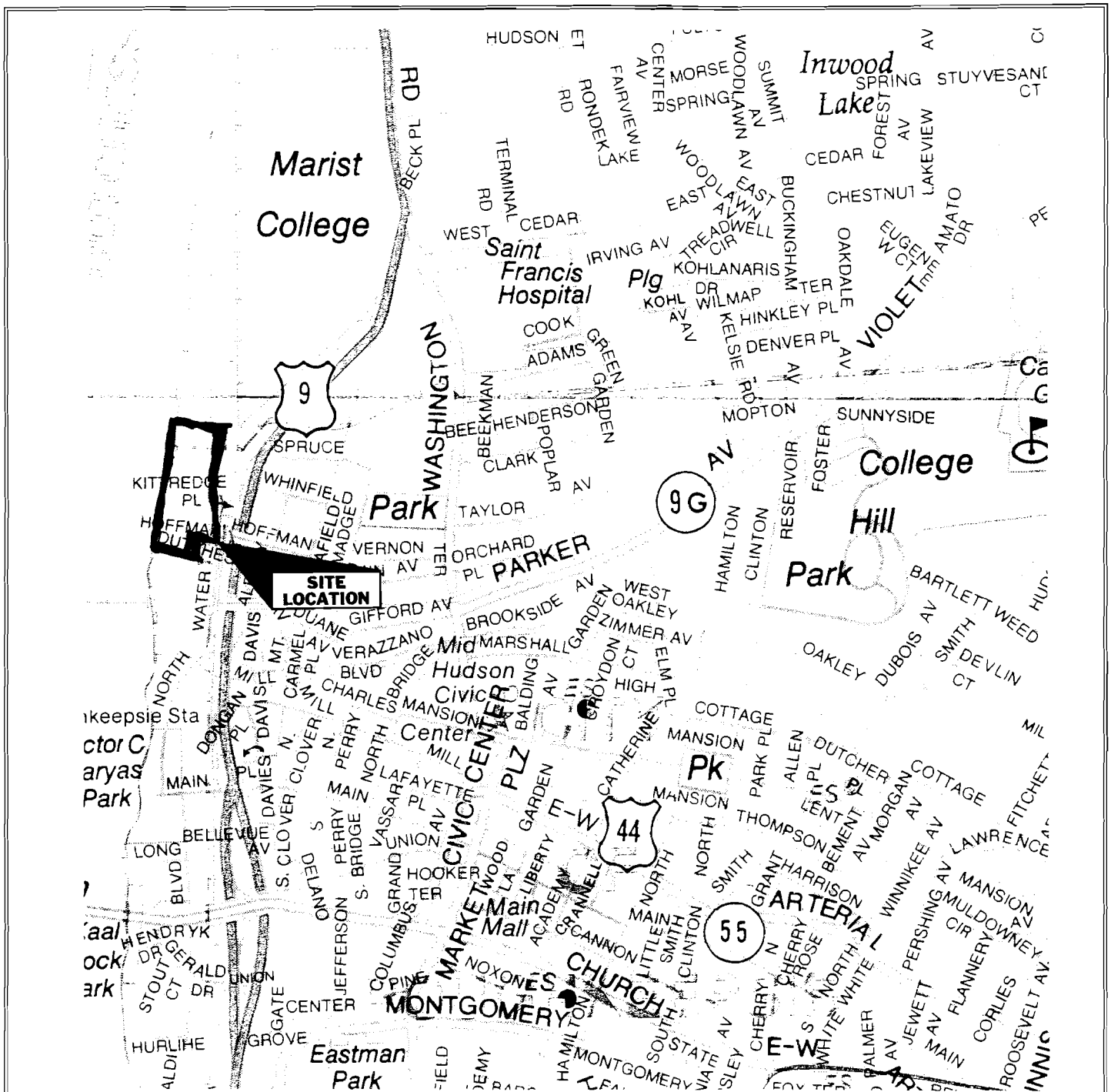
The subject property is located in a mixed-use area comprised primarily of industrial properties. A description of the adjoining and nearby properties is provided in Table 1, below.

Table 1: Land Uses in the Vicinity of Subject Property

Direction	Adjoining Use(s)	Vicinity Use(s)
North	<ul style="list-style-type: none">• Vassar College boathouse property	<ul style="list-style-type: none">• Sewage treatment plant
East	<ul style="list-style-type: none">• Mechanical Equipment Corp.• Railroad tracks	<ul style="list-style-type: none">• Residential• Small commercial
South	<ul style="list-style-type: none">• Central Hudson natural gas facility• Single-family residential (southeast)	<ul style="list-style-type: none">• Children's Museum• Residential
West	<ul style="list-style-type: none">• Hudson River	<ul style="list-style-type: none">• Hudson River

2.2.2 Sensitive Environmental Receptors

A review of available information including maps, as well as observations made during the site inspection indicate that one sensitive environmental receptor, the Kidney Creek, is located on the subject property. The Hudson River adjoins the subject property to the west. No other sensitive environmental receptors are located in the immediate vicinity of the subject property.



Source: Hagstrom Map Company

Site Location Map

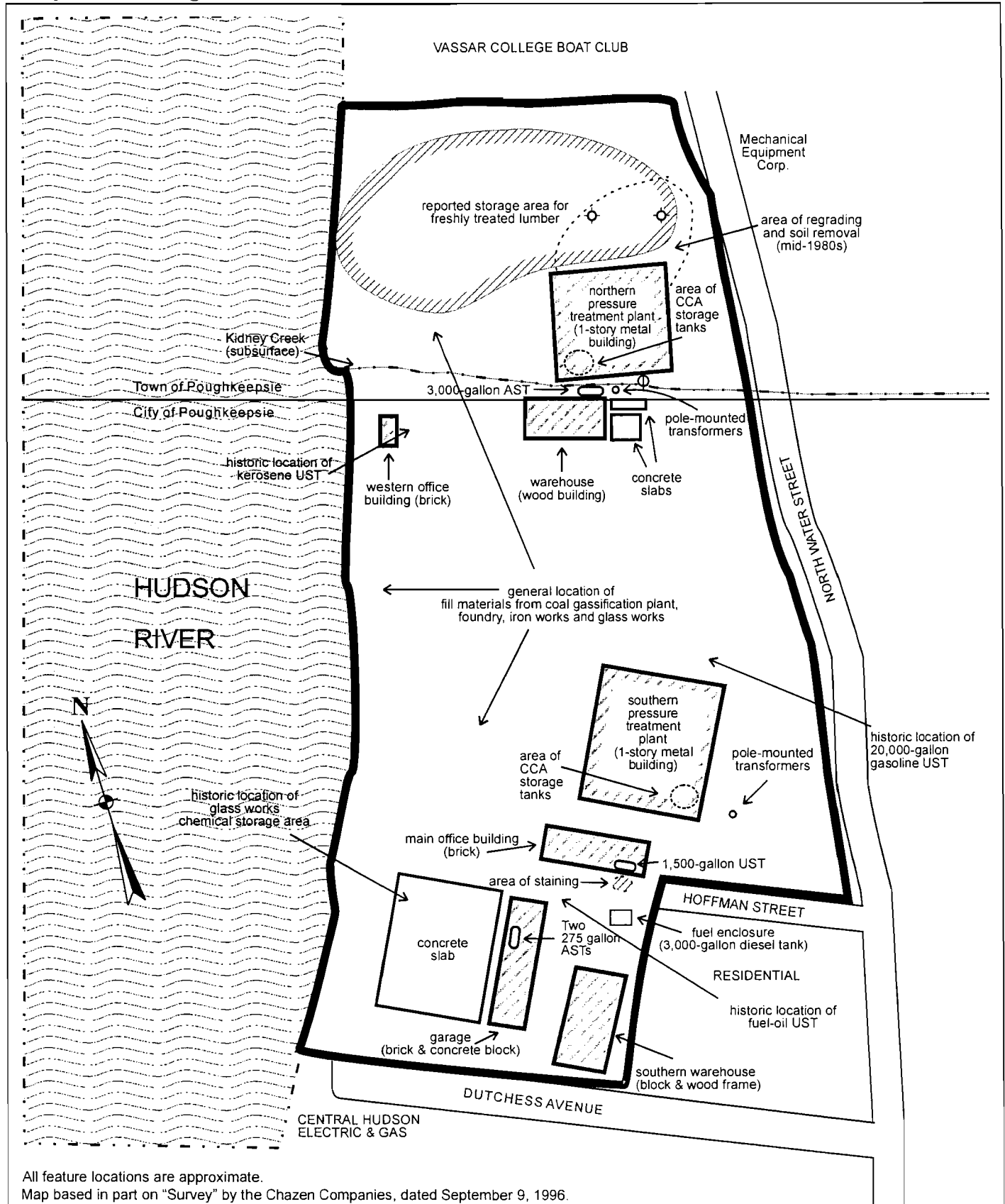
A.C. Dutton Property
2 Hoffman Street
City of Poughkeepsie
Dutchess County, New York



ESI File: SP02031.10

Date: August 2002

Page: 5



All feature locations are approximate.

Map based in part on "Survey" by the Chazen Companies, dated September 9, 1996.

Selected Site Features Map

A.C. Dutton Property
2 Hoffman Street
City and Town of Poughkeepsie
Dutchess County, New York

Legend:

- structure
- 1987 & 1996 soil samples Φ
- 1996 soil samples \odot
- subject property border

ESI File: SP02031.10

August 2002

Scale: 1" = 150' (approximately)

Page 6

3.0 Investigation

3.1 Ownership Records

The information listed below on current or former property ownership is gathered from available sources, including historic and local government (City of Poughkeepsie Assessor's Office and Town of Poughkeepsie Assessor's Office) records. This ownership summary does not constitute a title search. Provided below in Table 2 is a summary of the ownership information for City of Poughkeepsie Tax Lot Parcel 6062-59-766443, and Town of Poughkeepsie Tax Lot Parcel 6062-02-763508).

Table 2: Ownership Information

Tax Lot Parcel ID	Owner	Date of Purchase
City of Poughkeepsie 6062-59-766443	A.C. Dutton Lumber Co.	1913
	Fallkill Iron Works	unknown
Town of Poughkeepsie 6062-02-763508	A.C. Dutton Lumber Co.	1913
	Poughkeepsie Iron Works	unknown

3.2 Site History

In order to reconstruct the history of the subject property, the following sources were researched: historic maps, City of Poughkeepsie and Town of Poughkeepsie Assessor's Office and Building Department files, and information provided by subject property representatives.

3.2.1 Sanborn Fire Insurance Maps

A summary of the information obtained from the review of historic Sanborn Fire Insurance Company Maps dated 1887, 1895, 1913, 1950, 1952, 1965, 1984 and 1990 is provided below. Copies of these maps with the subject property outlined are provided in Appendix D of this Phase I ESA.

1887: Located on the southwestern portion of the subject property is the "Poughkeepsie Glass Works", comprised of a large manufacturing building, storage and coal sheds, an office, and a blacksmith shop. The central building contains several furnaces (indicated to be coal fired) and a machine shop. To the north of the glass works facility is a large irregular structure identified as "The Fallkill Iron Co's Blast Furnaces". Several large coal and ore piles are located to the west of the blast furnaces near the Hudson River. Immediately east of the blast furnaces is a north/south tending railroad side-track. A one-story structure labeled as an office, and a two-story tenement building (with associated small sheds), are present near the southern property line at Hoffman Street. (The northeastern corner of the tenement building is not located on the subject property). To the east of the

Phase I Environmental Site Assessment
SP02031.10

Page 8 of 30
August 8, 2002

blast furnaces are a railroad siding, a structure labeled as a reservoir (encroaching on the adjoining property to the east), a one-story black smith's building, and the terminus of two railroad sidings. To the north of the blast furnaces are a boat slip and a one-story brick building of unknown use. The northern portion of the subject property (located in the Town of Poughkeepsie) is not shown on the map. The southwestern portion of the subject property at the Hudson River appears to contain a bulkhead and the western property line extends into the Hudson River.

Adjoining properties to the southeast (located north of Dutchess Avenue and south of Hoffman Street) contain two, two-story dwellings and a three-story tenement building. Adjoining properties to the east contain a two-story storage building, stable, railroad tracks and railroad sidings. The Hudson River adjoins the subject property to the west and an icehouse is depicted north of the subject property at the river's edge. Adjoining properties to south and northeast are not depicted.

No petroleum or chemical bulk storage tanks are noted on the subject property, adjoining properties, or in the surrounding area. The on-site structures as well as structures located in the vicinity of the subject property do, however, have vertical pipes shown. These pipes usually indicate the presence of a chimney but occasionally indicate the presence of an internal fuel tank.

- 1895: The Poughkeepsie Glass Works has undergone some remodeling of on-site buildings but remains essentially unchanged. An underground storage tank (UST) containing oil is located at the northern end of the facility and two USTs containing oil are located at the northeastern corner of the glass works site near Hoffman Street. On-site furnaces are now indicated to be coal and oil fired. No other petroleum or chemical bulk storage tanks are noted on the subject property. The Fallkill blast furnaces are now labeled as the "Poughkeepsie Iron Works" and on-site structures have been expanded in size. An additional railroad siding, several structures labeled as "hot blast stoves", and a coal shed are now present immediately east of the iron works. Small sheds associated with the tenement structure on Hoffman Street are now gone.

The map now shows additional areas of the northern portion of the subject property. The Hudson River shoreline in this area extends significantly to the east and encroaches on the western property line. Two small boathouses are noted along the river's edge.

No other significant changes are noted on the subject property. No significant changes are noted on adjoining properties.

- 1913: The Poughkeepsie Glass Works has been rebuilt. The site now consists of two buildings located at the center of the site; the location and type of peripheral storage buildings, however, remains similar. Storage buildings to the northeast are now labeled "chemicals" and the two oil USTs located near Hoffman Street are no longer shown.

*Sampled
Soil?*

To the north of the glass works, the Poughkeepsie Iron Works site is now vacant, with only a single railroad siding and two small blast ovens remaining. The building to the north of the boat slip is now gone. The northern portion of the subject property (north of the boathouses) has been substantially filled and extends into the Hudson River. No other significant changes are noted on the subject property. No significant changes are noted on adjoining properties shown on the map.

- 1950: The subject property is now labeled as the "A.C. Dutton Lumber Corporation". The eastern shoreline of the Hudson River has been filled and the western border of the subject property now stops at the rivers edge. The boat slip and boathouses are gone, and a large wharf or similar structure extends into the Hudson River at the southwestern property line.

The largest of the central buildings formerly comprising the Poughkeepsie Glass Works is now labeled as a lumber warehouse and the smaller of the buildings is labeled as containing a garage, repair shop, and lockers. No other structures remain at this portion of the subject property. North of the garage near the western end of Hoffman Street is a one-story brick building indicated to be an office and dormitory. Immediately north of the office is a large steel building used for lumber storage. North of the brick office, the small office building on Hoffman Street is now gone. The central portion of the property contains three, large elongated structures labeled as lumber sheds. North of the lumber sheds are areas containing lumber piles and a large building labeled as a sawmill. West of the lumber sheds, a small, two-story brick building labeled as an office is now present. Portions of the extreme northern section of the property are now shown. Noted are railroad sidings, part of an unknown structure and lumber piles. Railroad sidings are shown along the western side of the subject property and to the east of the central lumber sheds. No other significant changes are noted on the subject property.

The tenement building on the adjoining property located at the southern side of Hoffman Street is gone and this parcel now contains two small structures shown as belonging to the A.C. Dutton facility, and a large steel fuel oil tank indicated to be 20 feet high. The adjoining property to the north is indicated to contain lumber piles. No other significant changes are noted on adjoining properties shown on the map.

- 1952: No significant changes are noted on the subject property or on adjoining properties shown on the map.
- 1965: No significant changes are noted on the subject property or on adjoining properties shown on the map.
- 1984: No significant changes are noted on the subject property or on adjoining properties shown on the map.
- 1990: The lumber warehouse located to the southwest (old glass works building), the tenement buildings located on the northern side of Hoffman Street, the reservoir, and the lumber sheds located at the center of the subject property are now gone. A new structure labeled as "mill and storage" is now located to the southwest of the sawmill building. No other significant changes are noted on the subject property or on adjoining properties shown on the map.

3.2.2 Local Records

City of Poughkeepsie Assessor's Office Records

On June 25, 2002, City of Poughkeepsie Assessor's Office property card records for the subject property were reviewed by this office. According to notations made on the property card, the portion of the subject property located in the City of Poughkeepsie is an industrial property containing seven buildings and a "fuel enclosure". No other information pertinent to the environmental integrity of the subject property was present in these records. A summary of the readily available property ownership information is provided in Table 2, above.

Town of Poughkeepsie Assessor's Office Records

On June 25, 2002, Town of Poughkeepsie Assessor's Office property card records for the subject property were reviewed by this office. According to notations made on the property card, the portion of the subject property located in the Town of Poughkeepsie is an industrial property containing a 162' by 132' building used as a wood treatment plant and two metal "pole barns" (56' by 44' and 24' by 16', respectively). No other information pertinent to the environmental integrity of the subject property was present in these records. A summary of the readily available property ownership information is provided in Table 2, above.

City of Poughkeepsie Building Department Records

City of Poughkeepsie Building Department records for the subject property were reviewed by this office on July 10, 2002. Included in the files for the portion of the subject property located in the City of Poughkeepsie were the following documents: a letter (dated August 20, 1986) from the NYSDEC to the A.C. Dutton Lumber Corporation stating that the NYSDEC "believes your facility is operating as a generator of hazardous waste"; application number 228070 (dated October 7, 1986) for a special permit approving the existing conversion of an on-site warehouse to a pressure treatment facility; a "case note" (dated October 23, 1986) from J. Powell of the City of Poughkeepsie Fire Department indicating that a 1,000-gallon gasoline tank had been removed from the subject property; certificate of occupancy number 2565 for a pressure treatment building and two lumber drying kilns; and, documents relating to a Final Environmental Impact Statement prepared in conjunction with the special use permit (see the City of Poughkeepsie Planning Department subsection, below).

No other significant information regarding the environmental integrity of the subject property was present in these records.

Town of Poughkeepsie Building Department Records

Town of Poughkeepsie Building Department records for the subject property were reviewed by this office on July 15, 2002. Included in the files for the portion of the subject property located in the Town of Poughkeepsie were permit number 8372 (dated October 29, 1979) for construction of a 44' by 56' commercial pole building, and permit number 11798 (dated July 7, 1987) for the construction of two wood and steel pole barns (24' by 33' and 24' by 72', respectively). These permits indicated that these structures would be built without heating or plumbing systems.

No other significant information regarding the environmental integrity of the subject property was present in these records.

City of Poughkeepsie Planning Department (CPPD)

CPPD records for the subject property were reviewed by this office on July 10, 2002. These records included copies of a Final Environmental Impact Statement (FEIS), dated February 19, 1996, prepared by Chazen in support of an application by A.C. Dutton for on-site operation of a pressure treatment facility. According to the FEIS, the subject property contains two (former) warehouses used as lumber pressure treatment plants. The lumber treatment process at these facilities includes the use of Chromated Copper Arsenate (CCA), a United States Environmental Protection Agency (USEPA) regulated pesticide. The FEIS concluded that the greatest environmental risks associated with the operation of pressure treatment facilities on the subject property involved releases of metals from the burning of stored pressure treated lumber or from the on-site release of CCA leachate.

No other significant information regarding the environmental integrity of the subject property was present in these records.

Dutchess County Department of Health (DCDOH)

DCDOH records for the subject property were reviewed by this office on July 12, 2002. Included in these files was a field log indicating that two test pits were extended on the subject property (see Section 2.1.2, Site Geology) and a plan for construction of a septic system (see Section 3.4.2, Physical Characteristics of Subject Property, Sewage Disposal System). No other information regarding the environmental integrity of the subject property was found in DCDOH records provided for review.

3.2.3 Subject Property Representative Information

Pertinent information regarding the subject property was provided to this office by Stephen Miron, an owner of the A.C. Dutton Corporation. According to Mr. Miron, the subject property was operated as a wholesale lumber distribution facility from circa 1913 to approximately 1999. Lumber pressure treatment operations utilizing CCA solutions were conducted on the subject property from 1966 to 1999. Mr. Miron indicated that soils located near the northern pressure treatment plant (an area potentially exposed to CCA contamination from wet pressure treated lumber) were tested by Chazen in 1987 and found to be free of significant levels of contamination and that all CCA waste materials at on-site pressure treatment plants had been properly disposed of off-site. Mr. Miron has provided this office with a copy of a Phase I Investigation performed on the subject property in 1987 and has facilitated access to other relevant documents (see Section 3.2.4, Previous Environmental Reports).

Pertinent information provided by Mr. Miron is also provided in relevant sections of this Phase I ESA, where appropriate.

3.2.4 Previous Environmental Reports

Several reports documenting on-site environmental conditions have been reviewed by this office. Copies of these reports are provided in Appendix E.

Phase I Investigation, A.C. Dutton Lumber Corporation, EnviroPlan Associates, Inc. (EP Report), November 1987

The stated purpose of the EP Report was to "ascertain whether hazardous materials had ever been improperly disposed of on the (subject property)". The EP Report found:

- that the subject property had been "continuously used for industrial purposes since 1834", including the on-site historic presence of iron foundries and a glass manufacturing facility;
- that the western and northern portions of the subject property consist of fill materials (of unknown origin) that may potentially contain ash generated from a former off-site coal gasification plant;
- that underground storage tanks (USTs) containing petroleum products (including a 20,000-gallon gasoline tank) have been identified in historic maps of the subject property. (Note: this information is reportedly from a Sanborn map, dated 1930, which was not available for review by this office);
- that CCA has historically been used and stored on the subject property; and,

Phase I Environmental Site Assessment
SP02031.10

Page 12 of 30
August 8, 2002

- that on-site storage of wet CCA treated lumber and discharges from an overflow pipe/vent may have potentially contaminated the subject property in the vicinity of the northern pressure treatment plant. Interviews conducted during the preparation of the EP Report indicated that wet pressure treated lumber was "routinely stored outside the north treatment plant to (drip) dry" and that uncontained spills of CCA solution have occurred on the subject property. A limited subsurface investigation of surface soils in the area of the northern pressure treatment plant indicated the presence of only low levels of CCA compounds.

Based on these findings, the EP Report concluded:

- that employee interviews and analysis of historic maps revealed no deliberate on-site disposal of hazardous materials;
- that potential CCA contamination exists in the vicinity of the northern pressure treatment plant and areas used to dry wet lumber; and
- that on-site soils could potentially be impacted by the historic presence of petroleum bulk storage (PBS) tanks, former on-site industrial operations, and the potential presence of heavy metals in on-site fill materials.

Letter from Chazen Environmental Services to the NYSDEC Documenting Soil Conditions in the Vicinity of the Northern Pressure Treatment Plant (Chazen Letter)

The Chazen Letter (dated August 19, 1996) documents the results of a limited subsurface investigation performed on the subject property in June 1996 by Chazen Environmental Services, Inc. at the request of the NYSDEC. Three locations were sampled at two depths (0 to 6 inches and 18 to 24 inches, respectively) in the vicinity of the northern pressure treatment plant. Collected soils were analyzed for TCLP arsenic and chromium. According to the Chazen Letter, these metals were not detected or were detected at concentrations below NYSDEC recommended "Soil Cleanup Objectives and Cleanup Levels". Presented laboratory data did, however, indicate an increase in arsenic concentrations with increasing depth at two sample locations.

3.3 Review of Federal and State Agency Records

3.3.1 Methodology

Federal and state computer databases and printed records were reviewed for documentation of potential liabilities relevant to the subject property. Records reviewed and corresponding search distances are consistent with, or exceed, the requirements set forth by ASTM.

The following ASTM databases were searched at their specified search distances, consistent with ASTM protocol:

USEPA National Priority List (1.0 mile)
USEPA CERCLIS List (0.5 mile)
USEPA CERCLIS NFRAP List (subject/adjoining properties)
USEPA RCRIS Hazardous Waste Generators List (subject/adjoining properties)
USEPA RCRIS CORRACTS Hazardous Waste Facilities List (1.0 mile)
USEPA RCRIS non-CORRACTS Hazardous Waste TSD Facilities List (1.0 mile)
USEPA Emergency Response Notification System (subject property)
NYSDEC Registry of Inactive Hazardous Waste Disposal Sites (IHWDS) (1.0 mile)
NYSDEC List of Sites under Investigation for IHWDS Registry (0.5 mile)
NYSDEC Leaking Underground Storage Tank (LUST) Records (0.25 mile)*
NYSDEC Petroleum Bulk Storage Tank Records (subject/adjoining)
NYSDEC Chemical Bulk Storage Tank Records (subject/adjoining properties)
NYSDEC Registry of Active and Inactive Landfills (0.5 mile)

* *The search distance for this ASTM database has been reduced due to the dense urban area in which the subject property is located.*

The following databases not required by ASTM protocol were also reviewed:

USEPA RCRIS Hazardous Waste Transporters List (subject/adjoining properties)
NYSDEC Major Oil Storage Facilities (0.5 mile)
NYSDEC Petroleum and Chemical Spill Records (0.25 mile)
NYSDOH Basement Radon Readings (by County, Municipality and Zip Code)
USEPA and NYSDCE Wastewater Discharge Permits (subject/adjoining properties)

Provided in Appendix C of this Phase I ESA is a copy of the database search conducted by Environmental FirstSearch Corporation for ESI. Not all of the sites contained in the attached database search may be referenced in Section 3.3.2 of this Phase I ESA. Some sites were not included based on either ASTM requirements, ESI's scope of services or professional opinion, and/or information obtained during the review of historic records and the site inspection. Likewise, sites or additional information not included in the database search may also be referenced based on ESI's knowledge of the subject property area.

3.3.2 Findings of Regulatory Records Review

Federal Hazardous Waste-Contaminated Sites

The subject property is not identified on the United States Environmental Protection Agency's (USEPA) National Priority (NPL) list of uncontrolled or abandoned hazardous waste sites identified for priority remedial actions. According to a review of USEPA records, there are no NPL sites located within 1.0 mile of the subject property.

The subject property is not listed on the USEPA's CERCLIS list which details all sites that are proposed to the NPL or are in the screening and assessment phase for possible proposal to the NPL. According to a review of USEPA records, there are no CERCLIS sites located within 0.5 mile of the subject property.

The subject property is not listed on the USEPA's CERCLIS No Further Remedial Action Planned (NFRAP) list. This is a list of former CERCLIS sites that were delisted because no significant hazardous waste contamination was found or because the site has been remediated. According to a review of USEPA records, the Central Hudson Gas & Electric Company site (USEPA ID#: NYD980641583), adjoining the subject property to the south at North Water Street, is listed as a

CERCLIS NFRAP site. No information regarding previous waste disposal activities at this site was found in readily available records. There are no other CERCLIS NFRAP sites adjoining the subject property.

State Hazardous Waste Sites

According to NYSDEC records, the subject property was formerly listed as an inactive hazardous waste disposal site (IHWDS), classified as "2a – Temporary classification assigned to sites that have inadequate and/or insufficient data for inclusion in any of the other classifications" (NYSDEC ID#: 314081). NYSDEC site description records indicate that the ground near the northern pressure treatment plant had been reported as "green from... CCA residue" and that "residue could be seen draining into Kidney Creek". Arsenic and chromium contamination of groundwater and soil were listed as areas of possible environmental impact. Limited soil testing was performed in the vicinity of the northern pressure treatment plant in 1996 (see Section 3.2.4, Previous Environmental Reports). Laboratory analysis of soil samples documented concentrations of arsenic and chromium below NYSDEC action level. Based on these results, the NYSDEC removed the subject property from the IHWDS list in May 1997.

According to a review of NYSDEC records, three NYSDEC IHWDS sites are located within 1.0 mile of the subject property: the Arborio Construction site (NYSDEC ID #: 314090), located 0.72 mile to the northeast; the Former Dusso Chemical site (NYSDEC ID #: 314103), located 0.78 mile to the northeast; and, the Schatz Plant site (NYSDEC ID #: 314074), located 0.84 mile to the northeast. Based on information found in readily available NYSDEC records, these sites are not likely to impact the subject property.

The subject property is not on the NYSDEC's list of sites under qualifying investigation for inclusion on the IHWDS registry. According to a review of NYSDEC records, there are no such sites within 0.5 mile of the subject property.

Federal Hazardous Waste Handlers

The USEPA Resource Conservation and Recovery Information System (RCRIS) database details facilities that report treatment, storage or disposal of hazardous waste (TSD facilities) or generation or transportation of hazardous waste. Of these facilities, some have been notified by the USEPA to take corrective action with regard to their handling of hazardous waste, and they are thus classified as CORRACTS facilities.

CORRACTS AND TSD FACILITIES

The subject property is not registered with the USEPA as a CORRACTS and/or TSD facility for hazardous waste or materials. According to a review of USEPA records, no CORRACTS and/or TSD facilities are located within 1.0 mile of the subject property.

GENERATORS OR TRANSPORTERS (NON-CORRACTS)

According to a review of USEPA records, the subject property is registered with the USEPA as a small quantity generator of hazardous waste (USEPA ID#: NYD006993711), reportedly producing between 100 to 1,000 kg of hazardous wastes per month. No information as to the type of hazardous materials generated on the subject property was found in readily available USEPA records. According to the EP Report, operations at the A.C. Dutton facility formerly generated approximately one, 55-gallon drum per month of hazardous sludge containing arsenic and chromium wastes. These drums were reportedly disposed of off-site from 1984 to 1999 by Osmose Wood Preserving, Incorporated. No information was found in readily available records documenting disposal practices prior to 1984.

According to a review of USEPA records, the Mechanical Construction Corp., located on the adjoining property to the east at North Water Street, is a conditionally exempt small quantity generator (<100 kg per month). No information as to the type of hazardous materials generated at this site was found in readily available USEPA records. There are no other generators or transporters of hazardous waste located on adjoining properties.

Landfills and Solid Waste Disposal Facilities

According to a review of NYSDEC records, the subject property is not listed with the NYSDEC as an active or inactive landfill or solid waste disposal facility. No landfills or solid waste disposal facilities are located within 0.5 mile of the subject property according to NYSDEC records.

Chemical Bulk Storage

A review of NYSDEC records indicates that the subject property is registered with the NYSDEC as a chemical bulk storage (CBS) facility (NYSDEC ID#: CBS3-000170). According to these records, seven steel aboveground CBS tanks having a total storage capacity of 102,600 gallons of arsenic acid are located on the subject property. Three tanks are listed as "in service" (one, 7,000-gallon and two, 25,000-gallon tanks) and four tanks are listed as "temporarily out of service" (one, 15,000-gallon, one, 5,600-gallon and two, 12,500-gallon tanks). All tanks are reported as having a secondary containment system listed as "other".

Two steel tanks were observed in the southern pressure treatment plant and five steel tanks were observed in the northern pressure treatment plant during the site inspection. According to Stephen Miron, these tanks were formerly used for the storage and mixing CCA products used in the pressure treatment process. Mr. Miron stated that two tanks were recently sold and removed from the southern pressure treatment plant building and that several tanks located in the northern pressure treatment plant are in the process of being cleaned of CCA residues. No other evidence of chemical bulk storage was noted on the subject property during the site inspection.

No adjoining properties are registered with the NYSDEC as CBS facilities.

Petroleum Bulk Storage

SUBJECT PROPERTY

A review of NYSDEC records indicates that the subject property is registered with the NYSDEC as a PBS facility (PBS Number 3-175935). According to these records, five "in service" steel PBS tanks having a total storage capacity of 8,050 gallons are located on the subject property: one, 3,000-gallon AST containing diesel fuel; one, 1,500-gallon underground storage tank (UST) containing #1, #2, or #4 fuel oil; and three ASTs containing #1, #2, or #4 fuel oil (one, 3,000-gallon and two, 275-gallon tanks). The diesel fuel tank has secondary containment and leak detection systems reported as "other". The UST is reported to be located in an accessible vault (i.e. secondary containment) but is not indicated to have any leak detection systems. No information regarding testing dates or methods is reported for this tank. None of the fuel oil ASTs are reported to have secondary containment and leak detection systems. Information found in City of Poughkeepsie Building Department files indicates that a 1,000-gallon gasoline tank had been removed from the subject property in 1986.

Observations made during the site inspection confirmed the presence of these PBS tanks. The diesel fuel AST is located within a semi-open enclosure to the south of the main office building. The concrete walls of the enclosure provide a secondary containment system. The fuel enclosure was noted to have an empty cradle; based on available information, this cradle is likely to have been the location of the 1,000-gallon gasoline tank previously removed from the subject property. The 1,500-gallon fuel oil UST is located in the southeast corner of the main office building

Phase I Environmental Site Assessment
SP02031.10

Page 16 of 30
August 8, 2002

basement. This tank is partially buried within a concrete vault. Two manifolded 275-gallon ASTs are located in a small utility room in the garage building and an AST (capacity of several thousand gallons) is located at the exterior of the northern pressure treatment plant near the southern exterior wall. According to John Hornbeck, the diesel tank and the large fuel oil tank at the northern pressure treatment plant are not in active use.

Two abandoned ASTs (each with a capacity of 3,000 gallons or less) were observed in the northern pressure treatment plant. These tanks have been cut open and are not connected to any piping or vent systems. Several other PBS tanks are believed to have been historically located on the subject property (see Section 3.2.1, Sanborn Fire Insurance Maps); no information, however, was available from subject property representatives documenting the use of on-site abandoned tanks or the proper closure and/or removal of historic tanks.

Multiple small waste-oil containers are present in the garage building and a 55-gallon drum containing motor oil is present in the southern pressure treatment plant.

Several spills are reported in NYSDEC records for the subject property (see the State Chemical and Petroleum Spill and Leaking Underground Storage Tank Events subsection, below).

State PBS Regulations

NYSDEC Petroleum Bulk Storage Regulations 6 NYCRR Parts 612-614 apply to facilities with a combined storage capacity greater than 1,100 gallons (excluding tanks less than 1,100 gallons used to store fuel oil for on-site consumption). Based on the known storage capacity of the subject property (6,000 gallons aboveground and 1,500 gallons underground, excluding the two, 275-gallon fuel oil ASTs), the subject property is subject to NYSDEC PBS regulations. These regulations, among other things, require the proper registration of all on-site tanks subject to PBS regulations and the precision testing of tanks greater than 1,100 gallons.

No PBS registration forms or records regarding any precision testing or leak detection system tests were provided to this office by subject property representatives. Based on field observation and a review of readily available NYSDEC records, the subject property appears to be in compliance with NYSDEC PBS registration requirements.

Federal Regulations

Based on the known storage capacity of the subject property (1,500 gallons underground and 6,550 gallons aboveground), the subject property is subject to Federal PBS regulations. These regulations require, among other things, that a Spill Prevention, Control, and Countermeasures Plan (SPCC Plan) be prepared. No SPCC Plan is known to exist for the subject property.

ADJOINING PROPERTIES

According to a review of NYSDEC records, the Mechanical Construction Corp., located on the adjoining property to the east at North Water Street, is a PBS facility (PBS Number: 3-011487). This facility is indicated to have a steel 3,000-gallon fuel oil UST. This tank was reportedly closed and removed from the site in December 1993. No spills are reported in readily available NYSDEC records for this property. No overt evidence of PBS tanks was noted on adjoining properties during the site inspection.

Major Oil Storage Facilities (MOSFs)

The subject property is not listed with the NYSDEC as a major oil storage facility (MOSF). According to a review of NYSDEC records, there are no MOSFs located within 0.5 mile of the subject property.

Federal Chemical and Petroleum Spills

The USEPA Emergency Response Notification System (ERNS) database details initial reports of releases of oil and hazardous substances as reported to federal authorities. There are currently no chemical or petroleum spills on record for the subject property, according to a review of the USEPA ERNS database.

State Chemical and Petroleum Spill and Leaking Underground Storage Tank Events

A review of the NYSDEC spill database (maintained since 1986) indicates that two spill events are known to have occurred on the subject property. Available information indicates that eleven spill events are known to have occurred within 0.25 mile of the subject property. The exact locations of some of these events and their distances from the subject property could not be determined based on the available information.) Of these surrounding events, one is classified as a leaking underground storage tank (LUST) event.

The spill events with the greatest likelihood of impacting the subject property, based on available information, occurred on the subject property. Spill number 9103890 occurred on July 10, 1991 and involved the release of 200 gallons of an unknown material. Reported caller remarks indicate that the spill was "contained on (the) concrete floor" and was cleaned. Spill number 9106926 occurred on September 25, 1991 and involved the release of an unspecified quantity of an unknown material. Reported caller remarks indicate that the "company over-saturates the lumber drips on the truck". The spill report, however, indicates "inspection revealed no evidence of lumber dripping chemicals on ground". Both of these spills have been closed by the NYSDEC. It is unsure whether state cleanup standards have been met for these spills. Based on available information, the other nine spill events reviewed by this office are not likely to impact the subject property.

Air Discharges

No NYSDEC permits for air discharges from the subject property are known to exist. No operations likely to require a NYSDEC air discharge permit were noted on the subject property during the site inspection.

Groundwater Usage

According to observations made during the site inspection and information provided by the property representative, the subject property obtains potable water from the municipal water system. According to information found in the EP Report, a well is located near the southwest corner of the southern pressure treatment plant. This well was reportedly used to supply process water for on-site pressure treatment operations and is not in active use. No information regarding water quality at this well was provided by subject property representatives. No other uses of groundwater were noted on the subject property during the site inspection.

A septic system is likely to be located in close proximity to this well (see Section 3.4.2, Physical Characteristics of Subject Property, Sewage Disposal System).

Wastewater Discharges

No USEPA National or NYSDEC State Pollutant Discharge Elimination System (NPDES or SPDES) permit is known to exist for the subject property. No operations likely to require a NPDES or SPDES permit were noted on the subject property during the site inspection. No adjoining properties are registered with the USEPA as NPDES or SPDES facilities.

Radon

Information on radon levels was obtained from New York State Department of Health (NYSDOH) documents. No regulatory standards for radon levels currently exist in New York State. The USEPA has established a guidance value (the level where mitigation measures may be appropriate) for radon concentrations of 4.0 or greater picoCuries/liter (pCi/l). Provided below in Table 3 is a summary of the available radon information for the subject property's vicinity.

Table 3: Radon Levels in Vicinity of Subject Property

All radon levels provided in picoCuries/liter (pCi/l)

NYSDOH Radon Information	Dutchess County	Town of Poughkeepsie	Zip Code (12601)
Median Radon Level	4.0	3.4	3.7
Percent of Homes >4.0 pCi/l	53.0	47.3	Not Provided
Number of Homes Tested	2636	954	233

These median radon levels are below the USEPA's guidance value of 4.0 pCi/l; however, more than 47% of the homes tested in the subject property's vicinity had levels in excess of this guidance value. Therefore, there is a likelihood that elevated radon levels are present on the subject property. No radon testing is known to have been conducted on the subject property. The non-residential usage of the subject property precludes the need for radon testing at this time.

3.4 Site Inspection**3.4.1 Protocol**

The site inspection was conducted on June 26 and July 17, 2002 in order to address any potential concerns raised during the investigation of the site's history (above, Section 3.2), the regulatory agency records review (above, Section 3.3) and to identify any additional indications of contamination from the use, storage, or disposal of hazardous or regulated materials. To the extent possible, site structures, vegetation, topography, surface waters, and other relevant site features were examined for any obvious evidence of existing or previous contamination or unusual patterns (e.g., vegetative stress, soil staining, surface water sheen, or the physical presence of contaminants), which would indicate that the environmental integrity had been or could be impacted.

Section 3.4.2 describes the physical characteristics of the subject property. Section 3.4.3 is divided into topics on specific environmental conditions or concerns, actual or potential, noted on the subject property during the site inspection. Section 3.4.4 describes the physical characteristics of adjoining properties as they concern the potential or actual environmental condition of the subject property.

A Selected Site Features Map illustrating the general layout of the subject property and the locations of specific identified concerns discussed specifically in this Section of the Phase I ESA is provided on Page 6. Photographs of the subject property are provided in Appendix A of this Phase I ESA.

3.4.2 Physical Characteristics of Subject Property

3.4.2.1 Property

The subject property is an irregularly-shaped 15-acre 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 subject property is an inactive wholesale lumber warehousing and pressure treatment facility operated by the A.C. Dutton Corporation.

Multiple structures occupy almost one-sixth of the subject property. Two pressure treatment plants are located on the subject property: one building to the north, immediately north of the border between the Town of Poughkeepsie and the City of Poughkeepsie, and one building to the south, north of the western end of Hoffman Street. An office building, storage warehouse, vehicle maintenance garage, and a fuel tank enclosure are located south of the southern pressure treatment plant. Immediately west of the garage is a large concrete pad at the location of an on-site warehouse reportedly destroyed by fire in 1987. The remains of a stone water reservoir are partially located on the southeastern portion of the subject property near North Water Street. A warehouse building is located immediately south of the northern pressure treatment plant. To the east of this structure are two concrete pads (the reported former location of a wood kiln and a storage building). West of the northern warehouse is a small, two-story office building located in close proximity to the Hudson River.

The remainder of the property is composed of paved areas (formerly used for lumber storage), driveways, and peripheral vacant wooded areas. Chain link fences are located along the southern property lines at Dutchess Avenue and Hoffman Street. An inactive railroad track extends from the southwestern to northeastern corners of the parcel and the remains of a wooden wharf are present in the Hudson River at the southern property line.

3.4.2.2 Structures

Main Office Building

The main office building (date of construction prior to 1950) is an approximately 50' by 100' one-story brick and wood frame structure with a concrete-block and poured concrete basement foundation. Roofing is asphalt shingles. The first floor contains several small rooms used as office and storage areas. Floors are covered by carpet, 12" by 12" vinyl tiles, and vinyl sheet flooring. Interior walls are gypsum wallboard and wood paneling. Ceilings are covered by acoustic ceiling tiles and gypsum wallboard. Plaster (in poor condition) was noted to be present in the attic. The basement is divided into several rooms and contains concrete floors, concrete block walls, and composite board ceilings.

Garage Building

The garage building (date of construction prior to 1913) is an approximately 190' by 40' concrete-block and brick structure on a concrete slab. The roof is wood frame with asphalt shingles (in poor condition). Interior ceilings are composed of composite materials. The southern portion of the building contains open repair bays and the northern portion contains several rooms and an attic. This structure is currently used by on-site personnel for vehicle maintenance activities.

Southern Warehouse

The southern warehouse (date of construction prior to 1965) is an approximately 140' by 60' high, one-story concrete-block and wood frame structure with wood exterior siding and a metal and fiberglass panel roof. The foundation consists of a concrete slab. The building has an open interior floor plan and was formerly used for the storage of lumber.

Southern Pressure Treatment Plant

The southern pressure treatment plant (date of construction circa 1949) is an approximately 200' by 140' "hanger" structure built with arched metal trusses and metal roof/wall panels. The interior floor is composed of a concrete slab used as a "drip pad" (i.e. an impervious surface designed to capture CCA residues). The building has an open interior floor plan to the north; the southern portion of the building contains a small office area, mechanical rooms, and an extension built to house a lumber-pressure-treatment vessel. Enclosed areas at the southern portion of the building contain wood panel walls and dropped acoustic ceiling tiles. This building was formerly used as a lumber pressure treatment facility. Two steel storage tanks, formerly used in pressure treatment operations, are located at the southern portion of the building.

Northern Pressure Treatment Plant

The northern pressure treatment plant (date of construction circa 1949) is an approximately 140' by 130' "hanger" structure built with arched metal trusses and metal roof/wall panels. The interior floor is composed of a concrete drip pad. According to the EP Report, the concrete drip pad was installed in 1984 over a previously existing gravel and asphalt floor. The building has an open interior floor plan to the north. The southern portion of the building contains a mechanical room housing hydraulic equipment, a steel pressure treatment vessel, and multiple steel storage tanks. A concrete curb surrounds the area of the tanks. A wood and concrete block extension is located at the northern side of the building and a wood-frame extension is located at the eastern side of the building. This building was formerly used as a lumber pressure treatment facility.

Northern Warehouse (former Stacker Building)

The northern warehouse (date of construction circa 1991) is an approximately 120' by 65' high, one-story wood frame structure with wood exterior siding and an asphalt shingle roof. The foundation consists of a concrete slab. The building has an open interior floor plan and was formerly used for the stacking of lumber.

Western Office Building

The western office building (date of construction prior to 1950) is an approximately 45' by 24' two-story brick structure on a concrete slab. The roof of the building is flat and is likely to be covered with tar or rolled asphalt-roofing materials. Access to the second floor was not available during the site inspection. The first floor contained an office area, bathroom, hallways and a utility room housing an inactive oil-fired furnace. Interior building materials included: carpet, 9" by 9" vinyl floor tiles, sheet vinyl flooring, wood panel, ceramic tile, gypsum wallboard and plaster. Plaster (in poor condition) was noted to be present in the vicinity of the stairwell. This building was formerly used as a lumber yard office.

Fuel Enclosure

The fuel enclosure (date of construction unknown) is an approximately 20' by 25' open shed enclosing a 3,000-gallon diesel fuel tank. The structure consists of a concrete slab, an approximately 4' high concrete secondary-containment wall, and metal posts supporting a metal roof. The northern half of the structure contains an empty tank cradle (presumably the location of a gasoline tank previously removed from the subject property).

Potable Water Supply

According to available information, the subject property is serviced by the municipal water system. According to information found in the EP Report, a well is located near the southwest corner of the southern pressure treatment plant. This well was reportedly used to supply process water for on-site pressure treatment operations and is not in active use. No information regarding water quality at this well was provided by subject property representatives. No physical evidence of this well was observed during the site inspection.

Sewage Disposal System

DCDOH records for the subject property were reviewed by this office on July 12, 2002. Included in these files was a "Plot Plan for Location of Septic System at A.C. Dutton Lumber Corp." dated October 1959. The Plot Plan depicted a 2,000-gallon septic tank located approximately 13' west of the Main Office Building and a 30' by 18' drywell having a center point located approximately 25' west of the northwest corner of the building. The septic tank and drywell are shown as receiving wastewater from a discharge point located at the southwest corner of the structure (a copy of the Plot Plan is provided in Appendix F). According to information provided by Stephen Miron, the main office building utilizes this septic system for on-site disposal of septic wastes.

No information was found in readily available records, or was provided to this office by subject property representatives, regarding the method of sanitary waste disposal at the vehicle maintenance garage or the western office building.

Heating/Cooling

The main office building is heated with hot water generated by an oil-fired furnace located in the northwestern portion of the basement. Individual window air conditioning units are used to cool the structure in the warmer months.

The garage building is heated with hot air generated by an oil-fired furnace located in a central utility room. No cooling systems are present in this structure.

The western office building and the northern pressure treatment plant contain non-functioning oil-fired furnaces without associated fuel oil tanks. No cooling systems are present in these structures.

No other on-site structures contain heating or cooling systems.

3.4.3 Specific On-Site Environmental Conditions**Debris Areas**

Debris is present on the subject property in or near all on-site structures and throughout paved exterior areas. Debris generally consists of wood, metal, tires, and miscellaneous trash. Debris containing broken painted plaster is present in the attic of the main office building and in the western office building. Given the age of these structures (prior to 1950), this plaster is likely to contain lead-based paint and could potentially contain asbestos. Small quantities of metal vehicle parts, empty small containers, and miscellaneous items of household trash located within the garage building appear to be contaminated with petroleum residues. With the exception of these oily debris materials and degraded plaster, none of the observed on-site debris was judged by this office to pose a threat to the environmental integrity of the subject property.

Petroleum Storage

Petroleum products are currently stored on the subject property. Capacities of storage tanks noted below are approximations based on available information and do not represent actual field measurements).

A 3,000-gallon diesel fuel AST is located within a semi-open enclosure to the south of the main office building. The tank was observed to be enclosed within a concrete secondary containment system. The concrete floor of the enclosure appeared to be free of significant signs of staining. According to available information, this tank is not in active use.

A 1,500-gallon fuel oil UST is located in the southeast corner of the main office building basement. This tank is partially buried within a concrete vault. A fill port and vent pipe servicing this tank are located at the southeastern exterior wall of the main office building (no other indications of underground petroleum bulk storage tanks, e.g. fill ports or vent pipes, were noted on the subject property during the site inspection).

Two manifolded 275-gallon ASTs are located in a small utility room in the garage building and a 3,000-gallon AST is located at the exterior of the northern pressure treatment plant near the southern exterior wall. According to available information, the pressure treatment plant fuel oil tank is not in active use.

All observed PBS tanks were noted to be free of significant signs of corrosion, staining, or leakage. No determination could be made at the time of the site inspection, however, as to the presence or absence of residual petroleum products in these tanks.

Two abandoned storage tanks (each with a capacity of 3,000 gallons or less) were observed in the northern pressure treatment plant. These tanks have been cut open and are not connected to any piping or vent systems. No information was available from subject property representatives documenting the use of these abandoned tanks.

Multiple small waste-oil containers (ranging in size from one quart to partially filled 55-gallon drums) are present in the garage building and a 55-gallon drum containing motor oil is present in the southern pressure treatment plant. No other small quantities of petroleum products or aboveground storage tanks were noted on the subject property during the site inspection.

Chemical Storage

Tanks formerly storing CCA solutions and water used in lumber pressure treatment operations are located on the subject property. Two steel tanks (likely to have contained water) were observed in the southern pressure treatment plant. According to Stephen Miron, two tanks formerly containing CCA solution were recently sold and removed from this structure. Five steel tanks (likely to have contained either water or CCA solutions) were observed in the northern pressure treatment plant. Mr. Miron stated that these tanks are in the process of being cleaned of CCA residues. All tanks observed during the site inspection appeared to be free of significant signs of corrosion or leakage. Minor staining (green residue) was observed near several tanks located in the northern pressure treatment plant (see the Staining/Corrosion/Leakage subsection, below); this staining, however, was not suggestive of significant leakage at these tanks. No other evidence of chemical bulk storage was noted on the subject property during the site inspection.

Small quantities of paints, cleaning products, and/or other miscellaneous chemical products are located in the main office building, garage, western office building, and in the southern pressure treatment plant. None of these materials was judged by this office to pose a threat to the environmental integrity of the subject property. No other small quantities of chemicals or aboveground chemical bulk storage tanks were noted on the subject property during the site inspection. No indications of underground chemical bulk storage tanks (e.g., fill ports or vent pipes) were noted on the subject property during the site inspection.

Asbestos-Containing Materials

Asbestos-containing materials (ACMs) are those materials, which are known to contain over 1% of any type of asbestos. The presence or absence of asbestos within a material can only be determined through the physical analysis of material samples.

Most on-site buildings are known to have been constructed prior to 1970, suggesting that ACMs may have been used during initial building construction and/or during subsequent maintenance work. An asbestos survey of the subject property is not known to have been conducted. Noted during the site inspection were approximately 120' of suspect air-cell pipewrap in the basement of the main office building, and degraded plaster and vinyl floor tiles in the main office building and western office building. Other building construction materials (e.g., roofing, mastics, etc.) could also potentially contain asbestos.

Lead-Based Paint

The presence or absence of lead-based paint (paint containing 0.5% lead by weight) can only be determined through the material analysis of paint samples. However, as the manufacture of lead-based paint (LBP) is known to have been regulated since 1978, a building's date of construction is often used to help assess the likelihood that LBP was used during initial tenant space construction and/or subsequent maintenance work. The presence of deteriorated paint is indicative of a potential health risk in that paint dust and chips could be inhaled and/or ingested.

Based on known construction dates, LBP is likely to have been used on the pressure treatment plants, main office building, western office building, southern warehouse, and garage buildings. LBP may also have been potentially used on other on-site structures. A lead-based paint survey of the subject property's structures is not known to have been conducted. Areas of degraded paint were observed on multiple on-site structures, notably in the attic and basement of the main office building and on exterior surfaces of the garage building. Given the age of on-site buildings, these surfaces are likely to have been painted multiple times, and no statement can be made by this office regarding the presence or absence of LBP in underlying layers of paint.

Floor Drains/Sumps/Conduits

Floor drains are present in the concrete drip pads of both pressure treatment plants. According to comments provided by A.C. Dutton employees (as reported in the EP Report), these drains lead to product recovery sumps and do not discharge to drywells or other subsurface conduits.

Two floor drains were observed in the bathroom area in the basement of the main office building. These drains appeared to be nonfunctional and are likely to be connected to the on-site septic system.

Floor drains were noted to be present in the concrete slabs located immediately north of the former stacker building. These drains are likely to lead to on-site drywells.

No other floor drains, sumps, or conduits to the subsurface were noted on the subject property during the site inspection.

Wastewater Discharges

With the exception of the sewage discharges discussed previously, no evidence of wastewater or other liquid discharges (including storm water) into drains, ditches, or streams on or adjacent to the property were observed.

Staining/Corrosion/Leaks

Heavy petroleum staining is present at the southern side of the main office building near a fuel oil fill port and vent pipe. Relatively heavy staining is also present throughout the repair bays of the vehicle maintenance garage. Minor areas of petroleum staining were also noted in several warehouse areas and in both pressure treatment plants.

Minor areas of green staining (indicative of potential CCA contamination) were noted to be present in the northern pressure treatment plant near the inactive CBS tanks and in the southern pressure treatment plant near the former location of the pressure treatment vessel. Based on field observations, these stains are not likely to represent significant releases of CCA materials.

No other evidence of corrosion, leaks or staining indicative of a reportable release was noted on the subject property during the site inspection and no evidence of a material threat of a release was observed.

Topographic Irregularities

No significant topographic irregularities (e.g., sinkholes or berms) indicative of the presence of non-natural materials (including debris) in the subsurface were noted on the subject property during the site inspection.

Vegetative Features

No overt areas of stressed or dying vegetation indicative of the presence of contaminants in surface or subsurface soils were noted on the subject property during the site inspection.

Pits, Ponds, or Lagoons

No pits, ponds, or lagoons exhibiting evidence (e.g., discolored water, distressed vegetation, obvious wastewater discharge) of holding liquids or sludge containing hazardous substances or petroleum products were noted during the inspection.

Surface Waters

According to available information, an underground stream (the Kidney Creek) crosses the subject property from east to west on the northern portion of the parcel (near the border between the City of Poughkeepsie and the Town of Poughkeepsie). The Kidney Creek is likely to have been diverted into a subsurface conduit during the course of historic on-site land-filling activities. This subsurface stream was not observed during the site inspection. No other surface water bodies are located on the subject property.

Odors

No unusual odors indicative of the presence of contamination were noted during the site inspection.

Former
Residual

Phase I Environmental Site Assessment
SP02031.10

Page 25 of 30
August 8, 2002

PCBs

An inspection for the presence of equipment likely to contain PCBs was conducted by this office during the site inspection. PCBs were widely used in equipment such as transformers, capacitors, and hydraulic equipment until 1979 when the USEPA regulated their use in this capacity.

Pole-mounted transformers are present on the subject property near the northeast corner of the northern warehouse building and near the southeast corner of the southern pressure treatment plant. These transformers are owned by the utility company who would be responsible for the cleanup of a release. No staining indicative of a release was noted on the units, the pole, or on the ground around the base of the pole. Florescent light fixtures are present in several on-site buildings. The ballasts of these fixtures are a potential source of PCB contaminated oils. No other equipment likely to contain PCBs was noted on the subject property during the site inspection.

3.4.4 Observed Environmental Conditions on Adjoining Properties

Pole-mounted transformers are located along North Water Street near the northeastern corner of the subject property. These transformers are owned by the utility company who would be responsible for the cleanup of a release. No staining indicative of a release was noted on the units, the pole, or on the ground around the base of the pole. No other overt conditions judged by this office to pose a threat to the environmental integrity of the subject property were noted on adjoining properties during the site inspection.

4.0 Conclusions and Recommendations

This Phase I ESA has been performed in conformance with the scope and limitations of ASTM Practice E 1527-00 on the approximately 15-acre A.C. Dutton Property and structures located at 2 Hoffman Street (formerly known as 1 Hoffman Street), City and Town of Poughkeepsie, Dutchess County, New York, as described in Section 2.0, above. This Phase I ESA has revealed no evidence of potential recognized environmental conditions in connection with the property with the exception of the items detailed below. With respect to these conditions, the following conclusions and recommendations (in **bold**) are made. Cost estimates for proposed investigations and/or remedial actions are provided in *italics* where appropriate.

1. Information obtained during a review of historic maps, municipal records, and information provided by property representatives indicates that: the subject property has been used for industrial and commercial activities since the early 1800s. Historic on-site industries have included an iron foundry, a glass works, and most recently a lumber pressure treating and warehouse facility. Chromated copper arsenate (CCA) was used in on-site lumber pressure treatment operations from 1966 to 1999. No readily available information was found documenting waste disposal practices at on-site industrial facilities prior to 1984. Several on-site underground storage tanks (USTs) are identified on historic maps; it is not known if these USTs were properly closed or remain on the subject property, and no information has been provided regarding the integrity on surrounding soils. Historic maps also indicate that the majority of the site consists of fill materials, possibly including ash from a local gasification plant. The composition of on-site fill materials is unknown at this time. A review of historical information supports the conclusion that previous on-site activities, including operations at on-site pressure treatment facilities, may have contaminated the subject property with petroleum products, metals or other hazardous substances.

No further investigation of historic records is recommended; see, however, below paragraphs 2, 3, and 4.

2. CCA has historically been used and stored on the subject property. Inactive chemical bulk storage (CBS) tanks, formerly containing aqueous solutions of CCA, are located in the northern pressure treatment plant. Green stained soils (likely to have been contaminated with CCA) were removed from the vicinity of the northern pressure treatment plant in the mid-1980s and green staining was observed on paved areas on the northern portion of the site in 1987. A former A.C. Dutton employee has allegedly stated that wet CCA treated lumber was "routinely stored outside the north treatment plant to (drip) dry" and that uncontained spills of CCA solution has occurred on the subject property. Fugitive releases on CCA may have also occurred inside the treatment plants beneath concrete drip pads and floor drains or in the vicinity of CBS tanks. These findings support the conclusion that on-site soils and/or groundwater in the vicinity of the pressure treatment plants and wood storage areas may be contaminated with CCA residues. Arsenic and tetrachloroethylene may also have been used in manufacturing processes at the Poughkeepsie Glass Works. This facility sustained serious fire damage on two occasions in the late nineteenth-century suggesting the possibility for the uncontrolled release of hazardous materials at that location.

It is recommended that borings be extended on the northern portion of the subject property and in the vicinity of the pressure treatment plants to document the presence or absence of CCA contamination in on-site soils (surface and subsurface) and groundwater. It is further recommended that borings be extended in the southern portion of the subject property in the vicinity of the former glass works to document the integrity on-site soils at that location.

Phase I Environmental Site Assessment
SP02031.10

Page 27 of 30
August 8, 2002

Estimated cost of subsurface investigation: \$6,000.

CCA residues and contaminated sludge may potentially be present in on-site CBS tanks. These contaminants are likely to be classified by the NYSDEC as hazardous wastes.

It is recommended that all CBS tanks be removed from the subject property. Alternatively, all CBS tanks should be properly closed and documentation be obtained from subject property representatives indicating the proper off-site disposal of all regulated materials generated during tank closure.

3. Several on-site USTs (including a 20,000-gallon gasoline tank) have been identified in historic maps and an active, partially buried, 1,500-gallon fuel-oil UST is currently located in the basement of the office building. No documentation regarding the closure or precision testing of on-site USTs was found in readily available records or was provided to this office by subject property representatives. No confirmatory soil testing is known to have been performed at any historic or active UST locations. Soils and groundwater in the vicinity of active and historic USTs may have been impacted by historic releases of petroleum products.

It is recommended that the presence or absence of historic on-site USTs should be determined (e.g. through the use of ground penetrating radar [GPR]) and that any detected subsurface tanks should be removed. In the absence of confirmatory soil testing conducted during tank excavation activities, it is recommended that borings be extended in the vicinity of historic UST locations to document the presence or absence of petroleum contamination in on-site soils and groundwater.

Estimated cost of GPR: \$2,500.

Estimated cost of borings at historic UST locations: \$4,500 to \$6,500.

The active UST located in the office building should be precision tested for tightness. If the UST is to be closed-in-place or removed from the subject property, and no precision tank testing is performed, then borings should be extended in the vicinity of the UST to document soil integrity.

Estimated cost of precision tank testing: \$ 500

A 3,000-gallon aboveground storage tank (AST) containing diesel fuel is located within a covered concrete containment area to the south of the office building. A 1,000-gallon AST containing gasoline was removed from this enclosure in the late 1980s. Any historic releases from this tank (or the former gasoline tank) are likely to have been contained within the concrete barrier. A 3,000-gallon inactive AST containing fuel oil is located immediately south of the northern pressure treatment plant and two, manifolded 275-gallon ASTs containing fuel oil are located in the garage building. These fuel oil and diesel fuel ASTs are properly registered with the NYSDEC and appeared to be in sound condition during the site inspection.

No further investigation is recommended. It is recommended that all PBS tanks be managed in accordance with the requirements of NYSDEC PBS regulations 6 NYCRR - Parts 612-614.

Two abandoned ASTs (each with a capacity of 3,000 gallons or less) are located in the northern pressure treatment plant. These tanks may be contaminated with residual petroleum products.

No further investigation is recommended. All abandoned ASTs should be removed from the subject property and be properly disposed of off-site.

Multiple small waste-oil containers are present in the garage building and a 55-gallon drum containing motor oil is present in the southern pressure treatment plant. Releases from these containers are likely to be contained within on-site buildings.

It is recommended that all waste-oil containers be removed from the subject property and that all petroleum products be properly disposed of off-site.

Heavy petroleum staining is present near the fill port servicing the office building UST and throughout floor areas of the garage building.

It is recommended that all areas of heavy staining should be properly cleaned.

4. Soils located on the western and northern portions of the subject property contain fill materials of unknown origin. On-site fill may contain ash originating from a former coal gasification plant. Soils located on the southern portion of the subject property may have been impacted by historical discharges from former on-site glass and iron manufacturing activities. The potential exists, therefore, for on-site soils to be contaminated with petroleum products, metals and/or other hazardous substances.

It is recommended that borings be extended on those portions of the subject property likely to be subject to site development activities in order to document the presence or absence of subsurface contaminants or materials requiring special handling.

Estimated cost of subsurface investigation: \$3,500 to \$5,000.

The office building is likely to have historically discharged sanitary wastes into a drywell located near the northwest corner of the structure. Floor drains located in the concrete pads at the site of the former kiln and kiln boiler buildings are also likely to have discharged into drywells. Given the known historic industrial use of the subject property, these drywells may potentially be contaminated with petroleum products, metals and/or other hazardous substances.

It is recommended that borings be extended in the vicinity of known or suspected drywells to document the presence or absence of petroleum contamination in on-site soils and groundwater.

Estimated cost of the subsurface investigation is included in the above cost estimate.

5. Debris is present on the subject property in or near all on-site structures and throughout paved exterior areas. Debris generally consists of wood, metal, and miscellaneous trash. Degraded, painted plaster was also noted to be present in debris observed in the attic of the main office building and in the western office building. Given the age of these structures (built prior to 1950), this plaster is likely to contain lead and could potentially contain asbestos. Oily debris materials were also noted to be present in the garage building. The impacts associated with the presence of small quantities of plaster and oil contaminated debris on the subject property, if any, are likely to be minimal. None of the other observed debris materials were judged by this office to pose a threat to the environmental integrity of the subject property.

It is recommended that all debris materials be segregated into appropriate waste streams (i.e., those which can be disposed of as solid waste and those which require special handling) and be disposed of in accordance with applicable regulations.

6. Asbestos-containing materials could potentially be present on the subject property. No asbestos survey is known to have been conducted. Approximately 120 feet of suspect air-cell pipewrap was observed on water pipes located in the basement of the office building. This pipewrap appeared to generally be in good condition. Other suspect materials noted during the inspection included plaster interior surfaces and resilient floor coverings in the office and baling buildings. Other items such as roofing materials, mastics, etc. could also potentially contain asbestos.

No further investigation is recommended. It is recommended that any suspect material encountered during maintenance, renovation, or demolition activities be tested for asbestos or be treated as though it were asbestos in the absence of analytical data. All maintenance, renovation, or demolition activities should be conducted in accordance with applicable regulations.

7. Lead-based paint could potentially be present on the subject property. A lead-based paint survey, however, is not known to have been conducted and no statement can be made by this office regarding the presence or absence of lead in painted surfaces.

No further investigation is recommended. It is recommended that any suspect material encountered during maintenance, renovation, or demolition activities be tested for lead or be treated as though it were lead-based paint in the absence of analytical data. All maintenance, renovation, or demolition activities should be conducted in accordance with all applicable regulations.

5.0 Sources of Information

5.1 Maps and Documents

Environmental FirstSearch Report, prepared by FirstSearch Technology Corporation, dated July 16, 2002.

New York State Department of Environmental Conservation Freshwater Wetlands Map of the Poughkeepsie, New York Quadrangle, dated 1973 (revised March 1994).

Sanborn Fire Insurance Company Maps dated 1887, 1895, 1913, 1950, 1952, 1965, 1984, and 1990.

United States Department of the Interior National Wetlands Inventory Map of the Poughkeepsie, New York Quadrangle, dated 1990.

United States Geological Survey Topographic Map of the Poughkeepsie, New York Quadrangle, dated 1903, available from the University of New Hampshire, Dimond Library, Documents Department & Data Center (on-line historic topographic maps).

United States Geological Survey Topographic Map of the Poughkeepsie, New York Quadrangle, dated 1957 (photorevised 1982).

Dutchess County Soil and Water Conservation District's Dutchess County Soil Survey User's Guide, dated September 1991.

5.2 Local Agency Records

City of Poughkeepsie Assessor's Office records, reviewed June 25, 2002.

City of Poughkeepsie Building Department records, reviewed July 10, 2002.

Dutchess County Department of Health records, reviewed July 12, 2002.

Town of Poughkeepsie Assessor's Office records, reviewed June 25, 2002.

Town of Poughkeepsie Building Department records, reviewed July 15, 2002.

5.3 Communications

John Hornbeck, employee of Stephen Miron (an owner of the subject property), various dates, June and July 2002.

Stephen Miron (an owner of the subject property), various dates, June and July 2002.

APPENDIX A
Site Photographs

PHOTOGRAPHS



1. View of western portion of subject property, looking north

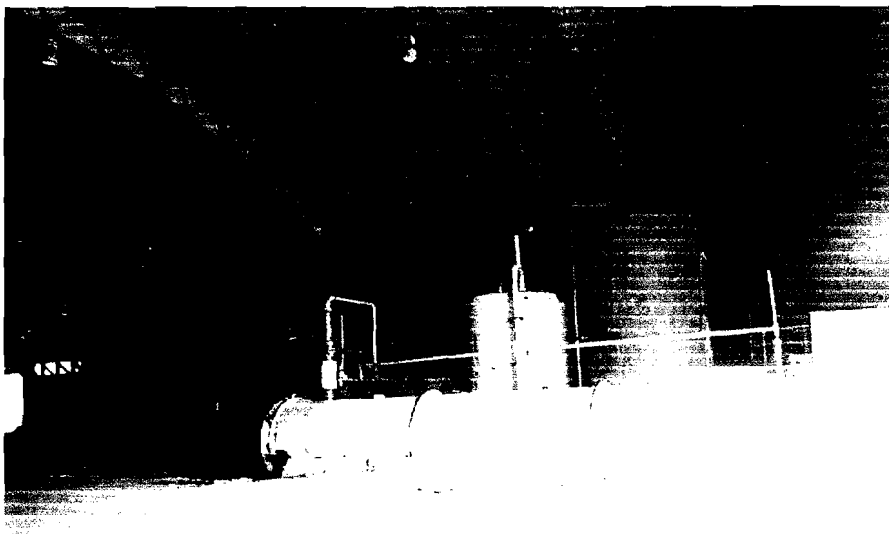


2. View of western portion of subject property, looking south

PHOTOGRAPHS



3. View of southern portion of subject property, looking east



4. Chemical Bulk storage tanks, northern pressure treatment plant

PHOTOGRAPHS



5. Abandoned storage tanks, northern pressure treatment plant



6. 1,500-gallon UST, basement of main office building

PHOTOGRAPHS



1. View of western portion of subject property, looking north

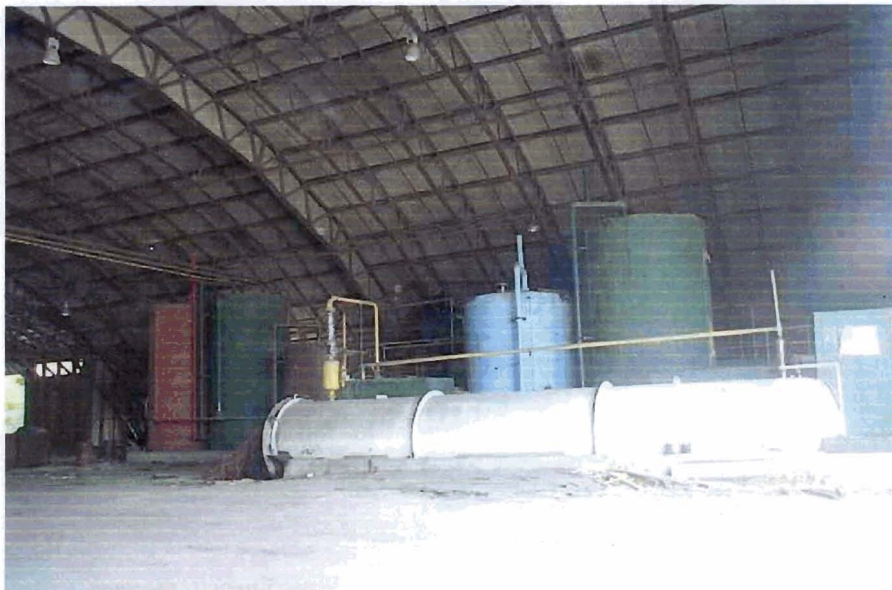


2. View of western portion of subject property, looking south

PHOTOGRAPHS



3. **View of southern portion of subject property, looking east**



4. **Chemical Bulk storage tanks, northern pressure treatment plant**

PHOTOGRAPHS



5. **Abandoned storage tanks, northern pressure treatment plant**



6. **1,500-gallon UST, basement of main office building**

PHOTOGRAPHS



7. Heavy staining, southern side of main office building



8. Staining, near CBS tanks, northern pressure treatment plant

PHOTOGRAPHS



9. Waste oil containers located in garage building



10. Suspect asbestos containing pipewrap, basement of main office building

PHOTOGRAPHS



11. Deteriorated plaster, attic of main office building



12. Deteriorated plaster, western office building

APPENDIX B

Maps



Source: U.S. Department of the Interior Geological Survey Topographic Map of the Poughkeepsie, NY Quadrangle, dated 1901

U.S.G.S. Topographic Map (1901)

A.C. Dutton Property
2 Hoffman Street
City of Poughkeepsie
Dutchess County, New York



ESI File: SP02031.10

Date: August 2002

Scale: not available



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

U.S.G.S. Topographic Map

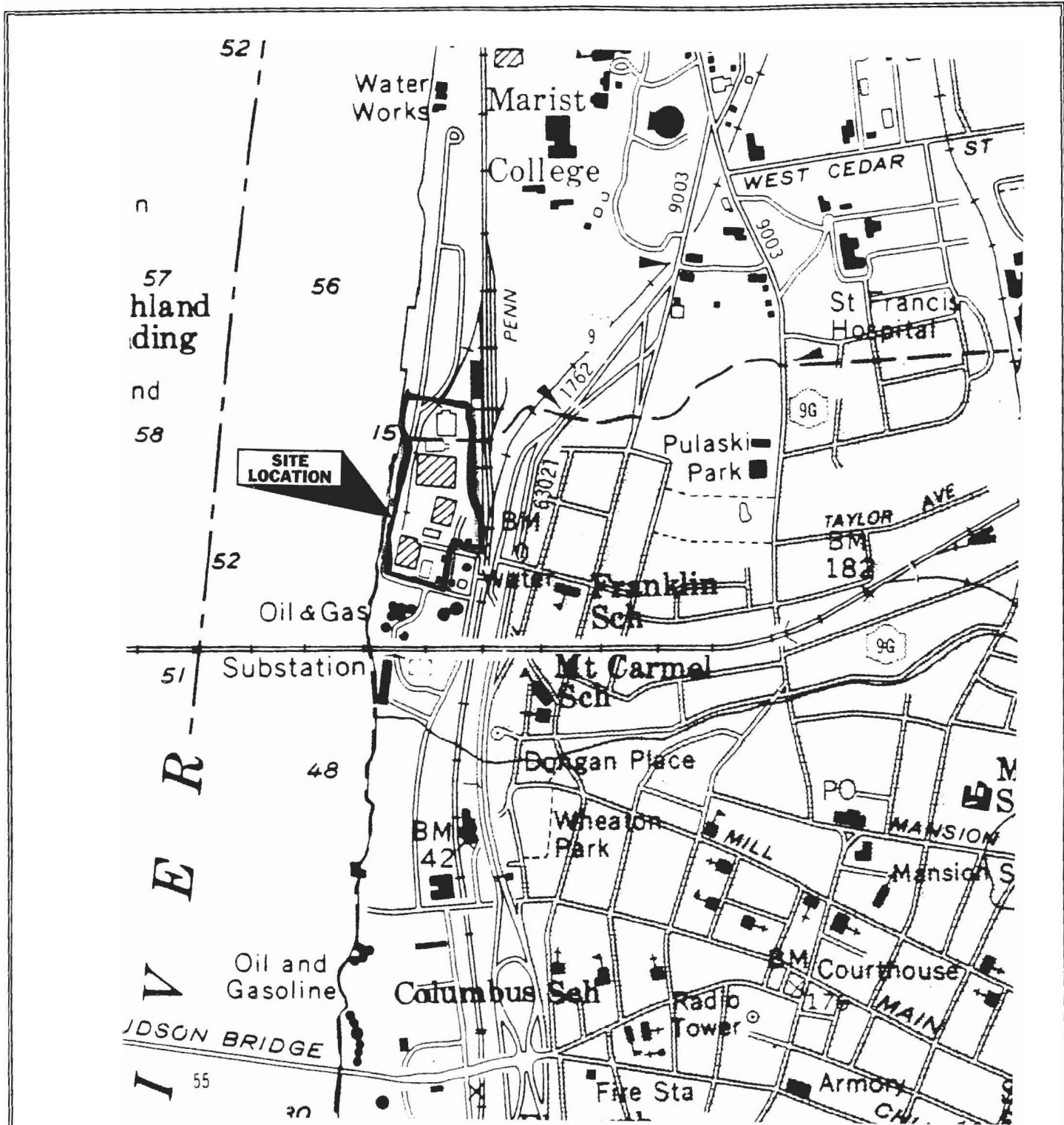
A.C. Dutton Property
2 Hoffman Street
City of Poughkeepsie
Dutchess County, New York



ESI File: SP02031.10

Date: August 2002

Scale: 1:24000



Source: U.S. Department of the Interior National Wetlands Inventory Map of the Poughkeepsie, NY Quadrangle, dated second edition 1990

National Wetlands Inventory Map

A.C. Dutton Property
1 Hoffman Street
City of Poughkeepsie
Dutchess County, New York



ESI File: SP02031.10

Date: August 2002

Scale: 1:24000

APPENDIX C
Regulatory Review

FirstSearch Technology Corporation

Environmental FirstSearchTM Report

TARGET PROPERTY:

1 HOFFMAN ST

POUGHKEEPSIE NY 12601

Job Number: SP02031.10

PREPARED FOR:

Ecosystems Strategies, Inc.

24 Davis Avenue

Poughkeepsie, NY 12603

07-16-02

FIRSTSEARCH

Tel: (203) 801-0500

Fax: (203) 801-9501

Environmental FirstSearch

Search Summary Report

Target Site: 1 HOFFMAN ST
POUGHKEEPSIE NY 12601

FirstSearch Summary

Database	Sel	Updated	Radius	Site	1/8	1/4	1/2	1/2 >	ZIP	TOTALS
NPL	Y	05-08-02	1.00	0	0	0	0	0	0	0
CERCLIS	Y	05-08-02	0.50	0	1	0	0	-	0	1
RCRA TSD	Y	06-08-02	1.00	0	0	0	0	0	0	0
RCRA COR	Y	06-08-02	1.00	0	0	0	0	0	0	0
RCRA GEN	Y	06-08-02	0.12	1	1				0	2
RCRA NLR	Y	06-08-02	0.12	0	0				0	0
ERNS	Y	12-31-01	0.12	0	0				0	0
NPDES	Y	01-14-02	0.12	0	0				0	0
FINDS	N	07-08-01	0.25	-	-	-	-	-	-	
TRIS	N	07-16-98	0.25	-	-	-	-	-	-	
State Sites	Y	10-16-01	1.00	1	0	0	0	3	0	4
Spills-1990	Y	01-01-02	0.25	2	4	3	-	-	1	10
Spills-1980	Y	10-18-00	0.25	0	1	0	-	-	0	1
SWL	Y	03-03-02	0.50	0	0	0	0		0	0
Permits	Y	NA	0.12	0	0				0	0
Other	Y	01-01-02	0.50	0	0	0	0	-	0	0
REG UST/AST	Y	01-01-02	0.12	2	1				0	3
Leaking UST	Y	01-01-02	0.25	0	1	0			0	1
State Wells	N	02-02-98	0.50							
Aquifers	N	NA	0.50							
ACEC	N	NA	0.50							
Wetlands	N	11-20-00	0.50							
Floodplains	N	04-08-98	0.50							
Receptors	N	01-01-95	0.50							
Nuclear Permits	N	04-30-99	0.50							
Historic/Landmark	N	03-08-01	0.50							
Federal Land Use	N	06-17-98	0.50							
Federal Wells	N	NA	0.50							
Releases(Air/Water)	N	12-31-01	0.25							
- TOTALS -				6	9	3	0	3	1	22

Notice of Disclaimer

Due to the limitations, constraints, inaccuracies and incompleteness of government information and computer mapping data currently available to DataMap Technology Corp., certain conventions have been utilized in preparing the locations of all federal, state and local agency sites residing in DataMap Technology Corp.'s databases. All EPA NPL and state landfill sites are depicted by a rectangle approximating their location and size. The boundaries of the rectangles represent the eastern and western most longitudes; the northern and southern most latitudes. As such, the mapped areas may exceed the actual areas and do not represent the actual boundaries of these properties. All other sites are depicted by a point representing their approximate address location and make no attempt to represent the actual areas of the associated property. Actual boundaries and locations of individual properties can be found in the files residing at the agency responsible for such information.

Waiver of Liability

Although DataMap Technology Corp. uses its best efforts to research the actual location of each site, DataMap Technology Corp. does not and can not warrant the accuracy of these sites with regard to exact location and size. All authorized users of DataMap Technology Corp.'s services proceeding are signifying an understanding of DataMap Technology Corp.'s searching and mapping conventions, and agree to waive any and all liability claims associated with search and map results showing incomplete and or inaccurate site locations.

*Environmental FirstSearch
Site Information Report*

Request Date: 07-16-02
Requestor Name: scott spitzer
Standard: ASTM

Search Type: AREA
Job Number: SP02031.10

Target Address: 1 HOFFMAN ST
POUGHKEEPSIE NY 12601

Demographics

Sites: 22	Non-Geocoded: 1	Population: NA
Radon: OF THE 233 HOMES TESTED, THE AVG. PCIL LEVEL WAS 5.8		

Site Location

	<u>Degrees (Decimal)</u>	<u>Degrees (Min/Sec)</u>	<u>UTMs</u>
Longitude:	-73.938921	-73:56:20	Easting: 588271.931
Latitude:	41.713637	41:42:49	Northing: 4618313.284
		Zone:	18

Comment

Comment:

Additional Requests/Services

Adjacent ZIP Codes: 1.00 Mile(s)

Services:

ZIP				
Code	City Name	ST	Dist/Dir	Set
12528	HIGHLAND	NY	0.45 NW	Y

	<u>Requested?</u>	<u>Date</u>
Sanborns	N	
Aerial Photographs	N	
Topo Maps (hardcopy)	N	
City Directories	N	
Title Search	N	
Municipal Reports	N	
Online Topo Map	N	

Environmental FirstSearch

Sites Summary Report

TARGET SITE: 1 HOFFMAN ST
POUGHKEEPSIE NY 12601

JOB: SP02031.10

TOTAL: 22 **GEOCODED:** 21 **NON GEOCODED:** 1 **SELECTED:** 0

ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	Map ID
1	CERCLIS	CENTRAL HUDSON G & E CORP NYD980641583/NFRAP-N	NORTH WATER ST POUGHKEEPSIE NY 12601	0.03 SW	1
2	RCRAGN	A C DUTTON LUMBER CORP NYD006993711/SGN	1 HOFFMAN ST POUGHKEEPSIE NY 12601	0.00 --	
3	RCRAGN	MECHANICAL CONSTRUCTION CORP NYD987006699/VGN	N WATER ST POUGHKEEPSIE NY 12601	0.01 SE	
4	STATE	A. C. DUTTON LUMBER CORPORATION 314081	1 HOFFMAN STREET POUGHKEEPSIE NY 12601	0.00 --	
5	STATE	ARBORIO CONSTRUCTION 314090/CLASS 4	35 WEST CEDAR STREET POUGHKEEPSIE NY 12601	0.72 NE	6
6	STATE	FORMER DUSO CHEMICAL 314103/CLASS 2	33 FULTON STREET POUGHKEEPSIE NY 12601	0.78 NE	7
7	STATE	SCHATZ PLANT 314074/CLASS 2	70 FAIRVIEW AVENUE POUGHKEEPSIE NY 12601	0.84 NE	8
8	SPIILLS	AC DUNTEN CO. 9106926/CLOSED	1 HOFFMAN ST. POUGHKEEPSIE NY 12601	0.00 --	2
9	SPIILLS	AC DUTTON LUMBERYARD 9103890/CLOSED	WATER STREET POUGHKEEPSIE NY 12601	0.00 -	2
10	SPIILLS	CENTRAL HUDSON GAS ELEC 0006950/CLOSED	120 NORTH WATER ST POUGHKEEPSIE NY 12601	0.03 SW	1
11	SPIILLS	JOHNS AUTO REPAIR 0107326/CLOSED	114 MILL ST POUGHKEEPSIE NY 12601	0.25 SE	5
12	SPIILLS	POUGHK. WATER POLL. CONTROL 9413383/CLOSED	NORTH WATER STREET POUGHKEEPSIE NY 12601	0.06 NE	4
13	SPIILLS	POUGHKEEPSIE WASTEWATER 9308881/CLOSED	205 NORTH WATER STREET POUGHKEEPSIE NY 12601	0.06 NE	4
14	SPIILLS	REYNOLDS SUBSTATION 9304362/CLOSED	NORTH WATER STREET POUGHKEEPSIE NY 12601	0.03 SW	1
15	SPIILLS		109 ALBANY ST POUGHKEEPSIE NY 12601	0.14 NE	9
16	SPIILLS		17 SPRUCE ST POUGHKEEPSIE NY 12601	0.14 NE	10
17	SPIILLS80	POUGHKEEPSIE SEWER PLANT 8906952/CLOSED	WATER ST. POUGHKEEPSIE NY 12601	0.06 NE	4
18	UST	A C DUTTON LUMBER CORP INC PBS3-175935/ACTIVE PBS FACILITY	1 HOFFMAN ST POUGHKEEPSIE NY 12601	0.00 --	2
19	UST	A.C. DUTTON LUMBER CO. CBS3-000170/ACTIVE FACILITY	1 HOFFMAN ST. POUGHKEEPSIE NY 12601	0.00 --	2
20	UST	MECHANICAL CONSTRUCTION CORP PBS3-011487/UNREGULATED BY PBS	END OF NORTH WATER STREET POUGHKEEPSIE NY 12601	0.01 SE	3

Environmental FirstSearch
Sites Summary Report

TARGET SITE: 1 HOFFMAN ST
POUGHKEEPSIE NY 12601

JOB: SP02031.10

TOTAL: 22 **GEOCODED:** 21 **NON GEOCODED:** 1 **SELECTED:** 0

ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	Map ID
21	LUST	SEWER DEPT BUILDING 8708942/CLOSED	205 NORTH WATER POUGHKEEPSIE NY 12601	0.06 NE	4

Environmental FirstSearch
Sites Summary Report

TARGET SITE: 1 HOFFMAN ST
POUGHKEEPSIE NY 12601

JOB: SP02031.10

TOTAL: 22 **GEOCODED:** 21 **NON GEOCODED:** 1 **SELECTED:** 0

<u>ID</u>	<u>DB Type</u>	<u>Site Name/ID/Status</u>	<u>Address</u>	<u>Dist/Dir</u>	<u>Map ID</u>
22	SPILLS	BETWEEN BELOW BRIDGES 9804981/CLOSED	POUGHKEEPSIE & RAILROAD POUGHKEEPSIE NY 12601	NON GC	

***Environmental FirstSearch
Site Detail Report***

TARGET SITE: 1 HOFFMAN ST
POUGHKEEPSIE NY 12601

JOB: SP02031.10

CERCLIS SITE			
SEARCH ID: 1	DIST/DIR: 0.03 SW	MAP ID: 1	
NAME: CENTRAL HUDSON G & E CORP	REV: 5/8/02		
ADDRESS: NORTH WATER ST	ID1: NYD980641583		
POUGHKEEPSIE NY 12601	ID2: 0202140		
CONTACT:	STATUS: NFRAP-N		
	PHONE:		
DESCRIPTION:			
ACTION/QUALITY	AGENCY/RPS	START/RAA	END
ARCHIVE SITE			06-09-1986
DISCOVERY	EPA Fund-Financed		06-01-1981
PRELIMINARY ASSESSMENT	EPA Fund-Financed		06-09-1986
NFRAP (No Further Remedial Action Planned)			

Environmental FirstSearch
Site Detail Report

TARGET SITE: 1 HOFFMAN ST
POUGHKEEPSIE NY 12601

JOB: SP02031.10

RCRA GENERATOR SITE

SEARCH ID: 2 **DIST/DIR:** 0.00 -- **MAP ID:** 2

NAME: A C DUTTON LUMBER CORP
ADDRESS: 1 HOFFMAN ST
POUGHKEEPSIE NY 12601

REV: 6/8/02
ID1: NYD006993711
ID2:
STATUS: SGN
PHONE: 9144547000

CONTACT: MICHAEL MARRONE

SITE INFORMATION

CONTACT INFORMATION: MICHAEL MARRONE
OPER MGR
1 HOFFMAN ST
POUGHKEEPSIE NY 12601

PHONE: 9144547000

UNIVERSE NAME:

SGN: GENERATES 100 - 1000 KG/MONTH OF HAZARDOUS WASTE

SIC INFORMATION:

ENFORCEMENT INFORMATION:

AGENCY: S - STATE **DATE:** 18-JUL-91
TYPE: 120 - WRITTEN INFORMAL

AGENCY: S - STATE **DATE:** 20-AUG-86
TYPE: 120 - WRITTEN INFORMAL

VIOLATION INFORMATION:

VIOLATION NUMBER: 0001 **RESPONSIBLE:** S - STATE
DETERMINED: 10-JUL-86 **DETERMINED BY:** S - STATE
CITATION: **RESOLVED:** 05-MAR-1987
TYPE: GER - GENERATOR ALL REQUIREMENTS

VIOLATION NUMBER: 0003 **RESPONSIBLE:** S - STATE
DETERMINED: 18-JUL-91 **DETERMINED BY:** S - STATE
CITATION: **RESOLVED:** 05-SEP-1991
TYPE: GER - GENERATOR ALL REQUIREMENTS

Environmental FirstSearch
Site Detail Report

TARGET SITE: 1 HOFFMAN ST
POUGHKEEPSIE NY 12601

JOB: SP02031.10

RCRA GENERATOR SITE

SEARCH ID: 3 **DIST/DIR:** 0.01 SE **MAP ID:** 3

NAME: MECHANICAL CONSTRUCTION CORP
ADDRESS: N WATER ST
POUGHKEEPSIE NY 12602

REV: 6/8/02
ID1: NYD987006699
ID2:
STATUS: VGN
PHONE: 9144526700

CONTACT: GLENN LANGER

SITE INFORMATION

CONTACT INFORMATION: GLENN LANGER
CORP SAFETY
N WATER ST
POUGHKEEPSIE NY 12602

PHONE: 9144526700

UNIVERSE NAME:

VGN: GENERATES LESS THAN 100 KG/MONTH OF HAZARDOUS WASTE

SIC INFORMATION:

ENFORCEMENT INFORMATION:

VIOLATION INFORMATION:

Environmental FirstSearch

Site Detail Report

TARGET SITE: 1 HOFFMAN ST
POUGHKEEPSIE NY 12601

JOB: SP02031.10

STATE SITE

SEARCH ID: 4 **DIST/DIR:** 0.00 -- **MAP ID:** 2

NAME: A. C. DUTTON LUMBER CORPORATION
ADDRESS: 1 HOFFMAN STREET
POUGHKEEPSIE NY 12601
DUTCHESS
CONTACT:

REV: 05/20/99
ID1: 314081
ID2:
STATUS:
PHONE:

CLASS CODE: D1 **REGION:** 3 **ESTIMATED SIZE:** 15 ACRES

SITE TYPE:

OPEN DUMP:
LAGOON:
POND:

STRUCTURE:
LANDFILL:

SITE OWNER/OPERATOR INFORMATION:

CURRENT OWNER(S) NAME: A.C. Dutton Lumber Corporation
CURRENT OWNER(S) ADDRESS: 1 Hoffman St.
Poughkeepsie NY 12601

OPERATOR(S) DURING DISPOSAL: A.C. Dutton Lumber Corporation
OPERATOR(S) ADDRESS: 1 Hoffman St.
Poughkeepsie NY 12601

HAZARDOUS WASTE DISPOSAL PERIOD: 1966 **TO:** Present

SITE DESCRIPTION:

This site has been used for a variety of industrial uses since 1834, including a whale oil processing plant, the Poughkeepsie Glass Works, Fallkill Iron Works, and various other companies. The A.C. Dutton Lumber Corp. began operations as a wholesale lumber operation in 1913. The company began pressure treating lumber with chromated copper arsenate (CCA) in 1966. The plant was alternately used to treat lumber with a flame proofing chemical which was discontinued in 1984. **Disposal practices are unclear.** It is reported that in an area outside of the north treatment building, freshly treated lumber was allowed to drip dry and the ground was green from the CCA residue at these times. On rainy days the residue could be seen draining into Kidney Creek. In July 1984, the site was purchased by the Albany Miron Lumber Corp. from A.C. Dutton, who retained the contiguous property to the north of the site and reincorporated under the name of the New Corporation. The site consists of A.C. Dutton, which continues as a wholesale lumber distributor and pressure treatment facility. In 1984 or 1985, the present owners removed an unknown volume of soil from an area next to the north treatment building and transported it to their Town of LaGrange facility where it was used for fill material. At a site inspection in October 1987, green-stained rocks were noted. Today the sludge from the process is collected in lined 55-gallon drums, clearly labeled as hazardous waste, and transported off site. A Responsible Party equivalent Phase I investigation has been completed. Further investigation is needed.

CONFIRMED HAZARDOUS WASTE DISPOSAL:

Chromated Copper Arsenate
(arsenic component D004)
(chromium component D007)

QUANTITY:

Unknown

ANALYTICAL DATA AVAILABLE FOR:

GROUNDWATER:
AIR:

SURFACE WATER:
SEDIMENT:

- Continued on next page -

Environmental FirstSearch

Site Detail Report

TARGET SITE: 1 HOFFMAN ST
POUGHKEEPSIE NY 12601

JOB: SP02031.10

STATE SITE

SEARCH ID: 4

DIST/DIR: 0.00 --

MAP ID: 2

NAME: A. C. DUTTON LUMBER CORPORATION
ADDRESS: 1 HOFFMAN STREET
POUGHKEEPSIE NY 12601
DUTCHESS
CONTACT:

REV: 05/20/99
ID1: 314081
ID2:
STATUS:
PHONE:

SOIL: X

APPLICABLE STANDARDS EXCEEDED FOR:

GROUNDWATER: **SURFACE WATER:**
AIR: **DRINKING WATER:**

GEOTECHNICAL INFORMATION:

SOIL/ROCK TYPE:
DEPTH TO GROUNDWATER:

LEGAL ACTION:

TYPE:
STATUS:

REMEDATION:

PROPOSED: **DESIGN:**
ACTIVE: **COMPLETE:**

ASSESSMENT OF ENVIRONMENTAL PROBLEMS:

Possible groundwater and surface water contamination. The contaminants of concern are arsenic and chromium.

ASSESSMENT OF HEALTH PROBLEMS:

Past operations involving the use of chromated copper arsenate may have contaminated on-site soils and groundwater. Environmental investigations have not been conducted to determine the presence and/or extent of contamination. The potential for trespassing on-site is minimal based on limited accessibility and because an active lumber treating facility exists on the property. Homes and businesses in the area are served by public drinking water so exposures to potentially contaminated groundwater are not expected. An evaluation of all human exposure pathways involving potential contamination at the site will be performed as environmental sampling data become available.

**Environmental FirstSearch
Site Detail Report**

TARGET SITE: 1 HOFFMAN ST
POUGHKEEPSIE NY 12601

JOB: SP02031.10

STATE SITE

SEARCH ID: 5 **DIST/DIR:** 0.72 NE **MAP ID:** 6

NAME: ARBORIO CONSTRUCTION
ADDRESS: 35 WEST CEDAR STREET
POUGHKEEPSIE NY 12601

REV: 9/13/01
ID1: 314090
ID2:
STATUS: CLASS 4
PHONE:

CONTACT:

SITE INFORMATION

CLASS CODE: 4 **REGION:** 3
ESTIMATED SIZE: 7.1 ACRES **NPL STATUS:** ---

SITE TYPE

DUMP: **STRUCTURE:**
LAGOON: **LANDFILL:**
POND:

HAZARDOUS WASTE DISPOSAL PERIOD

FROM: 1950S
TO: 1991

SITE DESCRIPTION

The site which is located approximately one mile north of the city of Poughkeepsie, is an industrial property that had been in use for more than 80 years. The most recent tenant, John Arborio, Inc., operated a paving and road construction business and a vehicle repair facility on the site for nearly 40 years. The operations ceased in 1991. A PRP-Funded PSA was completed in 1994. Results of soil samples taken north of the former paint shop area revealed extremely high levels of chromium, lead, toluene and xylene. An Interim Remedial Measure (IRM) was subsequently performed in the spring of 1995 where 70 cubic yards of contaminated soils were removed from the site. Post-excavation confirmatory soil samples indicate that the IRM was an effective remedial action. Monitoring continues.

CONFIRMED HAZARDOUS SITE DISPOSAL

QUANTITY

Toluene (F005) unknown
Xylene (F003) unknown

ANALYTICAL DATA AVAILABLE FOR:

GROUNDWATER: X **SURFACE WATER:** X
AIR: **SEDIMENT:** X
SOIL: X

- Continued on next page -

Environmental FirstSearch

Site Detail Report

TARGET SITE: 1 HOFFMAN ST
POUGHKEEPSIE NY 12601

JOB: SP02031.10

STATE SITE

SEARCH ID: 5

DIST/DIR: 0.72 NE

MAP ID: 6

NAME: ARBORIO CONSTRUCTION
ADDRESS: 35 WEST CEDAR STREET
POUGHKEEPSIE NY 12601

REV: 9/13/01
ID1: 314090
ID2:
STATUS: CLASS 4
PHONE:

CONTACT:

APPLICABLE STANDARDS EXCEEDED FOR:

GROUNDWATER:
AIR:

SURFACE WATER:
DRINKING WATER:

GEOTECHNICAL INFORMATION

SOIL/ROCK TYPE: SILT-RICH SAND OVER BEDROCK.
DEPTH TO GROUNDWATER: RANGE: 5 TO 10 FEET.

LEGAL ACTION

TYPE: CONSENT ORDER
STATUS: ORDER SIGNED

REMEDATION

REMEDATION TYPE: IRM-SOIL REMOVAL.
PROPOSED: **DESIGN:**
ACTIVE: **COMPLETE:** X

ASSESSMENT OF ENVIRONMENTAL PROBLEMS

Past site operations contaminated the surrounding soils with heavy metals and solvents. A recent removal action has eliminated this problem. The potential for impacts on the groundwater aquifer is minimal.

ASSESSMENT OF HEALTH PROBLEMS

A soil removal action was conducted in 1995. Residual soil contamination remains about 3 - 15 feet below ground surface. Exposure to contaminated soils is not expected due to the depth of contamination, perimeter fencing, and vegetation and pavement that covers the site. Due to the general poor quality of the area groundwater (elevated levels of calcium, sodium, magnesium and iron) all residents within the immediate vicinity of the site are served by public water supply.

OPERATOR: JOHN ARBORIO
35 WEST CEDAR STREET
POUGHKEEPSIE NY 12601

OWNER: MARIST REAL PROPERTY, INC.
290 NORTH ROAD
POUGHKEEPSIE NY 12601

Environmental FirstSearch Site Detail Report

TARGET SITE: 1 HOFFMAN ST
POUGHKEEPSIE NY 12601

JOB: SP02031.10

STATE SITE

SEARCH ID: 6 **DIST/DIR:** 0.78 NE **MAP ID:** 7

NAME: FORMER DUSO CHEMICAL
ADDRESS: 33 FULTON STREET
POUGHKEEPSIE NY 12601
DUTCHESS
CONTACT:

REV: 9/13/01
ID1: 314103
ID2:
STATUS: CLASS 2
PHONE:

SITE INFORMATION

CLASS CODE: 2 **REGION:** 3
ESTIMATED SIZE: 3 ACRES **NPL STATUS:** ---

SITE TYPE

DUMP: **STRUCTURE:** X
LAGOON: **LANDFILL:**
POND:

HAZARDOUS WASTE DISPOSAL PERIOD

FROM: 1963
TO: UNKNOWN

SITE DESCRIPTION

The site is currently the location of a propane distributor called Star Gas Products. The previous owners, in the 1960 s, leased the site to Duso Chemical Co. which stored and distributed various chemicals including chlorinated solvents. In 1963, Duso Chemical had a major fire, during which a release of solvents into the environment may have occurred. During an investigation of the adjacent property (Former Western Publishing), high levels of chlorinated solvents were detected. The results of the investigation concluded that groundwater flow was from the Duso site to the Former Western Publishing property, and the contamination levels indicate that the Duso site is the historical source of contamination. There is gross contamination that extends across the site property line and has impacted property owned by Conrail and Former Western Publishing. Groundwater contamination detected has been as high as 580 ppm of 1,1,1- TCA, 380 ppm of 1,1-DCA, and 100 ppm of 1,2-DCA.

CONFIRMED HAZARDOUS SITE DISPOSAL

QUANTITY

tetrachloroethene (PCE) (F001, F002 Waste)	unknown
trichloroethene (TCE) (F001, F002 Waste)	unknown
1,1,1- trichloroethane (1,1,1-TCA) (F001, F002)	unknown

ANALYTICAL DATA AVAILABLE FOR:

GROUNDWATER: X **SURFACE WATER:**

- Continued on next page -

Environmental FirstSearch
Site Detail Report

TARGET SITE: 1 HOFFMAN ST
POUGHKEEPSIE NY 12601

JOB: SP02031.10

STATE SITE

SEARCH ID: 6 **DIST/DIR:** 0.78 NE **MAP ID:** 7

NAME: FORMER DUSO CHEMICAL ADDRESS: 33 FULTON STREET POUGHKEEPSIE NY 12601 DUTCHESS CONTACT:	REV: 9/13/01 ID1: 314103 ID2: STATUS: CLASS 2 PHONE:
---	---

AIR:	SEDIMENT:
SOIL: X	

APPLICABLE STANDARDS EXCEEDED FOR:

GROUNDWATER: X	SURFACE WATER:
AIR:	DRINKING WATER:

GEOTECHNICAL INFORMATION

SOIL/ROCK TYPE:	SAND-RICH SILT
DEPTH TO GROUNDWATER:	RANGE: 1 TO 5 FEET

LEGAL ACTION

TYPE:
STATUS:

REMEDIATION

REMEDIATION TYPE:	DESIGN:
PROPOSED:	COMPLETE:
ACTIVE:	

ASSESSMENT OF ENVIRONMENTAL PROBLEMS

Contamination of groundwater with tetrachloroethene (PCE) and trichloroethene (TCE) has been confirmed.

ASSESSMENT OF HEALTH PROBLEMS

The presence of contaminants in soil and groundwater has been documented at the site. Groundwater is contaminated with chlorinated organic solvents at many times higher than groundwater standards and contaminants appear to be migrating off-site. Homes and businesses in the vicinity are served by public water, thus eliminating the possibility of exposure to site-related contaminants through drinking water. The site is about 3,000 feet from the Hudson River. The contaminant plume appears to be moving westward toward the Hudson River. Additional investigation is necessary to determine the nature and extent of site-related contamination.

OPERATOR:	DUSO CHEMICAL 173 SMITH STREET POUGHKEEPSIE NY 12601
------------------	--

OWNER:	STAR GAS PRODUCTS, INC.
---------------	-------------------------

Environmental FirstSearch

Site Detail Report

TARGET SITE: 1 HOFFMAN ST
POUGHKEEPSIE NY 12601

JOB: SP02031.10

STATE SITE

SEARCH ID: 7 **DIST/DIR:** 0.84 NE **MAP ID:** 8

NAME: SCHATZ PLANT
ADDRESS: 70 FAIRVIEW AVENUE
POUGHKEEPSIE NY 12601

REV: 9/13/01
ID1: 314074
ID2: NYD982531246
STATUS: CLASS 2
PHONE:

CONTACT:

SITE INFORMATION

CLASS CODE: 2 **REGION:** 3
ESTIMATED SIZE: 30 ACRES **NPL STATUS:** ---

SITE TYPE

DUMP: **STRUCTURE:** X
LAGOON: **LANDFILL:**
POND:

HAZARDOUS WASTE DISPOSAL PERIOD

FROM: 1910
TO: 1981

SITE DESCRIPTION

The Schatz Plant site is an abandoned automobile bearing manufacturing building that was built in 1916. The company was closed in 1981. A 1986 DEC inspection detected sixty-seven 55-gallon drums, more than one dozen electrical transformers, pits of oil, and contaminated water. Contaminated soil, metal shavings, and oil were found in 12 bins outside of the building. The drums were suspected of containing material contaminated with PCBs. A Phase I Investigation completed in 1987 found that the transformers and the 14 open pits were contaminated with PCBs at concentrations ranging between 4.4 and 264.4 ppm. The potential for direct public contact was reduced by installing a wooden enclosure, properly secured with doors and locks. In the fall of 1990, the drums were sampled: four were empty, twenty-six contained non-hazardous materials and thirty-seven contained hazardous wastes including PCBs (1.7 - 330 ppm), chromium, toluene, ethylbenzene, xylenes and semivolatile organics. An Attorney General stipulation agreement was signed by the responsible party in October 1990 allowing the DEC to proceed with the drum removal from the heat treat building and cleanup of the quenching pits. The 37 drums containing hazardous wastes and capacitors bearing PCB oils have been removed. The other drums were removed by the responsible party. A Remedial Investigation/Feasibility Study is complete and a Record of Decision has been signed. As a result, 8200 cubic yards of PCB contaminated soil at the south edge of the site have been removed. The plant building still contains areas that are contaminated with PCBs. These areas are to be remediated by the responsible party.

CONFIRMED HAZARDOUS SITE DISPOSAL

QUANTITY

Drums of waste containing:
PCBs (1.7 ppm- 330 ppm) (13007)
Toluene, ethylbenzene & xylenes

37 drums

- Continued on next page -

Environmental FirstSearch

Site Detail Report

TARGET SITE: 1 HOFFMAN ST
POUGHKEEPSIE NY 12601

JOB: SP02031.10

STATE SITE

SEARCH ID: 7 **DIST/DIR:** 0.84 NE **MAP ID:** 8

NAME: SCHATZ PLANT
ADDRESS: 70 FAIRVIEW AVENUE
POUGHKEEPSIE NY 12601

REV: 9/13/01
ID1: 314074
ID2: NYD982531246
STATUS: CLASS 2
PHONE:

CONTACT:

ANALYTICAL DATA AVAILABLE FOR:

GROUNDWATER: **SURFACE WATER:**
AIR: **SEDIMENT:**
SOIL: X

APPLICABLE STANDARDS EXCEEDED FOR:

GROUNDWATER: **SURFACE WATER:**
AIR: **DRINKING WATER:**

GEOTECHNICAL INFORMATION

SOIL/ROCK TYPE:
DEPTH TO GROUNDWATER:

LEGAL ACTION

TYPE: AGREEMENT
STATUS: ORDER SIGNED

REMEDIATION

REMEDIATION TYPE: CONTAMINATED SOIL REMOVAL
PROPOSED: **DESIGN:**
ACTIVE: **COMPLETE:** X

ASSESSMENT OF ENVIRONMENTAL PROBLEMS

Groundwater is not used for drinking in the area. However, the Hudson River is located 4,700 feet west of the site with the surface water intake for the City of Poughkeepsie. There is confirmed soil contamination and potential for groundwater contamination.

ASSESSMENT OF HEALTH PROBLEMS

Polychlorinated biphenyls (PCBs) were detected in soil at several on-site locations. PCB contaminated soil was excavated and disposed of at an off-site location in 1996. PCBs have been detected at concentrations above the NYSDOH cleanup guideline on the floors in two on-site buildings and in the soil at several on-site locations. One of the contaminated buildings (#3) is readily accessible. PCBs were detected on the sub-flooring of the on-site building that previously housed a rehabilitation center; however, since the sub-floor is inaccessible, contact with contaminated surfaces is not expected. To minimize potential exposures to contaminated building surfaces, NYSDOH has recommended restricting access to authorized persons only. PCBs were not detected during two rounds of air sampling conducted in the rehabilitation center. Exposures to site-related contaminants in drinking water are not expected since nearby homes and businesses are supplied with public drinking

- Continued on next page -

*Environmental FirstSearch
Site Detail Report*

TARGET SITE: 1 HOFFMAN ST
POUGHKEEPSIE NY 12601

JOB: SP02031.10

STATE SITE

SEARCH ID: 7 **DIST/DIR:** 0.84 NE **MAP ID:** 8

NAME: SCHATZ PLANT
ADDRESS: 70 FAIRVIEW AVENUE
POUGHKEEPSIE NY 12601

REV: 9/13/01
ID1: 314074
ID2: NYD982531246
STATUS: CLASS 2
PHONE:

CONTACT:

water.

OPERATOR:

NY

OWNER: LOT SIX REALTY CORP.
70 FAIRVIEW AVE.
POUGHKEEPSIE NY 12601

Environmental FirstSearch
Site Detail Report

TARGET SITE: 1 HOFFMAN ST
POUGHKEEPSIE NY 12601

JOB: SP02031.10

STATE SPILLS SITE

SEARCH ID: 8 **DIST/DIR:** 0.00 -- **MAP ID:** 2

NAME: AC DUNTEN CO. ADDRESS: 1 HOFFMAN ST. POUGHKEEPSIE NY	REV: 1/1/02 ID1: 9106926 ID2: STATUS: CLOSED PHONE:
CONTACT:	

SPILL DATE: 09/25/91	DATE REPORTED: 09/27/91
SPILL TIME: 14:30	TIME REPORTED: 13:24

MATERIAL SPILLED: UNKNOWN MATERIAL	AMOUNT SPILLED: 0
MATERIAL CLASS: UNKNOWN	AMOUNT RECOVERED: 0

CAUSE OF SPILL:	HOUSEKEEPING
RESOURCE AFFECTED:	ON LAND
WATERBODY AFFECTED:	
SOURCE OF SPILL:	COMMERCIAL/INDUSTRIAL
REPORTED BY:	AFFECTED PERSONS

CALLER REMARKS:
COMPANY OVER SATURATES THE LUMBER DRIPS ON THE TRUCKS AND THE LUMBER IS NOT DRY WHEN PUT ON THE TRUCK. INSPECTION REVEALED NO EVIDENCE OF LUMBER DRIPPING CHEMICALS ON GROUND. NFA

REGION: 3	UST TRUST? F
------------------	---------------------

SPILL INVESTIGATOR: TRAVER	TELEPHONE:
SPILL CONTACT:	

SPILLER: SAME	TELEPHONE:
ADDRESS:	
SPILLER CONTACT:	

CALLER:	NOTIFIER:
AGENCY:	AGENCY:
TELEPHONE:	TELEPHONE:

LAST DEC UPDATE: 11/22/91	CLOSE DATE: 10/18/91
DOES CLEAN UP MEET STANDARDS? F	PENALTY RECOMMENDED? F
DEC REMARKS:	

Environmental FirstSearch
Site Detail Report

TARGET SITE: 1 HOFFMAN ST
POUGHKEEPSIE NY 12601

JOB: SP02031.10

STATE SPILLS SITE

SEARCH ID: 9 **DIST/DIR:** 0.00 -- **MAP ID:** 2

NAME: AC DUTTON LUMBERYARD
ADDRESS: WATER STREET
POUGHKEEPSIE NY

REV: 1/1/02
ID1: 9103890
ID2:
STATUS: CLOSED
PHONE:

CONTACT:

SPILL DATE: 07/10/91
SPILL TIME: 11:00

DATE REPORTED: 07/11/91
TIME REPORTED: 11:30

MATERIAL SPILLED: UNKNOWN MATERIAL
MATERIAL CLASS: UNKNOWN

AMOUNT SPILLED: 200 G
AMOUNT RECOVERED: 0 G

CAUSE OF SPILL: VANDALISM
RESOURCE AFFECTED: ON LAND
WATERBODY AFFECTED:
SOURCE OF SPILL: COMMERCIAL/INDUSTRIAL
REPORTED BY: AFFECTED PERSONS
CALLER REMARKS:

SPILL CONTAINED ON CONCRETE FLOOR OF BUILDING CLEANED UP BY AC DUTTON USED SPEEDI-DRY AND PUT IN 5-6
DRUMS WOULD LIKE DEC TO LOOK AT CAMO TESTED NOTIFY MR. MINERVINI WHEN COMING OVER

REGION: 3 **UST TRUST?** F

SPILL INVESTIGATOR: TRAVER
SPILL CONTACT:

TELEPHONE:

SPILLER: SAME
ADDRESS:

SPILLER CONTACT:

TELEPHONE:

CALLER:
AGENCY:
TELEPHONE:

NOTIFIER:
AGENCY:
TELEPHONE:

LAST DEC UPDATE: 03/31/98
DOES CLEAN UP MEET STANDARDS? T
DEC REMARKS:

CLOSE DATE: 07/15/91
PENALTY RECOMMENDED? F

Environmental FirstSearch
Site Detail Report

TARGET SITE: 1 HOFFMAN ST
POUGHKEEPSIE NY 12601

JOB: SP02031.10

STATE SPILLS SITE

SEARCH ID: 10 **DIST/DIR:** 0.03 SW **MAP ID:** 1

NAME: CENTRAL HUDSON GAS ELEC	REV: 1/1/02
ADDRESS: 120 NORTH WATER ST POUGHKEEPSIE NY	ID1: 0006950
	ID2:
CONTACT:	STATUS: CLOSED
	PHONE:

SPILL DATE: 09/12/00	DATE REPORTED: 09/12/00	
SPILL TIME: 15:00	TIME REPORTED: 16:39	

MATERIAL SPILLED: NAPHTHALENE	AMOUNT SPILLED: 1 G	
MATERIAL CLASS: HAZARDOUS	AMOUNT RECOVERED: 1 G	

CAUSE OF SPILL: ABANDONED DRUMS
RESOURCE AFFECTED: ON LAND
WATERBODY AFFECTED:
SOURCE OF SPILL: NON MAJOR FACILITY > 1,100GAL
REPORTED BY: RESPONSIBLE PARTY
CALLER REMARKS:

FOUND AN OLD 55 GALLON DRUM WHEN IT WAS MOVED IT IT LEAKED 1 PINT WHICH WAS ALL CLEANED UP

REGION: 3 **UST TRUST?** F

SPILL INVESTIGATOR: MCCABE		
SPILL CONTACT: CALLER		TELEPHONE: () -

SPILLER: CENTRAL HUDSON GAS ELEC		
ADDRESS: 120 NORTH WATER ST POUGHKEEPSIE		
SPILLER CONTACT: CALLER		TELEPHONE: ()

CALLER:	NOTIFIER:
AGENCY:	AGENCY:
TELEPHONE:	TELEPHONE:

LAST DEC UPDATE: 09/26/00	CLOSE DATE: 09/12/00
DOES CLEAN UP MEET STANDARDS? T	PENALTY RECOMMENDED? F
DEC REMARKS: 09/12/2000 CLEANUP COMPLETED; NEA	

Environmental FirstSearch
Site Detail Report

TARGET SITE: 1 HOFFMAN ST
POUGHKEEPSIE NY 12601

JOB: SP02031.10

STATE SPILLS SITE

SEARCH ID: 11 **DIST/DIR:** 0.25 SE **MAP ID:** 5

NAME: JOHNS AUTO REPAIR	REV: 1/1/02
ADDRESS: 114 MILL ST	ID1: 0107326
POUGHKEEPSIE NY	ID2:
DUTCHESS	STATUS: CLOSED
CONTACT:	PHONE:

SPILL DATE: 10/16/01	DATE REPORTED: 10/16/01
SPILL TIME: 12:36	TIME REPORTED: 15:50

MATERIAL SPILLED: WASTE OIL	AMOUNT SPILLED: 0 G
MATERIAL CLASS: PETROLEUM	AMOUNT RECOVERED: 0 G

CAUSE OF SPILL:	HUMAN ERROR
RESOURCE AFFECTED:	ON LAND
WATERBODY AFFECTED:	
SOURCE OF SPILL:	GASOLINE STATION
REPORTED BY:	FEDERAL GOVERNMENT

CALLER REMARKS:
ANONYMOUS REPORT TO THE NRC REPORTING OWNER OF ABOVE BUSINESS IS DUMPING ABOVE MATERIAL ON GROUND AT BUSINESS.

REGION: 3 **UST TRUST?** F

SPILL INVESTIGATOR: MCCABE	
SPILL CONTACT: JOHN	TELEPHONE: (845) 452-7632

SPILLER: SAME
ADDRESS:

SPILLER CONTACT: **TELEPHONE:** () -

CALLER:	NOTIFIER:
AGENCY:	AGENCY:
TELEPHONE:	TELEPHONE:

LAST DEC UPDATE: 10/23/01	CLOSE DATE: 10/22/01
DOES CLEAN UP MEET STANDARDS? T	PENALTY RECOMMENDED? F

DEC REMARKS:
10/22/2001 V.M. SITE INSPECTION. ECO MARTIN HAD ALSO INSPECTED SITE. HOUSEKEEPING TYPE SPILLAGE. SPEEDY DRY MATERIAL ON HAND USED TO PICK UP WASTE OIL SPILL AS THEY HAPPEN. NOTED WASTE OIL TANK: NO PROBLEM NOTED - NOTED TWO 55 GALLON DRUMS - REQUESTED LANDLORD TO DISPOSE OF DRUMS. NO FURTHER ACTION

Environmental FirstSearch
Site Detail Report

TARGET SITE: 1 HOFFMAN ST
POUGHKEEPSIE NY 12601

JOB: SP02031.10

STATE SPILLS SITE

SEARCH ID: 12 **DIST/DIR:** 0.06 NE **MAP ID:** 4

NAME: POUGHKEEPSIE WATER POLL. CONTROL	REV: 1/1/02
ADDRESS: NORTH WATER STREET POUGHKEEPSIE NY	ID1: 9413383
	ID2:
	STATUS: CLOSED
CONTACT:	PHONE:

SPILL DATE: 01/07/94	DATE REPORTED: 01/07/95
SPILL TIME: 05:00	TIME REPORTED: 12:10

MATERIAL SPILLED: UNKNOWN PETROLEUM	AMOUNT SPILLED: 999999 G
MATERIAL CLASS: PETROLEUM	AMOUNT RECOVERED: 0 G

CAUSE OF SPILL:	OTHER
RESOURCE AFFECTED:	SURFACE WATER
WATERBODY AFFECTED:	HUDSON RIVER
SOURCE OF SPILL:	NON-COMMERCIAL INSTITUTIONAL
REPORTED BY:	RESPONSIBLE PARTY

CALLER REMARKS:
RAW SEWAGE FROM TWO SITES (N. WATER ST., PINE ST) POWER FAILURE SHUT OFF PUMP, SYSTEM OVERFLOWED TO HUDSON RIVER CENTRAL HUDSON REPAIRED LINE POWER BACK ON

REGION: 3	UST TRUST? F	
------------------	---------------------	--

SPILL INVESTIGATOR: McCABE	
SPILL CONTACT:	TELEPHONE:

SPILLER:
ADDRESS:

SPILLER CONTACT:	TELEPHONE:
-------------------------	-------------------

CALLER:	NOTIFIER:
AGENCY:	AGENCY:
TELEPHONE:	TELEPHONE:

LAST DEC UPDATE: 01/19/95	CLOSE DATE: 01/19/95
DOES CLEAN UP MEET STANDARDS? F	PENALTY RECOMMENDED? F
DEC REMARKS:	

Environmental FirstSearch
Site Detail Report

TARGET SITE: 1 HOFFMAN ST
POUGHKEEPSIE NY 12601

JOB: SP02031.10

STATE SPILLS SITE

SEARCH ID: 13 **DIST/DIR:** 0.06 NE **MAP ID:** 4

NAME: POUGHKEEPSIE WASTEWATER
ADDRESS: 205 NORTH WATER STREET
POUGHKEEPSIE NY

REV: 1/1/02
ID1: 9308881
ID2:
STATUS: CLOSED
PHONE:

CONTACT:

SPILL DATE: 10/20/93
SPILL TIME: 15:00

DATE REPORTED: 10/21/93
TIME REPORTED: 15:15

MATERIAL SPILLED: UNKNOWN PETROLEUM
MATERIAL CLASS: PETROLEUM

AMOUNT SPILLED: 0
AMOUNT RECOVERED: 0

CAUSE OF SPILL: UNKNOWN
RESOURCE AFFECTED: IN SEWER
WATERBODY AFFECTED:
SOURCE OF SPILL: UNKNOWN
REPORTED BY: AFFECTED PERSONS

CALLER REMARKS:
TRUNK LINE OF SEWER SYSTEM FROM PINE STREET SHOWED SHEEN AND ODOR ARRIVING INTO STP FROM 10/20 15:00 TO 10/21 13:00 TRUNK LINE TRACED TO C/ POUGHKEEPSIE UNABLE TO DETERMINE SOURCE

REGION: 3 **UST TRUST?** F

SPILL INVESTIGATOR: McCABE
SPILL CONTACT:

TELEPHONE:

SPILLER:
ADDRESS:

SPILLER CONTACT:

TELEPHONE:

CALLER:
AGENCY:
TELEPHONE:

NOTIFIER:
AGENCY:
TELEPHONE:

LAST DEC UPDATE:
DOES CLEAN UP MEET STANDARDS? F
DEC REMARKS:

CLOSE DATE: 10/27/93
PENALTY RECOMMENDED? F

Environmental FirstSearch
Site Detail Report

TARGET SITE: 1 HOFFMAN ST
POUGHKEEPSIE NY 12601

JOB: SP02031.10

STATE SPILLS SITE

SEARCH ID: 14

DIST/DIR: 0.03 SW

MAP ID: 1

NAME: REYNOLDS SUBSTATION
ADDRESS: NORTH WATER STREET
POUGHKEEPSIE NY

REV: 1/1/02
ID1: 9304362
ID2:
STATUS: CLOSED
PHONE:

CONTACT:

SPILL DATE: 05/07/93
SPILL TIME: 16:45

DATE REPORTED: 07/07/93
TIME REPORTED: 17:40

MATERIAL SPILLED: NON PCB OIL
MATERIAL CLASS: PETROLEUM

AMOUNT SPILLED: 20 G
AMOUNT RECOVERED: 0 G

CAUSE OF SPILL: EQUIPMENT FAILURE
RESOURCE AFFECTED: ON LAND
WATERBODY AFFECTED:
SOURCE OF SPILL: COMMERCIAL/INDUSTRIAL
REPORTED BY: RESPONSIBLE PARTY
CALLER REMARKS:

BUSHING ON TRANSFORMER BLEW SORBENTS USED TRANSFORMER TO BE DRAINED AND WILL BE REPAIRED

REGION: 3 **UST TRUST?** F

SPILL INVESTIGATOR: McCABE
SPILL CONTACT:

TELEPHONE:

SPILLER: C.H.G. & E.
ADDRESS:

SPILLER CONTACT:

TELEPHONE:

CALLER:
AGENCY:
TELEPHONE:

NOTIFIER:
AGENCY:
TELEPHONE:

LAST DEC UPDATE: 1/1/93
DOES CLEAN UP MEET STANDARDS? F
DEC REMARKS:

CLOSE DATE: 07/12/93
PENALTY RECOMMENDED? F

**Environmental FirstSearch
Site Detail Report**

TARGET SITE: 1 HOFFMAN ST
POUGHKEEPSIE NY 12601

JOB: SP02031.10

STATE SPILLS SITE

SEARCH ID: 15

DIST/DIR: 0.14 NE

MAP ID: 9

NAME:
ADDRESS: 109 ALBANY ST
POUGHKEEPSIE NY
DUTCHESS

REV: 1/1/02
ID1: 0108267
ID2:
STATUS: CLOSED
PHONE:

CONTACT:

SPILL DATE: 11/14/01
SPILL TIME: 17:08

DATE REPORTED: 11/14/01
TIME REPORTED: 17:08

MATERIAL SPILLED: GARBAGE

AMOUNT SPILLED: 0 G

MATERIAL CLASS: NON PETROLEUM/NON HAZARDOUS

AMOUNT RECOVERED: 0 G

CAUSE OF SPILL: HOUSEKEEPING

RESOURCE AFFECTED: ON LAND

WATERBODY AFFECTED:

SOURCE OF SPILL: PRIVATE DWELLING

REPORTED BY: CITIZEN

CALLER REMARKS:

CALLER STATES THE ABOVE SUBJ HAS APPROX 100 GARBAGE BAGS IN HIS BACK YARD RATS AND OTHER RODENTS IN YARD

REGION: 3

UST TRUST? F

SPILL INVESTIGATOR: MCCABE/WEITZ

SPILL CONTACT:

TELEPHONE:

SPILLER: JOEL EDWARDS

ADDRESS: 109 ALBANY ST
POUGHKEEPSIE

SPILLER CONTACT:

TELEPHONE:

CALLER:

AGENCY:

TELEPHONE:

NOTIFIER:

AGENCY:

TELEPHONE:

LAST DEC UPDATE: 11/26/01

CLOSE DATE: 11/14/01

DOES CLEAN UP MEET STANDARDS? T

PENALTY RECOMMENDED? F

DEC REMARKS:

11/14/2001 CALLER STATES SITUATION ONGOING FOR 18 MONTHS. REFERRED TO DCDOH. SPILLS - NO FURTHER ACTION

Environmental FirstSearch
Site Detail Report

TARGET SITE: 1 HOFFMAN ST
POUGHKEEPSIE NY 12601

JOB: SP02031.10

STATE SPILLS SITE

SEARCH ID: 16

DIST/DIR: 0.14 NE

MAP ID: 10

NAME:
ADDRESS: 17 SPRUCE ST
POUGHKEEPSIE NY

REV: 1/1/02
ID1: 0008577
ID2:
STATUS: ACTIVE
PHONE:

CONTACT:

SPILL DATE: 10/23/00
SPILL TIME: 11:15

DATE REPORTED: 10/23/00
TIME REPORTED: 13:26

MATERIAL SPILLED: UNKNOWN PETROLEUM
MATERIAL CLASS: PETROLEUM

AMOUNT SPILLED: 0 G
AMOUNT RECOVERED: 0 G

CAUSE OF SPILL: UNKNOWN
RESOURCE AFFECTED: ON LAND
WATERBODY AFFECTED:
SOURCE OF SPILL: UNKNOWN
REPORTED BY: OTHER

CALLER REMARKS:

SOIL CONTAMINATION DISCOVERED AT ABOVE LOCATION DURING WORK AT ABOVE LOCATION. APPROX 5 YARDS OF SOIL HAVE BEEN REMOVED. FURTHER SAMPLING TO BE DONE ON SITE. CALLER IS REQUESTING CALL BACK FROM DEC REGIONAL OFFICE IN REFERENCE TO SITUATION.

REGION: 3

UST TRUST? F

SPILL INVESTIGATOR: MCCABE
SPILL CONTACT: MICHAEL GALLUCCI

TELEPHONE: (914) 486-5570

SPILLER: UNKNOWN
ADDRESS:

SPILLER CONTACT:

TELEPHONE: () -

CALLER:
AGENCY:
TELEPHONE:

NOTIFIER:
AGENCY:
TELEPHONE:

LAST DEC UPDATE: 12/18/00

CLOSE DATE: / /

DOES CLEAN UP MEET STANDARDS? F

PENALTY RECOMMENDED? F

DEC REMARKS:

10/23/2000: EXCAVATED SOIL STOCKPILED; SAMPLES TAKEN; DISPOSAL TO FOLLOW

Environmental FirstSearch
Site Detail Report

TARGET SITE: 1 HOFFMAN ST
POUGHKEEPSIE NY 12601

JOB: SP02031.10

STATE SPILLS 80's SITE

SEARCH ID: 17 **DIST/DIR:** 0.06 NE **MAP ID:** 4

NAME: POUGHKEEPSIE SEWER PLANT
ADDRESS: WATER ST.
POUGHKEEPSIE NY

REV: 10/18/00
ID1: 8906952
ID2:
STATUS: CLOSED
PHONE:

CONTACT:

SPILL DATE: 10/13/89
SPILL TIME: 14:45

DATE REPORTED: 10/16/89
TIME REPORTED: 11:30

MATERIAL SPILLED: UNKNOWN PETROLEUM
MATERIAL CLASS: PETROLEUM

AMOUNT SPILLED: 0 G
AMOUNT RECOVERED: 0 G

CAUSE OF SPILL: ABANDONED DRUMS
RESOURCE AFFECTED: ON LAND
WATERBODY AFFECTED:
SOURCE OF SPILL: UNKNOWN
REPORTED BY: HEALTH DEPARTMENT

CALLER REMARKS:
DARK COLORED MATERIAL SPILLED ON GROUND WITH STRONG ODOR. NEW ENGLAND MARINE HIRED TO OVER PAC
DRUM & SECURE THE AREA. REFERRED TO DSHW.

REGION: 3 **UST TRUST?** NO

SPILL INVESTIGATOR: DAVE TRAVER
SPILL CONTACT:

TELEPHONE:

SPILLER:
ADDRESS:

SPILLER CONTACT:

TELEPHONE:

CALLER: HOWARD GONIA
AGENCY: DCHD
TELEPHONE: (914) 431-2416

NOTIFIER:
AGENCY:
TELEPHONE:

LAST DEC UPDATE: 11/21/90

CLOSE DATE: 09/25/90

DOES CLEAN UP MEET STANDARDS? YES

PENALTY RECOMMENDED? NO

DEC REMARKS:

09/27/95: THIS IS ADDITIONAL INFORMATION ABOUT MATERIAL SPILLED FROM THE TRANSLATION OF THE OLD
SPILL FILE: DRUM LEAKING.

Environmental FirstSearch
Site Detail Report

TARGET SITE: 1 HOFFMAN ST
POUGHKEEPSIE NY 12601

JOB: SP02031.10

REGISTERED UNDERGROUND STORAGE TANKS

SEARCH ID: 18 **DIST/DIR:** 0.00 -- **MAP ID:** 2

NAME: A C DUTTON LUMBER CORP INC ADDRESS: 1 HOFFMAN ST POUGHKEEPSIE NY 12601	REV: 1/1/02 ID1: PBS3-175935 ID2: STATUS: ACTIVE PBS FACILITY PHONE: (914) 462-2000
CONTACT: STEPHEN E. MIRON	

PETROLEUM BULK STORAGE FACILITY INFORMATION

TYPE OF SITE: UTILITY
TOTAL ACTIVE TANKS ON SITE: 5
TOTAL FACILITY CAPACITY: 8050 GALLONS
OLD PBS NUMBER: **CBS NUMBER:** 3-000170 **SPDES NUMBER:**
ADDITIONAL ADDRESS INFO:

TYPE OF OWNER: CORPORATE/COMMERCIAL
OWNER SUB TYPE:
OWNER ADDRESS: 1 HOFFMAN ST
POUGHKEEPSIE NY 12601
PHONE: (914) 454-7000

EMERGENCY CONTACT: KEVIN A. HAMEL
PHONE: (914) 471-0794

MAILING NAME: A C DUTTON LUMBER CORP INC
ADDRESS: 1 HOFFMAN ST
POUGHKEEPSIE NY 12601
ATTENTION: KEVIN A. HAMEL
PHONE: (914) 454-7000

CERTIFICATE DATE: 6/25/97 **EXP. DATE:** 6/30/02
RENEWAL DATE:

TANK INFORMATION

TANK NUMBER: 1	TANK STATUS: IN SERVICE
INSTALLED:	CLOSED:
TANK CAPACITY: 3000 GALLONS	
PRODUCT: DIESEL	
TANK TYPE: STEEL/CARBON STEEL	
TANK LOCATION: ABOVEGROUND ON SADDLES, LEGS, STEEL TS, RACK, OR CRADLE	
INTERNAL PROTECTION: NONE	
EXTERNAL PROTECTION: PAINTED/ASPHALT COATING, NONE	
PIPE TYPE: STEEL/IRON	
PIPE LOCATION: ABOVE GROUND	
INTERNAL PROTECTION: NONE	
EXTERNAL PROTECTION: PAINTED/ASPHALT COATING	
SECONDARY CONTAINMENT: OTHER	
LEAK DETECTION: OTHER	
OVERFILL PROTECTION: PRODUCT LEVEL GAUGE	
DISPENSER: SUCTION	
DATE TESTED:	
NEXT TEST:	
TEST METHOD:	

- Continued on next page -

JOB: SP02031.10

Selected Site Details Page - 24

Environmental FirstSearch
Site Detail Report

TARGET SITE: 1 HOFFMAN ST
POUGHKEEPSIE NY 12601

JOB: SP02031.10

REGISTERED UNDERGROUND STORAGE TANKS

SEARCH ID: 18

DIST/DIR: 0.00 --

MAP ID: 2

NAME: A C DUTTON LUMBER CORP INC
ADDRESS: 1 HOFFMAN ST
POUGHKEEPSIE NY 12601

REV: 1/1/02
ID1: PBS3-175935
ID2:
STATUS: ACTIVE PBS FACILITY
PHONE: (914) 462-2000

CONTACT: STEPHEN E. MIRON

TANK LOCATION:	ABOVEGROUND ON SADDLES, LEGS, STILTS, RACK, OR CRADLE
INTERNAL PROTECTION:	NONE
EXTERNAL PROTECTION:	PAINTED/ASPHALT COATING, NONE
PIPE TYPE:	STEEL/IRON
PIPE LOCATION:	ABOVE GROUND
INTERNAL PROTECTION:	NONE
EXTERNAL PROTECTION:	PAINTED/ASPHALT COATING
SECONDARY CONTAINMENT:	NONE
LEAK DETECTION:	NONE
OVERFILL PROTECTION:	PRODUCT LEVEL GAUGE
DISPENSER:	SUCTION
DATE TESTED:	
NEXT TEST:	
TEST METHOD:	

TANK NUMBER:	5	TANK STATUS:	IN SERVICE
INSTALLED:		CLOSED:	
TANK CAPACITY:	275 GALLONS		
PRODUCT:	# 1, 2, OR 4 FUEL OIL		

TANK TYPE:	STEEL/CARBON STEEL
TANK LOCATION:	ABOVEGROUND ON SADDLES, LEGS, STILTS, RACK, OR CRADLE
INTERNAL PROTECTION:	NONE
EXTERNAL PROTECTION:	PAINTED/ASPHALT COATING, NONE
PIPE TYPE:	STEEL/IRON
PIPE LOCATION:	ABOVEGROUND/UNDERGROUND COMBINATION
INTERNAL PROTECTION:	NONE
EXTERNAL PROTECTION:	WRAPPED (PIPING)
SECONDARY CONTAINMENT:	NONE
LEAK DETECTION:	NONE
OVERFILL PROTECTION:	PRODUCT LEVEL GAUGE
DISPENSER:	SUCTION
DATE TESTED:	
NEXT TEST:	
TEST METHOD:	

Environmental FirstSearch
Site Detail Report

TARGET SITE: 1 HOFFMAN ST
POUGHKEEPSIE NY 12601

JOB: SP02031.10

REGISTERED UNDERGROUND STORAGE TANKS

SEARCH ID: 19 **DIST/DIR:** 0.00 -- **MAP ID:** 2

NAME: A.C. DUTTON LUMBER CO. ADDRESS: 1 HOFFMAN ST. POUGHKEEPSIE NY 12601	REV: 1/1/02 ID1: CBS3-000170 ID2: STATUS: ACTIVE FACILITY PHONE: (845) 454-7000
CONTACT: DONALD DEGARMO	

CHEMICAL BULK STORAGE FACILITY INFORMATION

TYPE OF SITE: OTHER
TOTAL ACTIVE TANKS ON SITE: 7
TOTAL FACILITY CAPACITY: 102600 GALLONS
PBS NUMBER: 3-175935 **ICS NUMBER:** 3-300822 **MOSF NUMBER:**
ADDITIONAL ADDRESS INFO:

TYPE OF OWNER: CORPORATE/COMMERCIAL
OWNER SUB TYPE:
OWNER ADDRESS: 260 TITUSVILLE RD.
POUGHKEEPSIE NY 12603
PHONE: (845) 462-2000

EMERGENCY CONTACT: DONALD DEGARMO
PHONE: (914) 489-7663

MAILING NAME: A.C. DUTTON LUMBER CO.
ADDRESS: 260 TITUSVILLE RD.
POUGHKEEPSIE NY 12603
ATTENTION: STEPHEN E. MIRON
PHONE: (845) 462-2000

CERTIFICATE DATE: 8/9/01 **EXP. DATE:** 8/9/03
RENEWAL DATE: 3/30/01

TANK INFORMATION

TANK NUMBER:	NTP01	STATUS:	IN SERVICE
INSTALLED:	05/85	CLOSED:	
TANK CAPACITY:	25000 GALLONS		
SUBSTANCE STORED:	ARSENIC ACID		
SUBSTANCE DESCRIPTION:	SINGLE HAZARDOUS SUBSTANCE ON DEC LIST		
HAZARDOUS SUBSTANCE %:	50		

TANK TYPE: STEEL/CARBON STEEL
TANK LOCATION: ABOVEGROUND
INTERNAL PROTECTION: NONE
EXTERNAL PROTECTION: PAINTED/ASPHALT COATING
SECONDARY CONTAINMENT: OTHER

PIPE TYPE: STEEL/IRON
PIPE LOCATION: ABOVE GROUND
INTERNAL PROTECTION: NONE
EXTERNAL PROTECTION: PAINTED/ASPHALT COATING
SECONDARY CONTAINMENT: OTHER

- Continued on next page -

Environmental FirstSearch
Site Detail Report

TARGET SITE: 1 HOFFMAN ST
POUGHKEEPSIE NY 12601

JOB: SP02031.10

REGISTERED UNDERGROUND STORAGE TANKS

SEARCH ID: 19 **DIST/DIR:** 0.00 -- **MAP ID:** 2

NAME: A.C. DUTTON LUMBER CO.
ADDRESS: 1 HOFFMAN ST.
POUGHKEEPSIE NY 12601

REV: 1/1/02
ID1: C'BS3-000170
ID2:
STATUS: ACTIVE FACILITY
PHONE: (845) 454-7000

CONTACT: DONALD DEGARMO

LEAK DETECTION: 14
OVERFILL PROTECTION: 35

TANK NUMBER: NTP02 **STATUS:** IN SERVICE
INSTALLED: 05/85 **CLOSED:**
TANK CAPACITY: 25000 GALLONS
SUBSTANCE STORED: ARSENIC ACID
SUBSTANCE DESCRIPTION: SINGLE HAZARDOUS SUBSTANCE ON DEC LIST
HAZARDOUS SUBSTANCE %: 50

TANK TYPE: STEEL/CARBON STEEL
TANK LOCATION: ABOVEGROUND
INTERNAL PROTECTION: NONE
EXTERNAL PROTECTION: PAINTED/ASPHALT COATING
SECONDARY CONTAINMENT: OTHER

PIPE TYPE: STEEL/IRON
PIPE LOCATION: ABOVE GROUND
INTERNAL PROTECTION: NONE
EXTERNAL PROTECTION: PAINTED/ASPHALT COATING
SECONDARY CONTAINMENT: OTHER

LEAK DETECTION: 14
OVERFILL PROTECTION: 35

TANK NUMBER: NTP03 **STATUS:** IN SERVICE
INSTALLED: 05/85 **CLOSED:**
TANK CAPACITY: 7000 GALLONS
SUBSTANCE STORED: ARSENIC ACID
SUBSTANCE DESCRIPTION: SINGLE HAZARDOUS SUBSTANCE ON DEC LIST
HAZARDOUS SUBSTANCE %: 50

TANK TYPE: STEEL/CARBON STEEL
TANK LOCATION: ABOVEGROUND
INTERNAL PROTECTION: NONE
EXTERNAL PROTECTION: PAINTED/ASPHALT COATING
SECONDARY CONTAINMENT: OTHER

PIPE TYPE: STEEL/IRON
PIPE LOCATION: ABOVE GROUND
INTERNAL PROTECTION: NONE
EXTERNAL PROTECTION: PAINTED/ASPHALT COATING
SECONDARY CONTAINMENT: OTHER

LEAK DETECTION: 14
OVERFILL PROTECTION: 35

- Continued on next page -

Environmental FirstSearch
Site Detail Report

TARGET SITE: 1 HOFFMAN ST
POUGHKEEPSIE NY 12601

JOB: SP02031.10

REGISTERED UNDERGROUND STORAGE TANKS

SEARCH ID: 19

DIST/DIR: 0.00 --

MAP ID: 2

NAME: A.C. DUTTON LUMBER CO
ADDRESS: 1 HOFFMAN ST
POUGHKEEPSIE NY 12601

REV: 1/1/02
ID1: CBS3-000170
ID2:
STATUS: ACTIVE FACILITY
PHONE: (845) 454-7000

CONTACT: DONALD DEGARMO

TANK NUMBER: OTP01 **STATUS:** TEMPORARILY OUT OF SERVICE
INSTALLED: 01/65 **CLOSED:**
TANK CAPACITY: 15000 GALLONS
SUBSTANCE STORED: ARSENIC ACID
SUBSTANCE DESCRIPTION: SINGLE HAZARDOUS SUBSTANCE ON DEC LIST
HAZARDOUS SUBSTANCE %: 50

TANK TYPE: STAINLESS STEEL ALLOY
TANK LOCATION: ABOVEGROUND
INTERNAL PROTECTION: NONE
EXTERNAL PROTECTION: JACKETED
SECONDARY CONTAINMENT: OTHER

PIPE TYPE: STEEL/IRON
PIPE LOCATION: ABOVE GROUND
INTERNAL PROTECTION: NONE
EXTERNAL PROTECTION: WRAPPED (PIPING)
SECONDARY CONTAINMENT: OTHER

LEAK DETECTION: 14
OVERFILL PROTECTION: 35

TANK NUMBER: OTP02 **STATUS:** TEMPORARILY OUT OF SERVICE
INSTALLED: 01/65 **CLOSED:**
TANK CAPACITY: 12500 GALLONS
SUBSTANCE STORED: ARSENIC ACID
SUBSTANCE DESCRIPTION: SINGLE HAZARDOUS SUBSTANCE ON DEC LIST
HAZARDOUS SUBSTANCE %: 50

TANK TYPE: STAINLESS STEEL ALLOY
TANK LOCATION: ABOVEGROUND
INTERNAL PROTECTION: NONE
EXTERNAL PROTECTION: JACKETED
SECONDARY CONTAINMENT: OTHER

PIPE TYPE: STEEL/IRON
PIPE LOCATION: ABOVE GROUND
INTERNAL PROTECTION: NONE
EXTERNAL PROTECTION: WRAPPED (PIPING)
SECONDARY CONTAINMENT: OTHER

LEAK DETECTION: 14
OVERFILL PROTECTION: 35

TANK NUMBER: OTP03 **STATUS:** TEMPORARILY OUT OF SERVICE
INSTALLED: 01/65 **CLOSED:**

- Continued on next page -

Environmental FirstSearch
Site Detail Report

TARGET SITE: 1 HOFFMAN ST
POUGHKEEPSIE NY 12601

JOB: SP02031.10

REGISTERED UNDERGROUND STORAGE TANKS

SEARCH ID: 19

DIST/DIR: 0.00 --

MAP ID: 2

NAME: A.C. DUTTON LUMBER CO.
ADDRESS: 1 HOFFMAN ST.
POUGHKEEPSIE NY 12601

REV: 1/1/02
ID1: CBS3-000170
ID2:
STATUS: ACTIVE FACILITY
PHONE: (845) 454-7000

CONTACT: DONALD DEGARMO

TANK CAPACITY: 12500 GALLONS
SUBSTANCE STORED: ARSENIC ACID
SUBSTANCE DESCRIPTION: SINGLE HAZARDOUS SUBSTANCE ON DEC LIST
HAZARDOUS SUBSTANCE %: 50

TANK TYPE: STAINLESS STEEL ALLOY
TANK LOCATION: ABOVEGROUND
INTERNAL PROTECTION: NONE
EXTERNAL PROTECTION: JACKETED
SECONDARY CONTAINMENT: OTHER

PIPE TYPE: STEEL/IRON
PIPE LOCATION: ABOVE GROUND
INTERNAL PROTECTION: NONE
EXTERNAL PROTECTION: WRAPPED (PIPING)
SECONDARY CONTAINMENT: OTHER

LEAK DETECTION: 14
OVERFILL PROTECTION: 35

TANK NUMBER: OTP04 **STATUS:** TEMPORARILY OUT OF SERVICE
INSTALLED: 01/65 **CLOSED:**
TANK CAPACITY: 5600 GALLONS
SUBSTANCE STORED: ARSENIC ACID
SUBSTANCE DESCRIPTION: SINGLE HAZARDOUS SUBSTANCE ON DEC LIST
HAZARDOUS SUBSTANCE %: 50

TANK TYPE: STAINLESS STEEL ALLOY
TANK LOCATION: ABOVEGROUND
INTERNAL PROTECTION: NONE
EXTERNAL PROTECTION: JACKETED
SECONDARY CONTAINMENT: OTHER

PIPE TYPE: STEEL/IRON
PIPE LOCATION: ABOVE GROUND
INTERNAL PROTECTION: NONE
EXTERNAL PROTECTION: WRAPPED (PIPING)
SECONDARY CONTAINMENT: OTHER

LEAK DETECTION: 14

Environmental FirstSearch
Site Detail Report

TARGET SITE: 1 HOFFMAN ST
POUGHKEEPSIE NY 12601

JOB: SP02031.10

REGISTERED UNDERGROUND STORAGE TANKS

SEARCH ID: 20 **DIST/DIR:** 0.01 SE **MAP ID:** 3

NAME: MECHANICAL CONSTRUCTION CORP
ADDRESS: END OF NORTH WATER STREET
POUGHKEEPSIE NY 12602

REV: 1/1/02
ID1: PBS3-011487
ID2:
STATUS: UNREGULATED BY PBS
PHONE: (914) 452-6700

CONTACT: MECHANICAL CONSTRUCTION CORP

PETROLEUM BULK STORAGE FACILITY INFORMATION

TYPE OF SITE: OTHER

TOTAL ACTIVE TANKS ON SITE: 0

TOTAL FACILITY CAPACITY: 0 GALLONS

OLD PBS NUMBER:

CBS NUMBER:

SPDES NUMBER:

ADDITIONAL ADDRESS INFO:

TYPE OF OWNER: CORPORATE/COMMERCIAL

OWNER SUB TYPE:

OWNER ADDRESS: END OF NORTH WATER STREET
POUGHKEEPSIE NY 12602

PHONE: (914) 452-6700

EMERGENCY CONTACT: KEN NOAD-SERVICE DIVISION
PHONE: (914) 452-6700

MAILING NAME: MECHANICAL CONSTRUCTION CORP
ADDRESS: END OF NORTH WATER STREET
POUGHKEEPSIE NY 12602
ATTENTION: HENRY C. MEAGHER
PHONE: (914) 452-6700

CERTIFICATE DATE: 7/3/91 **EXP. DATE:** 9/2/96
RENEWAL DATE:

TANK INFORMATION

TANK NUMBER: 1 **TANK STATUS:** CLOSED - REMOVED
INSTALLED: **CLOSED:** 12/1/93
TANK CAPACITY: 3000 GALLONS
PRODUCT: # 1, 2, OR 4 FUEL OIL.

TANK TYPE: STEEL/CARBON STEEL
TANK LOCATION: UNDERGROUND

INTERNAL PROTECTION:
EXTERNAL PROTECTION:

PIPE TYPE: STEEL/IRON

PIPE LOCATION:

INTERNAL PROTECTION:
EXTERNAL PROTECTION:

SECONDARY CONTAINMENT: NONE

LEAK DETECTION: NONE

OVERFILL PROTECTION:

DISPENSER: SUCTION

DATE TESTED: 12/1/87

NEXT TEST:

TEST METHOD: VPLT (NDE)

Environmental FirstSearch
Site Detail Report

TARGET SITE: 1 HOFFMAN ST
POUGHKEEPSIE NY 12601

JOB: SP02031.10

LEAKING UNDERGROUND STORAGE TANKS

SEARCH ID: 21 **DIST/DIR:** 0.06 NE **MAP ID:** 4

NAME: SEWER DEPT BUILDING	REV: 1/1/02
ADDRESS: 205 NORTH WATER	ID1: 8708942
POUGHKEEPSIE NY	ID2:
CONTACT:	STATUS: CLOSED
	PHONE:

SPILL DATE: 01/20/88	DATE REPORTED: 01/20/88
SPILL TIME: 11:15	TIME REPORTED: 13:16

MATERIAL SPILLED: #2 FUEL OIL	AMOUNT SPILLED: 0 G
MATERIAL CLASS: PETROLEUM	AMOUNT RECOVERED: 0 G

CAUSE OF SPILL:	TANK TEST FAILURE
RESOURCE AFFECTED:	GROUNDWATER
WATERBODY AFFECTED:	
SOURCE OF SPILL:	NON-COMMERCIAL/INSTITUTIONAL
REPORTED BY:	TANK TESTER
CALLER REMARKS:	
5K -171GPH. PETRO-TITE.	

REGION: 3	UST TRUST? F	
------------------	---------------------	--

SPILL INVESTIGATOR: OKLISSON	
SPILL CONTACT:	TELEPHONE:

SPILLER: DOUG SMITH	
ADDRESS: POUGHKEEPSIE, CITY OF	

SPILLER CONTACT:	TELEPHONE: (914) 471-8165
-------------------------	----------------------------------

CALLER:	NOTIFIER:
AGENCY:	AGENCY:
TELEPHONE:	TELEPHONE:

LAST DEC UPDATE: 09/07/88	CLOSE DATE: 09/07/88
DOES CLEAN UP MEET STANDARDS? T	PENALTY RECOMMENDED? F
DEC REMARKS:	
09/07/88: PBS TO FOLLOW.	

**Environmental FirstSearch
Site Detail Report**

TARGET SITE: 1 HOFFMAN ST
POUGHKEEPSIE NY 12601

JOB: SP02031.10

STATE SPILLS SITE

SEARCH ID: 22

DIST/DIR: NON GC

MAP ID:

NAME: BETWEEN BELOW BRIDGES
ADDRESS: POUGHKEEPSIE & RAILROAD
POUGHKEEPSIE NY
DUTCHESS

REV: 1/1/02
ID1: 9804981
ID2:
STATUS: CLOSED
PHONE:

CONTACT:

SPILL DATE: 07/21/98
SPILL TIME: 18:10

DATE REPORTED: 07/21/98
TIME REPORTED: 18:20

MATERIAL SPILLED: UNKNOWN PETROLEUM
MATERIAL CLASS: PETROLEUM

AMOUNT SPILLED: 0 G
AMOUNT RECOVERED: 0 G

CAUSE OF SPILL: UNKNOWN
RESOURCE AFFECTED: SURFACE WATER
WATERBODY AFFECTED: HUDSON RIVER
SOURCE OF SPILL: UNKNOWN
REPORTED BY: POLICE DEPARTMENT
CALLER REMARKS:

A BOAT PATROL NOTICED AN OIL SHEEN ON RIVER THAT RUNS ABOUT 1/4 MILE BETWEEN THE POUGHKEEPSIE & RAILROAD BRIDGES & IS ABOUT 25 TO 60 FT IN WISTH - JUST OFF THE EAST SHORE OF RIVER - NO BOATS IN THE AREA - SMELLS LIKE OIL - NOTIFICATION ONLY

REGION: 3 **UST TRUST?** F

SPILL INVESTIGATOR: MCCABE
SPILL CONTACT:

TELEPHONE:

SPILLER: UNKNOWN
ADDRESS:

SPILLER CONTACT:

TELEPHONE:

CALLER:
AGENCY:
TELEPHONE:

NOTIFIER:
AGENCY:
TELEPHONE:

LAST DEC UPDATE: 08/14/98
DOES CLEAN UP MEET STANDARDS? F
DEC REMARKS:

CLOSE DATE: 08/03/98
PENALTY RECOMMENDED? F

Environmental FirstSearch Federal Databases and Sources

1. **NPL: National Priority List.** The EPA's list of confirmed or proposed Superfund sites. Source: Environmental Protection Agency.

Updated quarterly.

2. **CERCLIS: Comprehensive Environmental Response Compensation and Liability Information System.** The EPA's database of current and potential Superfund sites currently or previously under investigation. Source: Environmental Protection Agency.

Updated quarterly.

3. **RCRIS: Resource Conservation and Recovery Information System.** The EPA's database of registered hazardous waste generators and treatment, storage and disposal facilities. Included are RAATS (RCRA Administrative Action Tracking System) and CMEL (Compliance Monitoring & Enforcement List). Source: Environmental Protection Agency.

Updated quarterly.

4. **ERNS: Emergency Response Notification System.** The EPA's database of emergency response actions. Source: Environmental Protection Agency.

Updated quarterly.

5. **NPDES: National Pollution Discharge Elimination System.** The EPA's database of all permitted facilities receiving and discharging effluents. Source: Environmental Protection Agency.

Updated semi-annually.

6. **FINDS: The Facility Index System.** The EPA's Index of identification numbers associated with a property or facility which the EPA has investigated or has been made aware of in conjunction with various regulatory programs. Each record indicates the EPA office that may have files on the site or facility. Source: Environmental Protection Agency.

Updated semi-annually.

7. **TRIS: Toxic Release Inventory System.** The EPA's database of all facilities that have had or may be prone to toxic material releases. Source: Environmental Protection Agency.

Updated semi-annually.

8. **ACEC: Areas of Critical Environmental Concern.** This database contains contact information for threatened and endangered species. Source: U.S. Fish and Wildlife Services, Ecological Services Offices; State GIS Departments.

Updated periodically.

9. **Floodplains** - 100 year and 500 year flood zone boundaries for select counties in the United States. Source: Federal Emergency Management Agency (FEMA).

This database will be updated by us as new data becomes available for purchase.

10. **Historic Sites**- National Register of Historical Places Database. The nation's official list of cultural resources worthy of preservation. Properties listed include districts, sites, buildings, structures, and objects that are significant in American history, architecture, archeology, engineering, and culture. Source: National Park Service.

Updated yearly.

11. **Wetlands** - U.S. Fish and Wildlife Service produces information on the characteristics, extent, and status of the Nation's wetlands and deepwater habitats. This data is available for select areas of the United States. Source: U.S. Fish and Wildlife Service, National Wetlands Inventory.

This database will be updated by us as new data becomes available for purchase.

12. **Land Use** - Federal Land data includes information from the following government agencies including Bureau of Indian Affairs, Bureau of Reclamation, Bureau of Land Management, Department of Defense, Forest Service, Fish and Wildlife Service, National Park Service, and the Tennessee Valley Authority. This database also contains data regarding wild and scenic rivers. Source: USGS.

Updated periodically

Environmental FirstSearch New York Databases and Sources

1. **State Sites:** The New York State Department of Environmental Conservation's Registry of Inactive Hazardous Waste Disposal Sites. The database contains information on all Class 1, Class 2, Class 2a, Class 3, Class 4, and Class 5 locations maintained by the Division of Hazardous Waste Remediation.

Updated quarterly

The Hazardous Substance Waste Disposal Site Study list maintained by the New York State Department of Environmental Conservation is also included within the State Sites database.

Updated as available.

2. **Spills:** The New York State Department of Environmental Conservation's database of emergency response actions and spill releases maintained by the Division of Spills Management.

Updated quarterly.

3. **Landfills:** The New York State Department of Environmental Conservation's Active Facilities Registry maintained by the Division of Solid and Hazardous Materials.

Updated annually.

4. **UST:** The New York State Department of Environmental Conservation's database of Petroleum Bulk Storage (PBS) facilities, Major Oil Storage Facilities (MOSF), and Chemical Bulk Storage (CBS) facilities maintained by the Division of Spills Management and delegated Counties (Nassau, Suffolk, Rockland, and Cortland Counties).

Updated quarterly.

5. **PWS:** The State of New York Department of Health database of Public Water Supply (PWS) wells maintained by the Bureau of Public Water Supply.

Updated annually.

6. **LUST:** The New York State Department of Environmental Conservation's database of Leaking Underground Storage Tanks (LUSTs) maintained by the Division of Spills Management. The database is derived from the Spills database.

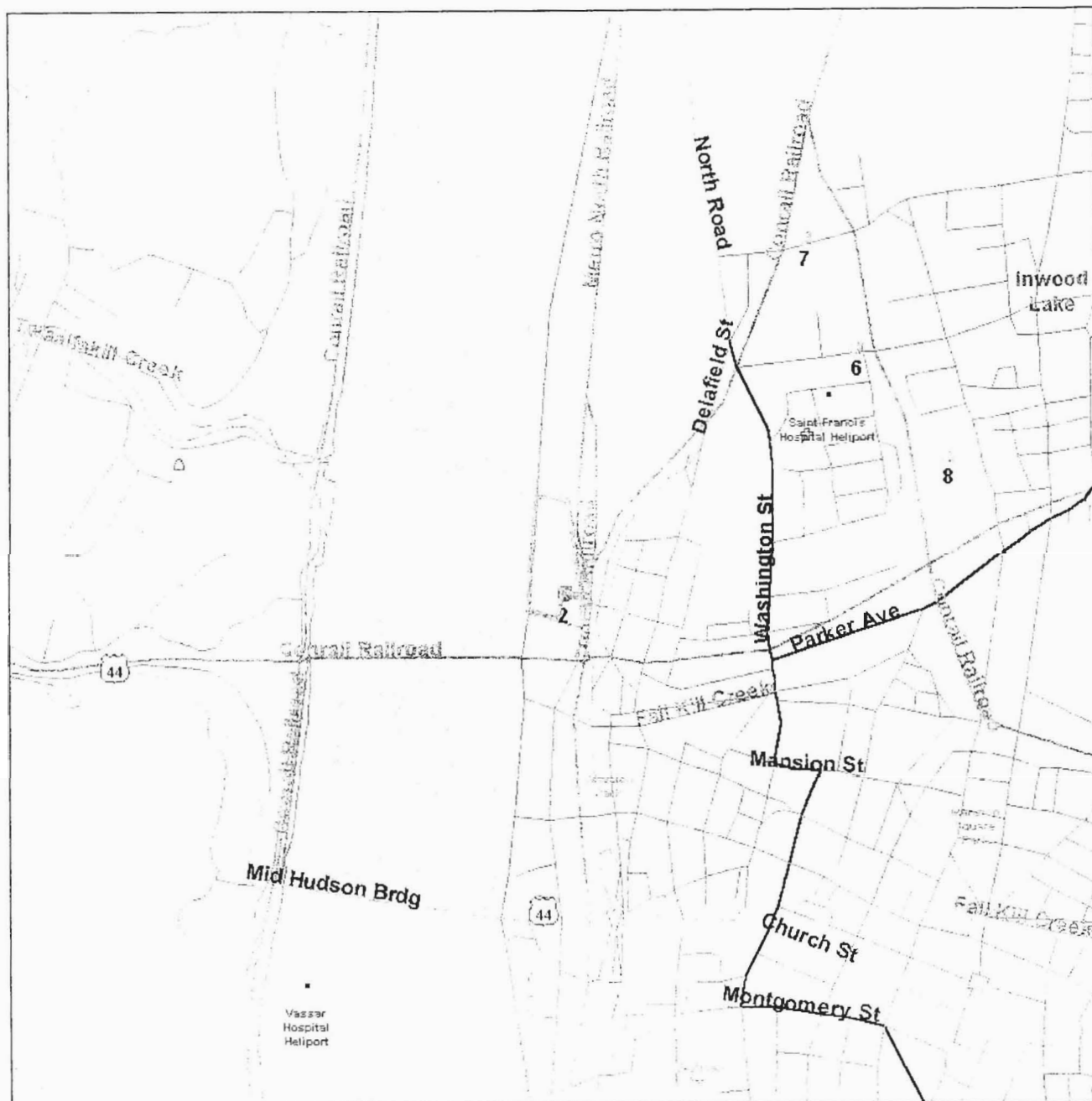
Updated quarterly.

Environmental FirstSearch

1 Mile Radius from Area
ASTM Map: NPL, RCRACOR, STATE Sites

Environmental
FIRSTSEARCH

ROCKFORD ST, POUGHKEEPSIE NY 12601



Source: 1999 U.S. Census TIGER Files

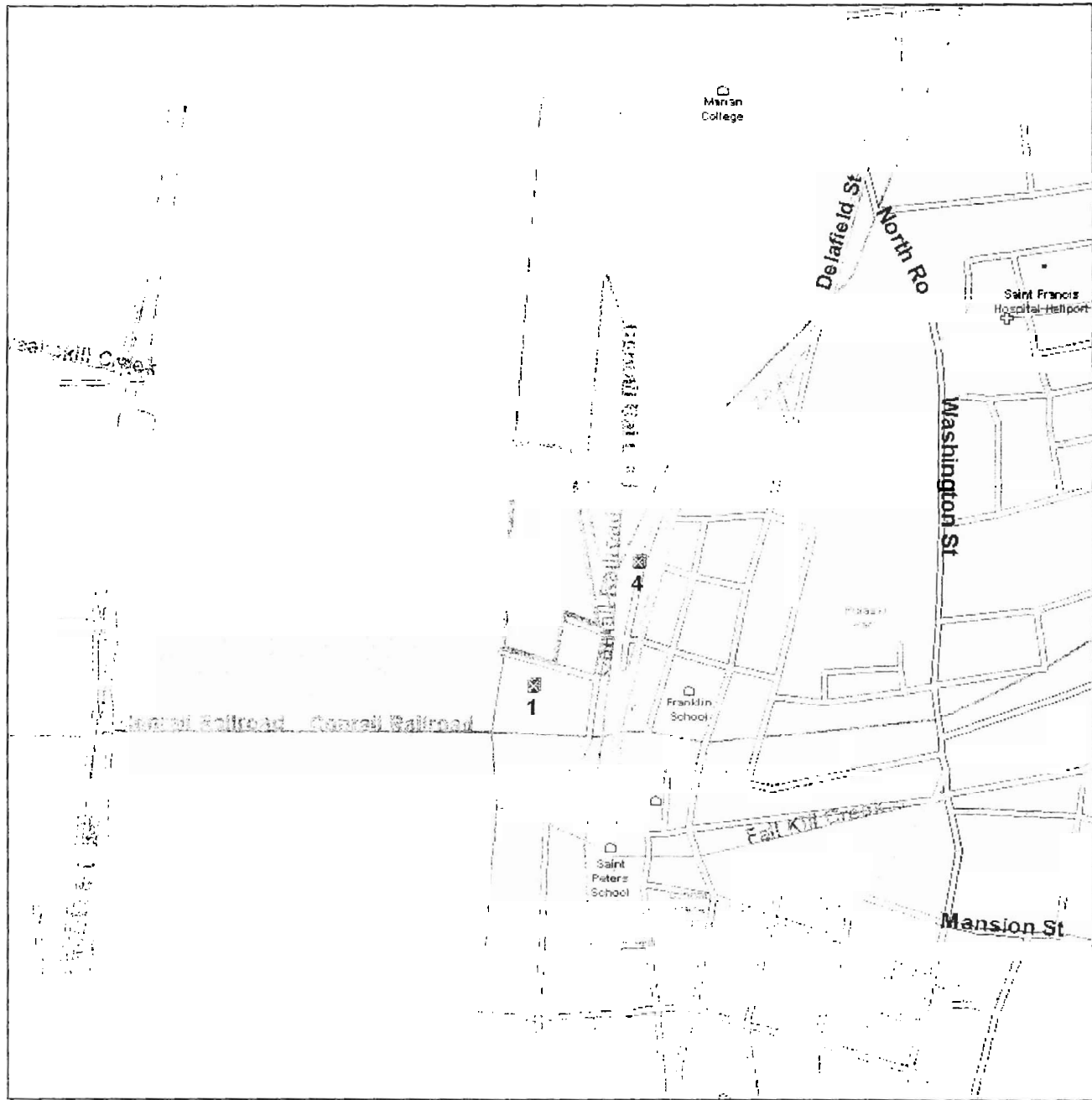
- Area Polygon
- Identified Site, Multiple Sites, Receptor
- NPL, Solid Waste Landfill (SWL) or Hazardous Waste
- Railroads
- Black Rings Represent 1/4 Mile Radii

Environmental FirstSearch

.5 Mile Radius from Area
ASTM Map: CERCLIS, RCRATSD, LUST, SWL

FIRSTSEARCH

ROFFMAN ST. POUGHKEEPSIE NY 12601



Source: 1999 U.S. Census TIGER Files

Area Polygon

Identified Site, Multiple Sites, Receptor

NPL, Solid Waste Landfill (SWL) or Hazardous Waste

Railroads

Black Rings Represent 1/4 Mile Radii

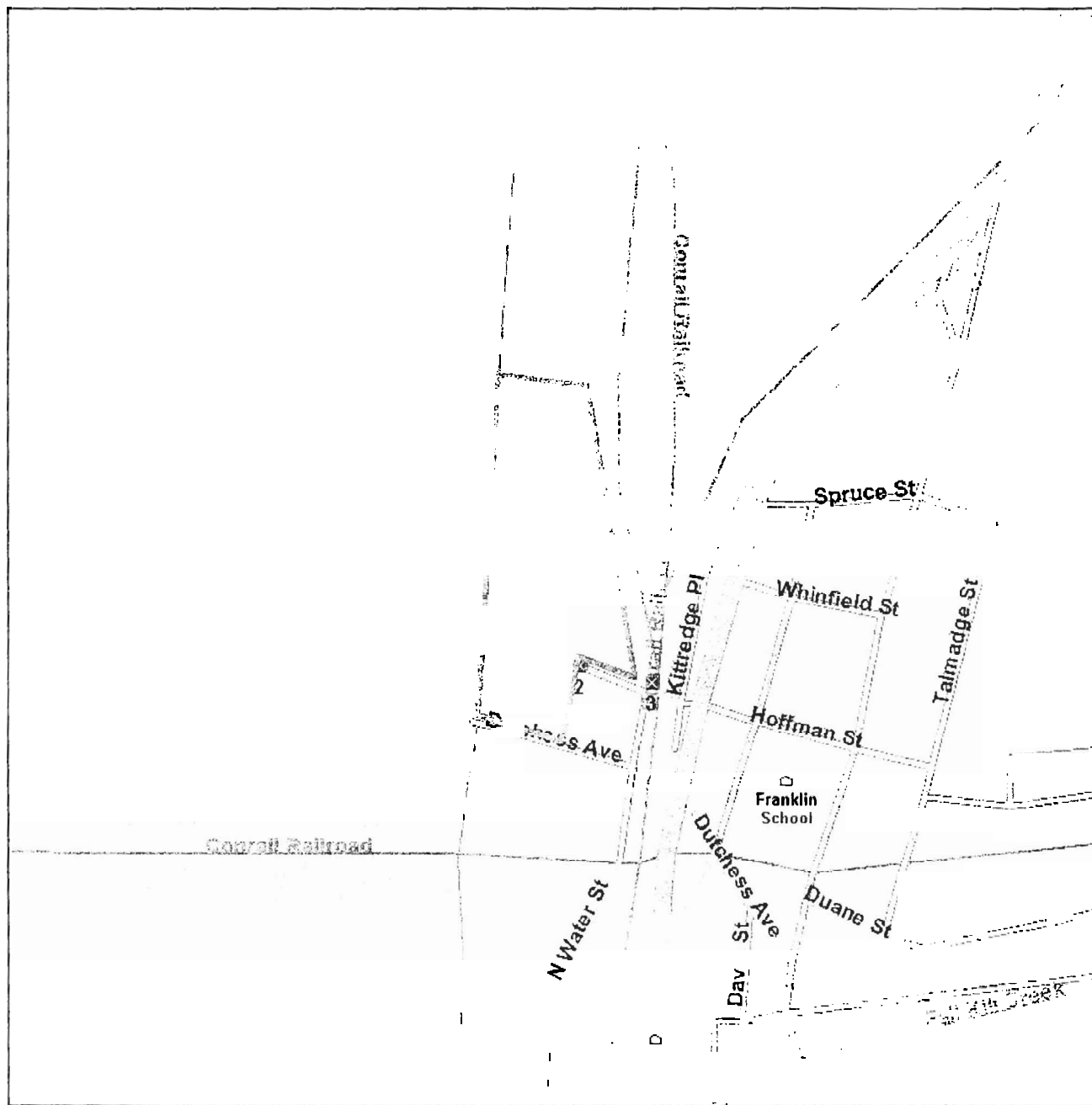


Environmental FirstSearch

.25 Mile Radius from Area
ASTM Map: RCAGEN, ERNS, UST

Environmental
FIRSTSEARCH

1 HOFFMAN ST, POUGHKEEPSIE NY 12601



Source: 1999 U.S. Census TIGER Files

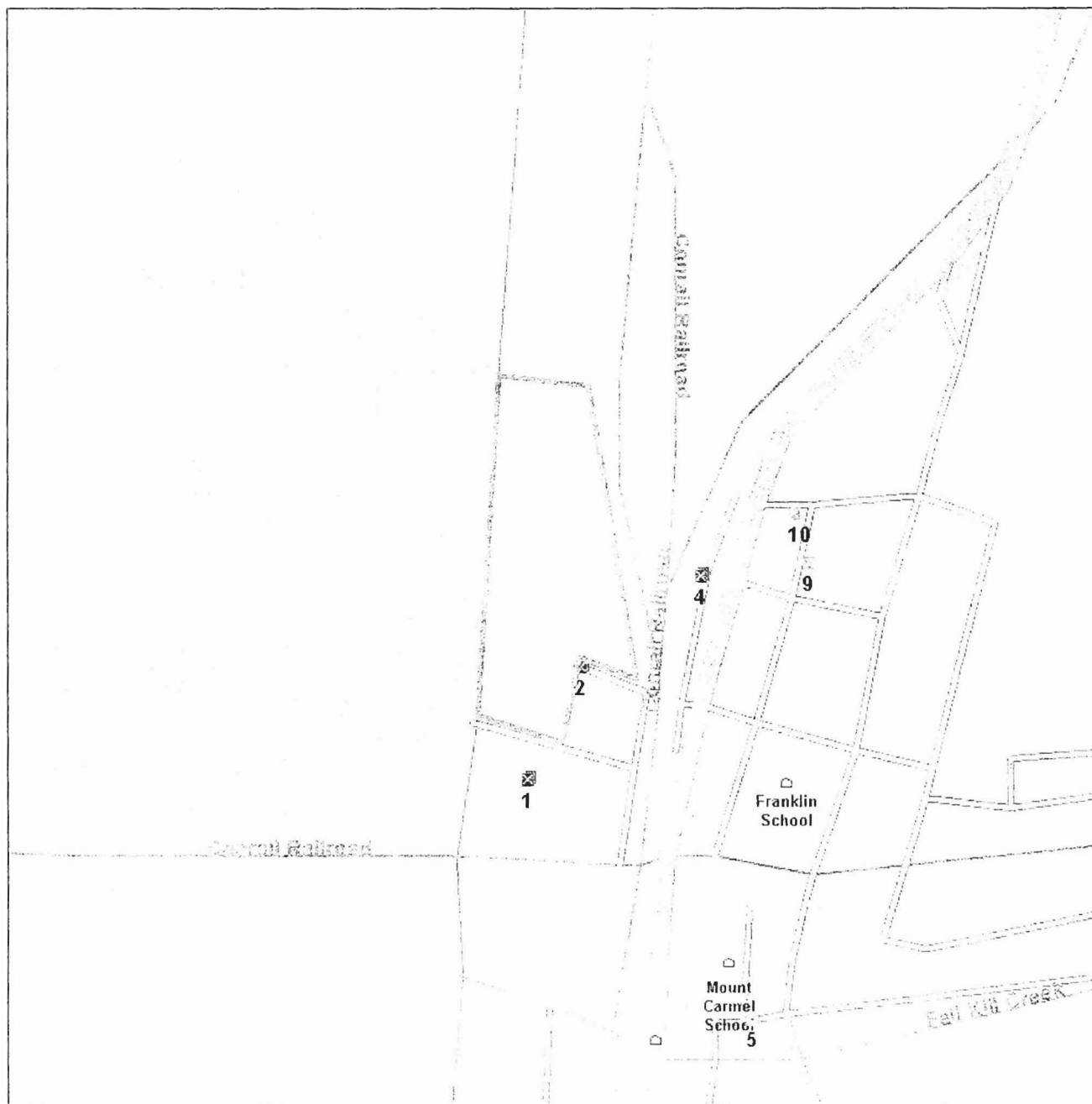
- Area Polygon
- Identified Site, Multiple Sites, Receptor
- NPL, Solid Waste Landfill (SWL) or Hazardous Waste
- Railroads
- Black Rings Represent 1/4 Mile Radii

Environmental FirstSearch

.25 Mile Radius from Area
Non-ASTM Map: Spills 90, Spills 80

Environmental
FIRSTSEARCH

FRANK ST, Pough-KEEPSIE NY 12601

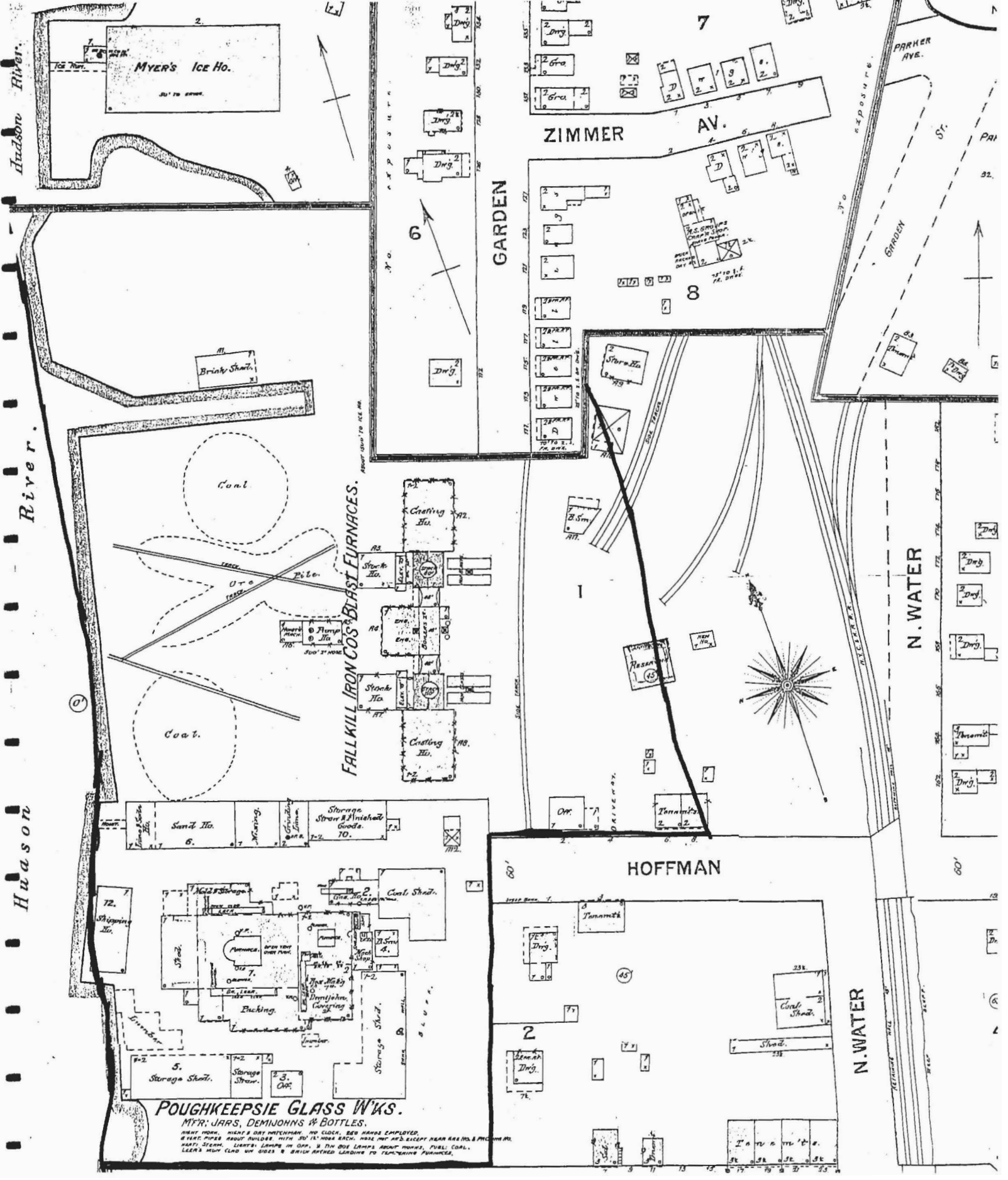


Source: 1999 U.S. Census TIGER Files

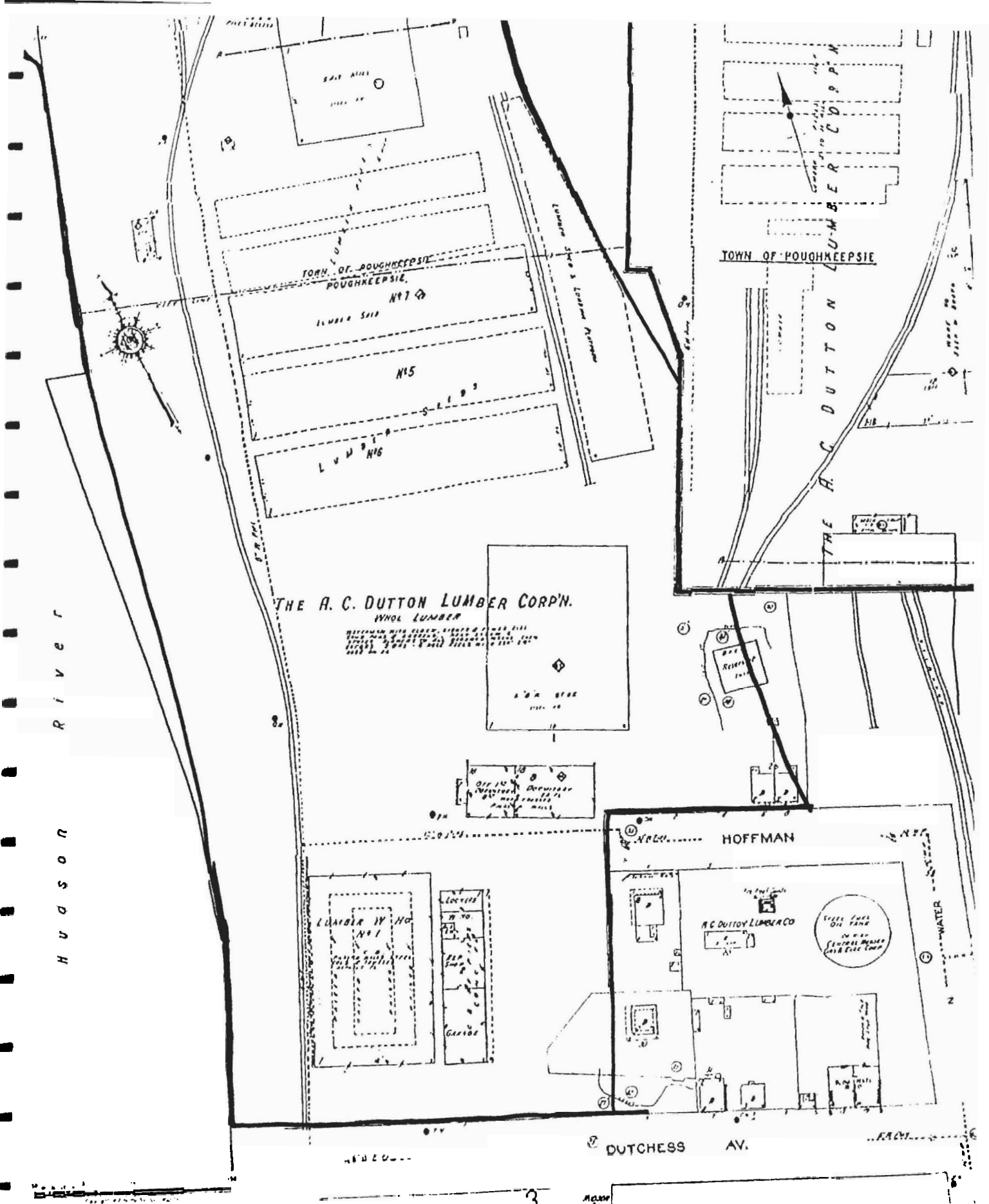
- Area Polygon
- Identified Site, Multiple Sites, Receptor
- NPL, Solid Waste Landfill (SWL) or Hazardous Waste
- National Historic Sites and Landmark Sites
- Railroads
- Black Rings Represent 1/4 Mile Radii;

APPENDIX D

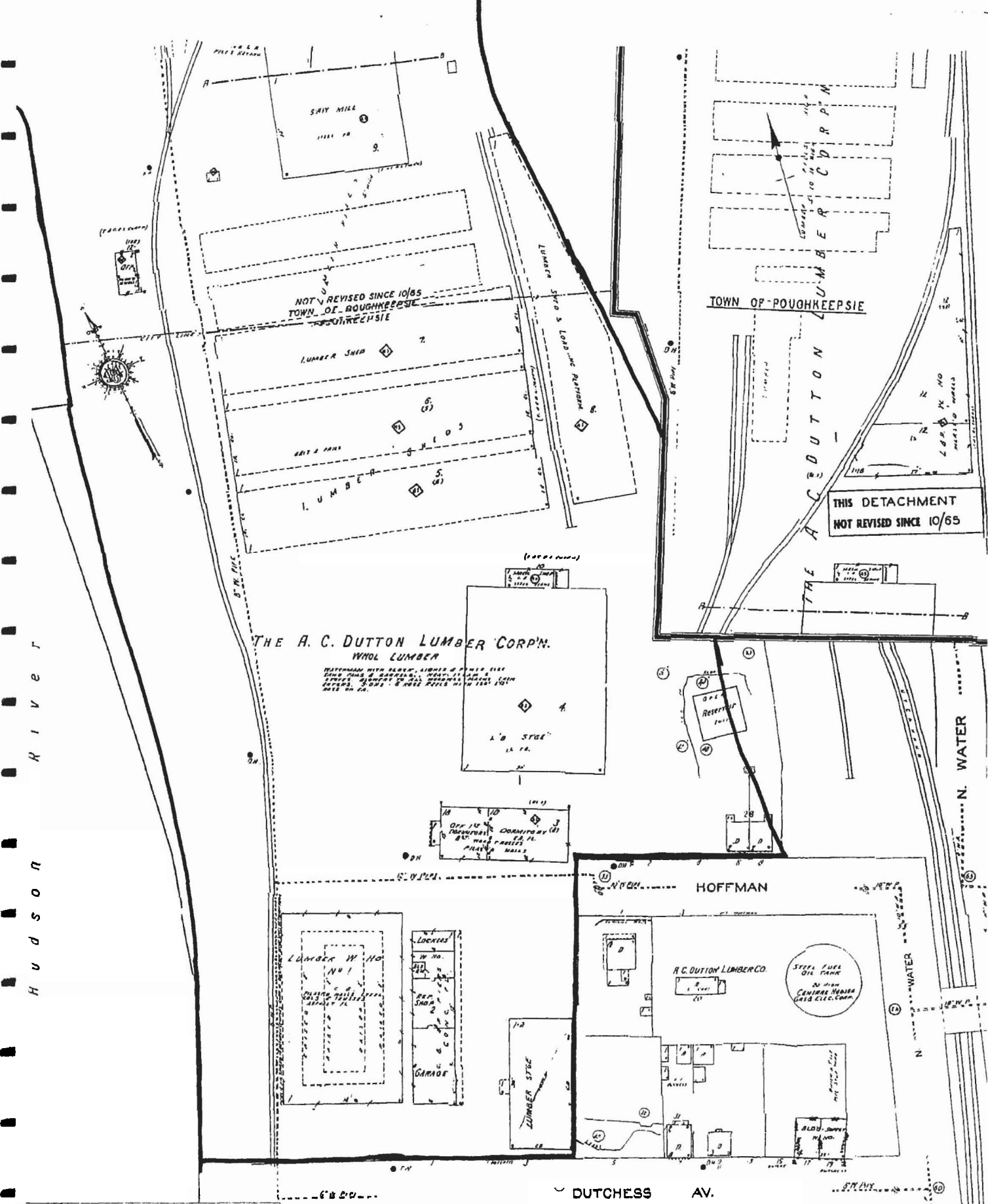
Sanborn Fire Insurance Maps



Sanborn Fire Insurance Company Map - 1887



Sanborn Fire Insurance Company Map – 1952



Sanborn Fire Insurance Company Map – 1965



APPENDIX E

**Previous Environmental And
Laboratory Reports**

1987 EnviroPlan Phase I Investigation

1996 Chazen Laboratory Results

CHAZEN ENVIRONMENTAL SERVICES, INC.

Dutchess County Office:

PO Box 3479, 229B Page Park, Manchester Road
Poughkeepsie, NY 12603
Phone: (914) 454-3980 Fax: (914) 454-4026

Orange County Office:

Phone: (914) 457-1521

Capital District Office:

Phone: (518) 371-0929

August 19, 1996

Mr. Daniel Eaton
New York State Department of
Environmental Conservation
21 South Putt Corners Road
New Paltz, New York 12561-1696



*Re: AC Dutton - Laboratory Results of Soil Samples
Collected On June 9, 1996
Job # 49655.00*

Dear Mr. Eaton:

Chazen has reviewed the results of laboratory analysis of the soil samples collected at the A.C. Dutton site on June 9, 1996 and found the results to be very favorable. The results are below the Soil Cleanup Objectives and Cleanup Levels recommended by the New York State Department of Environmental Conservation (NYSDEC).

Pursuant to your request in a letter to Chazen dated August 24, 1996, three locations were sampled at two depths of 0 to 6 inches and 18 to 24, respectively. Four samples (1-6-10, 1-18-20, 2-6-10, and 2-6-20) were collected from the former drip dry area and two samples (3-0-6 and 3-18-24) were obtained from below the discharge overflow pipe as per your request. The samples were analyzed by IEA Laboratories, a New York State CLP certified laboratory, for arsenic and chromium using the Toxicity Characteristic Leaching Procedure (TCLP). The results were compared to the NYSDEC Division Technical and Administration Guidance Memorandum (TAGM) HWR-94-4046, Determination of Soil Cleanup Objectives and Cleanup Levels, dated January 24, 1994. The results are summarized in the table below:

Parameter	NYSDEC Recommended Cleanup Level (ppm)	<u>Sample Identification and Results (mg/l)</u>					
		1-6-10	1-18-24	2-6-10	2-6-20	3-0-6	3-18-24
Arsenic	12	0.01	0.36	0.01	0.01	ND	0.95
Chromium	40	ND	0.03	ND	ND	ND	ND

A site sketch indicating the sample locations is attached to this letter along with the laboratory results. If you have any questions or would like additional information, please feel free to contact me or Jim McIver.

Sincerely,



David R. Lent
Senior Geologist

DRL:mga

cc: Steve Miron, Esq.
Dan Stone
Jim McIver

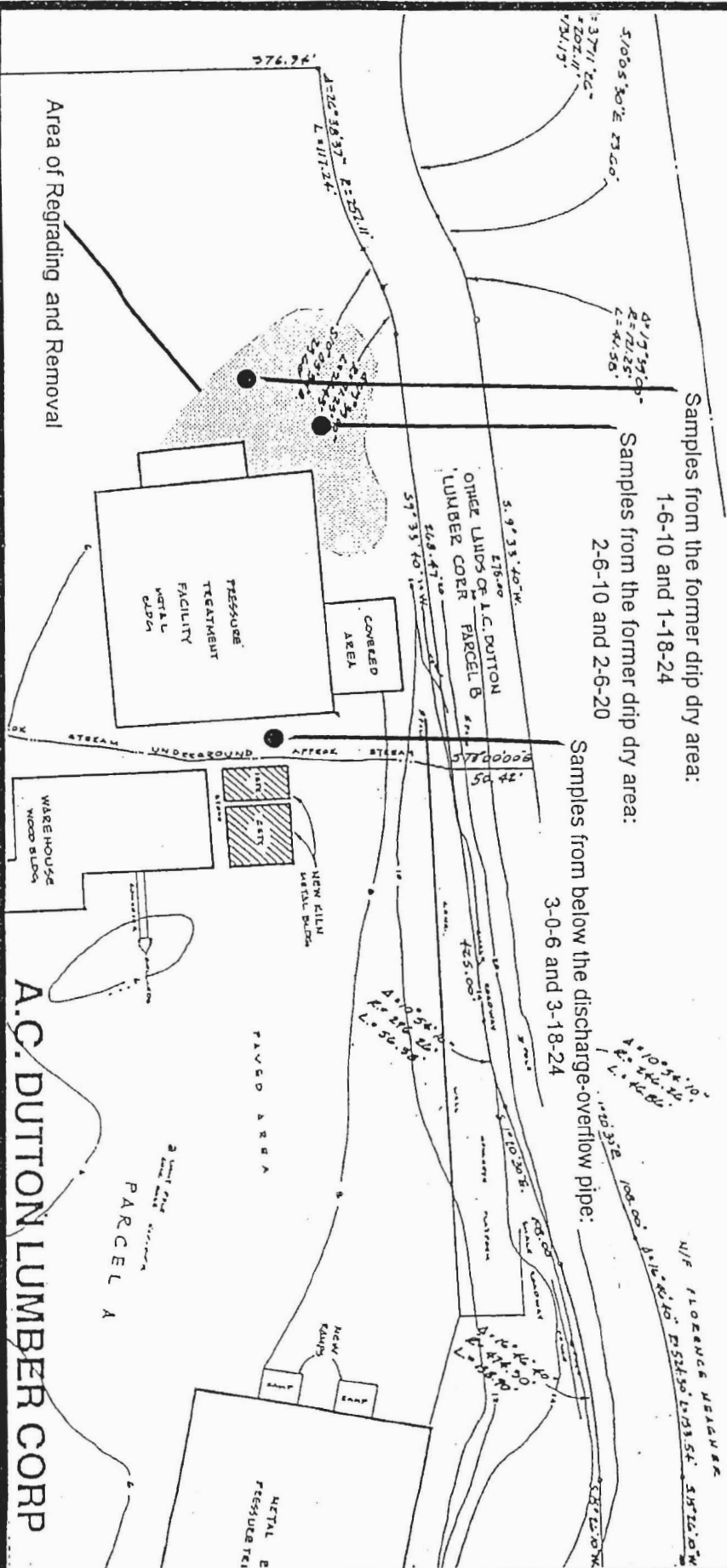


Figure 1

Location of Soil Samples - June 9, 1996

A.C. Dutton Lumber Site
Dutchess Avenue
Poughkeepsie, New York

NOTE:

Sample locations were determined by Daniel Eaton of the New York State Dept. of Env. Conservation

SCALE

Not To Scale

Prepared By:

© Chazen Environmental Services, Inc
One Of: THE

Chazen
COMPANIES

SOURCE:

The Chazen Companies

DATE:

August, 1996



IEA

An Aquarion Company

200 Monroe Turnpike
Monroe, Connecticut 06468

Phone 203-261-4458
Fax 203-268-5346

July 30, 1996

Ms. Beth Walsh
CHAZEN COMPANY
229-B Page Park
Poughkeepsie, NY 12603

Dear Ms. Walsh:

Please find enclosed the analytical results of 6 samples received at our laboratory on July 10, 1996. This report contains sections addressing the following information at a minimum:

- . sample summary
- . analytical methodology
- . state certifications
- . definition of data qualifiers and terminology
- . analytical results
- . chain-of-custody

IEA Report #	7096-1214A
Project ID:	AC DUTTON

Copies of this analytical report and supporting data are maintained in our files for a minimum of five years unless special arrangements have been made. **Unless** specifically indicated, all analytical testing was performed at this laboratory location and no portion of the testing was subcontracted.

We appreciate your selection of our services and welcome any questions or suggestions you may have relative to this report. **Please contact your customer** service representative at (203) 261-4458 for any additional information. Thank you for utilizing our services; we hope you will consider us for your future analytical needs.

I have reviewed and approved the enclosed data for final release.

Very truly yours,

Jeffrey C. Curran
Laboratory Manager

JCC

cc: J. Baldwin

7096-1214A
CHAZEN COMPANY

Case Narrative

Classical Chemistry - Six samples were received for TCLP preparation, no analytical problems were encountered. The TCLP leachates were prepared following method 1311 from Test Methods for the Evaluation of Solid Waste, SW846, 3rd edition, 1986.

Metals - ICAP metals were determined using a JA61E trace ICAP using guidance provided in SW846 according to the following Methods: ICAP-3010/6010.

No problems occurred during analysis. All appropriate protocols were employed. All data appears to be consistent.

TABLE TCLP 1.0
7096-1214A
CHAZEN COMPANY
TCLP RESULTS

Compound	Sample ID: 1-6-10 LEACHATE RESULTS		LEACHATE BLANK		Quantitation		Regulatory Limit, mg/L
	as received mg/L	Qualifier	RESULT, mg/L	Qualifier	Limits, mg/L	Limit, mg/L	
Metals							
Arsenic	0.01		0.01 U		0.01		5
Chromium	0.01 U		0.01 U		0.01		5
Sample ID: 1-18-24							
Metals							
Arsenic	0.36		0.01 U		0.01		5
Chromium	0.03		0.01 U		0.01		5
Sample ID: 2-6-10							
Metals							
Arsenic	0.01		0.01 U		0.01		5
Chromium	0.01 U		0.01 U		0.01		5
Sample ID: 2-16-20							
Metals							
Arsenic	0.01		0.01 U		0.01		5
Chromium	0.01 U		0.01 U		0.01		5
Sample ID: 3-0-6							
Metals							
Arsenic	0.01 U		0.01 U		0.01		5
Chromium	0.01 U		0.01 U		0.01		5
Sample ID: 3-18-24							
Metals							
Arsenic	0.95		0.01 U		0.01		5
Chromium	0.01 U		0.01 U		0.01		5

See Appendix for qualifier definition

INORGANICS APPENDIX

C - Concentration qualifiers

- U - Indicates analyte result less than instrument detection limit (IDL)
- B - Indicates analyte result between IDL and contract required detection limit (CRDL)

Q - QC qualifiers

- E - Reported value is estimated because of the presence of interference
- M - Duplicate injection precision not met
- N - Spiked sample recovery not within control limits
- S - The reported value was determined by the method of standard additions (MSA)
- W - Post-digest spike recovery furnace analysis was out of 85-115 percent control limit, while sample absorbance was less than 50 percent of spike absorbance
- * - Duplicate analysis not within control limit
- + - Correlation coefficient for MSA is less than 0.995

M - Method codes

- P - ICP
- A - Flame AA
- F - Furnace AA
- CV - Cold vapor AA (manual)
- C - Cyanide
- NR - Not Required
- NC - Not Calculated as per protocols

APPENDIX F

**Dutchess County
Department of Health Records**

DUTCHESS COUNTY HEALTH DEPARTMENT

Deep Test Results

Date 12-9-86

Name of Property DUTTON RELOAD AND (T.V.C.) POLYMERKEEPSIE
DISTRIBUTION.
 Owner of Property JOHN AND ARTHUR DUTTON Engineer THEISEN / JANKOVITZ
 Person directing test CHARLES THEISEN By (D.C.D.H.) KRYS WASIELEWSKI

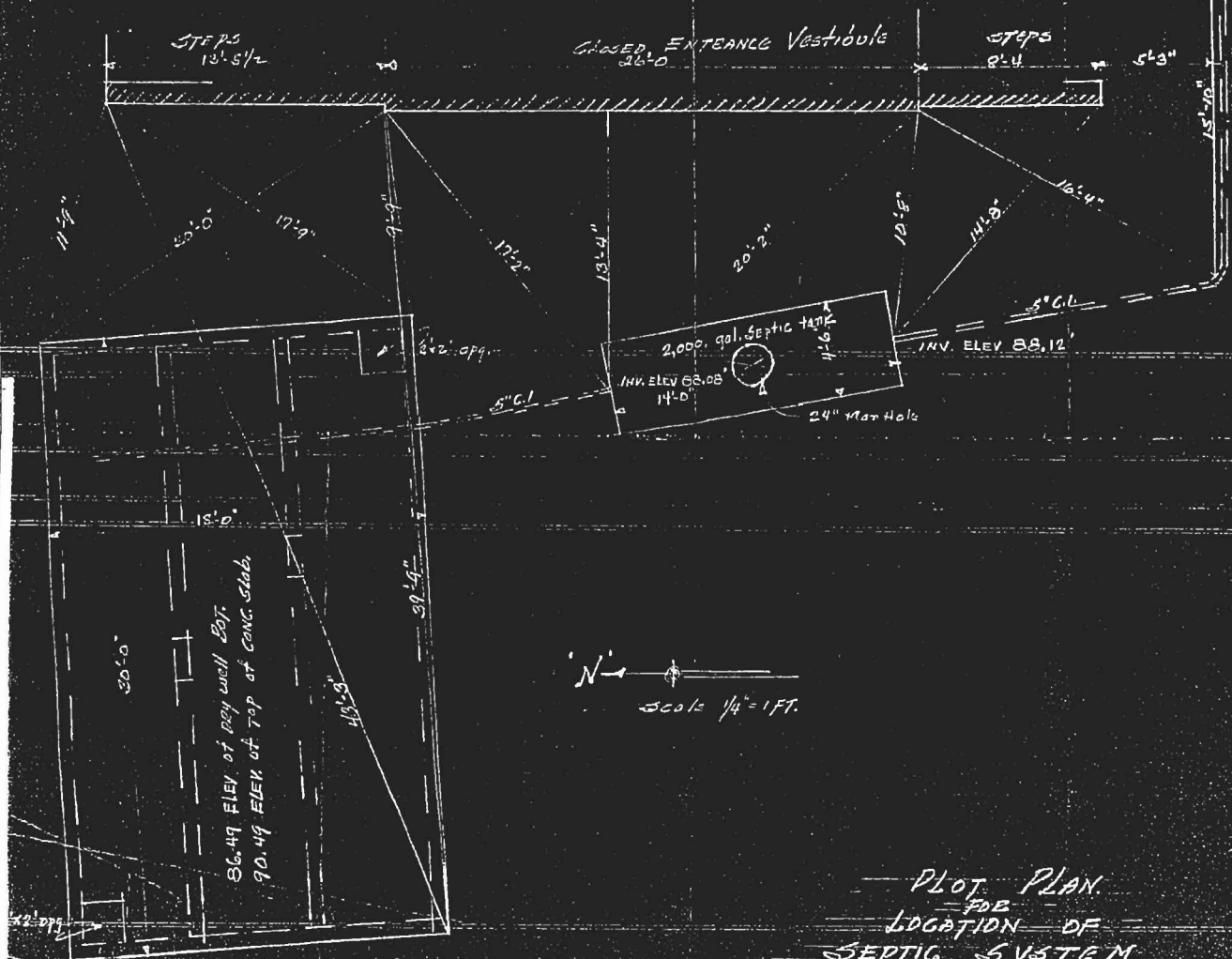
[illegible]

General remarks (terrain, weather, springs, streams etc.)

YARD Office Bldg.

1ST FLOOR ELEV. OF OFFICE 100.00

adjoining Bldg.
ELEV. 88.90



PLOT PLAN
FOR
LOCATION OF
SEPTIC SYSTEM

or
P.C. DUTTON LUMBER CO
Poughkeepsie N.Y.

by John H. PENCE
Oct 59