



NOTICE OF PUBLIC INFORMATION MEETING

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**LONG DOCK BEACON BROWNFIELD CLEANUP SITE #C314112**

**NOVEMBER 28, 2007 AT 7:00 PM  
IN THE  
MUNICIPAL CENTER, CITY COURT ROOM, UPPER LEVEL**

**ONE MUNICIPAL PLAZA, BEACON, NY 12508**

The purpose of the meeting, sponsored by the New York State Department of Environmental Conservation (NYSDEC) and the New York State Department of Health (NYSDOH), is to present and discuss the Remedial Investigation Report currently under review for the Long Dock Beacon Site.

The report has been submitted by the Scenic Hudson Land Trust, Inc. and the Foss Group Beacon, LLC, who are participants in the New York State Brownfield Cleanup Program. The future use of this site is proposed for both recreational and commercial purposes.

A copy of the Remedial Investigation Report is available for public review at the document repositories listed in the attached Fact Sheet. Additional information regarding this report and the investigations that have been conducted at the site can also be found in the attached Fact Sheet.

For additional information, contact **William Bennett**, Project Manager, NYSDEC, 625 Broadway, Albany, NY 12233 at (518) 402-9662 or **Michael J. Knipfing**, Citizen Participation Specialist, NYSDEC-Region 3, New Paltz Office at (845) 256-3154. For health-related concerns, contact **Rebecca Mitchell**, Project Manager, Bureau of Environmental Exposure Investigation, NYSDOH, 547 River Street, Troy, NY 12180, 1-800-458-1158 x27880.

**PLEASE NOTE: In the event of severe weather conditions on November 28, 2007, the meeting will be rescheduled to November 29, 2007 at the same place and time.**



# FACT SHEET

## Brownfield Cleanup Program

Long Dock Beacon Site  
Site #: C314112  
City of Beacon, New York

November 2007

### Remedial Investigation Report Under Review; Report Recommends Remediation of Brownfield Site Contamination

An investigation has been completed for the Long Dock Beacon Site located at Red Flynn Drive in the City of Beacon, Dutchess County under New York's Brownfield Cleanup Program (BCP). See map (Figure 1) for the location of the site. The Scenic Hudson Land Trust, Inc. and Foss Group Beacon, LLC have submitted to the New York State Department of Environmental Conservation (NYSDEC) a "Remedial Investigation Report" which is under review. The Remedial Investigation (RI) Report describes the results of the environmental investigation of the site and recommends action to address contamination. The RI Report is available at the document repositories identified in this fact sheet.

NYSDEC previously accepted an application submitted by The Scenic Hudson Land Trust, Inc. and Foss Group Beacon, LLC to participate in the BCP. The application proposes that the site will be used for recreational and commercial purposes.

#### Highlights of the Remedial Investigation Report

The RI Report has several goals:

- 1) describe the investigation activities completed;
- 2) describe the nature and extent of contamination at the brownfield site;
- 3) provide information about off-site contamination issues, and
- 4) recommend whether the Applicant believes that remediation is required. "*Remediation*" means all necessary actions to address any known or suspected contamination associated with the site.

The following investigation activities were performed at the site:

**Brownfield Cleanup Program:** New York's Brownfield Cleanup Program (BCP) encourages the voluntary cleanup of contaminated properties known as "brownfields" so that they can be reused and redeveloped. These uses include recreation, housing and business.

A **brownfield** is any real property that is difficult to reuse or redevelop because of the presence or potential presence of contamination.

For more information about the BCP, visit:  
[www.dec.state.ny.us/website/der/bcp](http://www.dec.state.ny.us/website/der/bcp)

- Collection of twelve surface-soil samples;
- Extension of forty-six mechanical soil borings for the collection of subsurface soil samples;
- Extension of nine test pits for the collection of subsurface soil samples;
- Installation of ten groundwater monitoring wells for the collection of groundwater samples;
- Collection of four surface-water samples from the Hudson River; and,
- Extension of twelve sediment cores in the Hudson River for the collection of sediment samples.

Soil, groundwater, surface-water and sediment samples were submitted for laboratory analysis to document the presence/absence of contamination at the site. Generally, samples were analyzed for polychlorinated biphenyls (PCBs), pesticides, metals, volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), and petroleum hydrocarbons. Analytical results were compared to 6 NYCRR Part 375-6.8(b) Restricted Use – Commercial Soil Cleanup Objectives (SCOs). A map presenting relevant site features and sampling locations is attached (Figure 2).

The following summarizes the nature and extent of on- and off-site contamination at the site:

#### *Surface and Subsurface Soil*

- PCB contamination in on-site soils is limited to areas immediately west, east, and southeast of the barn, in the northeast portion of the site, from 0 to 3 feet below surface grade (bsg). Exceedences of SCOs (1 part per million [ppm] for PCBs) range from 1.18 ppm to 67 ppm.
- Arsenic contamination, generally extending from the surface to approximately 4 feet bsg, is present in the northeastern portion of the site; to the north of the boathouse; and in the northeast portion of the area of the former Major Oil Storage Facility (MOSF), located in the south-central portion of the site. Arsenic contamination extends to 10 feet bsg in isolated areas on the eastern portion of the site. Exceedences of SCOs (16 ppm for Arsenic) range from 16.8 ppm to 299 ppm.
- Lead contamination is present in surface soils located east and west of the barn. Subsurface lead contamination is present in isolated areas to the east of the barn, to the west of the dwelling, and in the area of the former MOSF. Exceedences of SCOs (1,000 ppm for lead) range from 1,180 ppm to 4,990 ppm.
- SVOC (mostly polycyclic aromatic hydrocarbons) and mercury contamination is present east of the barn at a depth of 7 - 9 feet bsg.
- Generally, SVOC and VOC contamination is limited to the area of the former MOSF, with higher concentrations at the southeastern portion of this area. SVOC contamination in the former MOSF area extends vertically from approximately 3 to 5 feet bsg. VOC contamination in the former MOSF area extends vertically from 3 to 20 feet bsg. Petroleum hydrocarbon concentrations are elevated throughout the MOSF area.
- Potential for off-site arsenic and petroleum contamination exists northeast of the barn and south of the former MOSF, respectively.

#### *Groundwater, Surface-Water and Sediment*

- VOC contamination is present in groundwater east of the former MOSF. Low-levels of VOCs (below standards) are present in the area of the former MOSF and off-site, south of the former MOSF. Low-levels of SVOCs (below guidance levels) are present mainly within the area former MOSF.
- No site related contamination was encountered in surface-water samples.

- PCB contamination in sediments was present in exceedence of SCOs along the western shore of the site in six of twelve sediment cores. Contamination extends from 0.5 feet to at least 4 feet below river bottom surface. The composition of the PCBs indicates that this contamination is not likely to have originated from on-site activities. Low-level SVOC and lead contamination is present in sediments on the western and northern shore of the site.

A comprehensive remediation of the Long Dock Beacon Site is recommended based on the presence of PCB, metal and petroleum contamination in soils, and low-level petroleum contamination in groundwater.

### **Next Steps**

NYSDEC will review public input, complete its review, and request revisions to the RI Report. The approved RI Report will be placed in the document repositories. The Scenic Hudson Land Trust, Inc. and Foss Group Beacon, LLC may then develop a Remedial Work Plan which will include a Remedial Alternatives Report. This plan will describe how the Applicant would address the contamination related to the brownfield site. The remedial work would be performed with oversight by NYSDEC and NYSDOH. When The Scenic Hudson Land Trust, Inc. and Foss Group Beacon, LLC submits a Remedial Work Plan for approval, NYSDEC will announce the availability of the draft plan for public review and a 45-day comment period.

NYSDEC will keep the public informed throughout the investigation and remediation of the Long Dock Beacon Site.

### **Background**

The Long Dock Beacon Site is an 8.85 acre irregular-shaped, former industrial parcel situated on a peninsula on the eastern shore of the Hudson River, in the City of Beacon, Dutchess County, New York. The northern half of the site was formerly known as the “Beacon Salvage” property, and the southern half of the site was known as the “Garret Storm” property. Adjacent properties include vacant undeveloped land owned by the City of Beacon to the north of the site and vacant undeveloped land owned by The Scenic Hudson Land Trust, Inc. to the south of the site.

The former Beacon Salvage property was used as a salvage/scrap yard and prior to that was the location of a steamboat company, a manufacturer of soaps and insecticides, the National Power Corporation, transformer house, and coal yard. The former Garrett Storm property was used as a Major Oil Storage Facility (MOSF). Currently structures at the site consist of: a barn and a vacant single-family dwelling located on the northeastern portions of the site, a concrete foundation located in the vicinity of the western shoreline, and a boathouse and two small storage sheds (located on the southwest portion of the site) utilized by the Dutchess Boat Club.

Petroleum-contaminated soils in the vicinity of the former MOSF were removed from the southern portion of the site in 1999. PCB contaminated soils identified on the northern portion of the site were removed in 2001.

The Scenic Hudson Land Trust, Inc. and Foss Group Beacon, LLC submitted an application for the inclusion of both properties in the BCP on March 30, 2004. The Brownfield Cleanup Agreement for the site was executed on May 30, 2006. Remedial investigation activities described in the RI Report commenced on August 17, 2006 and ended on August 16, 2007.

## FOR MORE INFORMATION

### Document Repositories

Local document repositories have been established at the following locations to help the public to review important project documents. These documents include the RI Report and the application to participate in the BCP accepted by NYSDEC:

NYSDEC Region 3  
21 South Putt Corners Road  
New Paltz, New York 12561  
Phone: (845) 256-3154  
Hours: Monday-Friday 9:00 am – 4:30 pm  
(call for appointment)

Howland Public Library  
313 Main Street  
Beacon, New York  
Phone: (845) 831-1134  
Hours: Monday-Thursday 9:00 am – 8:00 pm  
Friday-Saturday 9:00 am – 5:00 pm  
Sunday 1:00 pm – 5:00 pm (Labor Day  
through Memorial Day)

Municipal Center, lower level  
One Municipal Plaza  
Beacon, New York  
Phone: (845) 838-5025  
Hours: Monday-Friday 8:30 am – 3:30 pm

The Beacon Institute  
199 Main Street  
Beacon, New York  
Phone: (845) 838-1600  
Hours: Monday-Friday 9:00 am – 5:00 pm

### Who to Contact

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

#### Project Related Questions

William Bennett  
New York State Department of Environmental  
Conservation  
Division of Environmental Remediation  
625 Broadway  
Albany, New York 12233-7014  
(518) 402-9662  
[wbbennet@gw.dec.state.ny.us](mailto:wbbennet@gw.dec.state.ny.us)

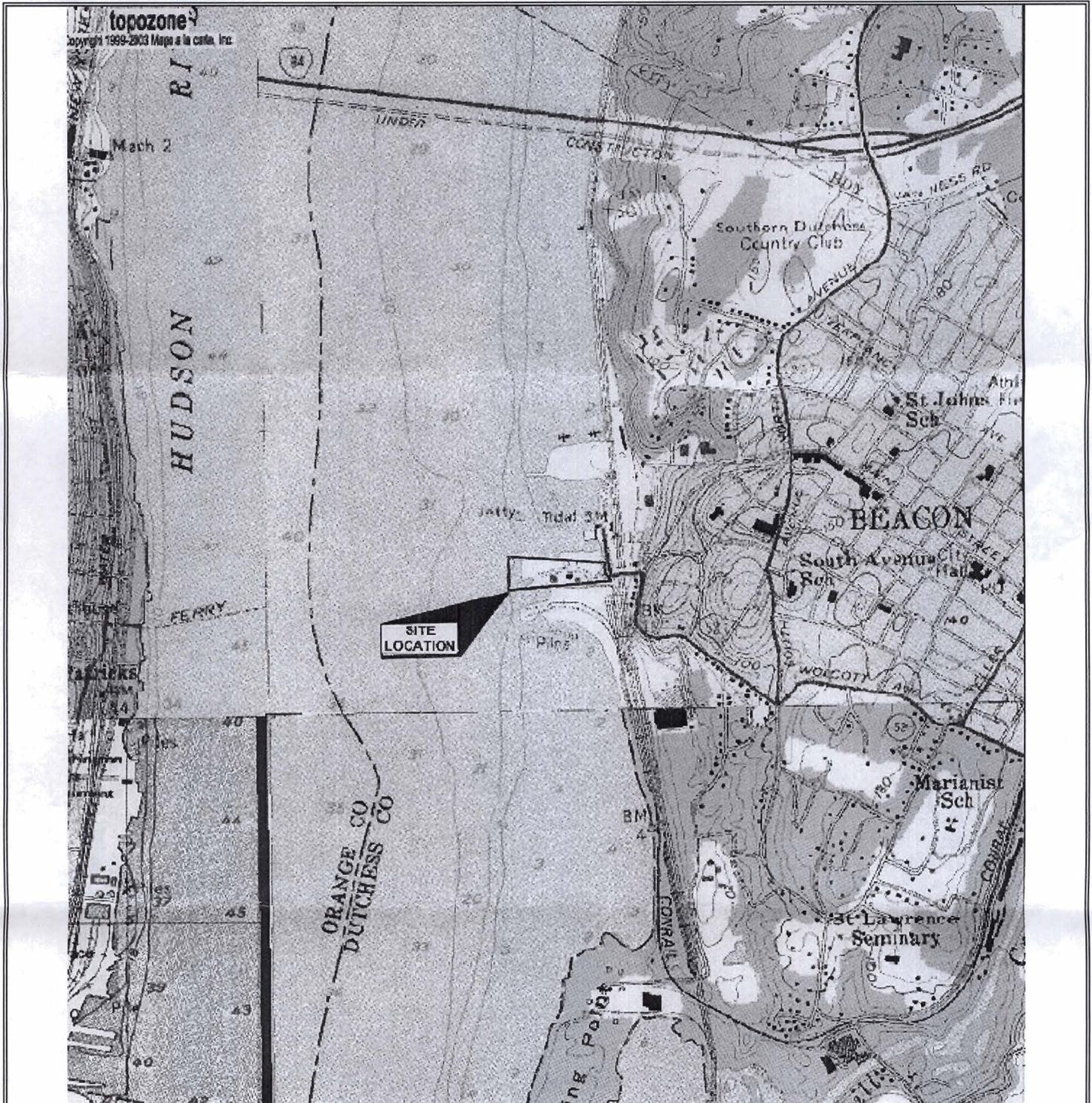
#### Post Remediation Development

Matthew D. Rudikoff  
Foss Group Beacon LLC  
427 Main Street, Suite 201  
Beacon, NY 12508  
(845) 831-1182  
[mrudikoff@rudikoff.com](mailto:mrudikoff@rudikoff.com)  
Website: [www.longdockbeacon.com](http://www.longdockbeacon.com)

#### Health Related Questions

Rebecca Mitchell  
New York State Department of Health  
Bureau of Environmental Exposure  
Investigation  
547 River Street  
Flanigan Square, Room 300  
Troy, New York 12180-2216  
(800) 458-1158 (ext. 27880)  
[rgm11@health.state.ny.us](mailto:rgm11@health.state.ny.us)

If you know someone who would like to be added to the project mailing list, have them contact the NYSDEC project manager above. We encourage you to share this fact sheet with neighbors and tenants, and/or post this fact sheet in a prominent area of your building for others to see.



Source: USGS Topographic Map of Wappingers Falls, New York Quadrangle, dated 1981, digital image provided by Maps a la carte, Inc. (Topozone.com)

**Figure 1 - Site Location Map**

(Scale : 1:50000)

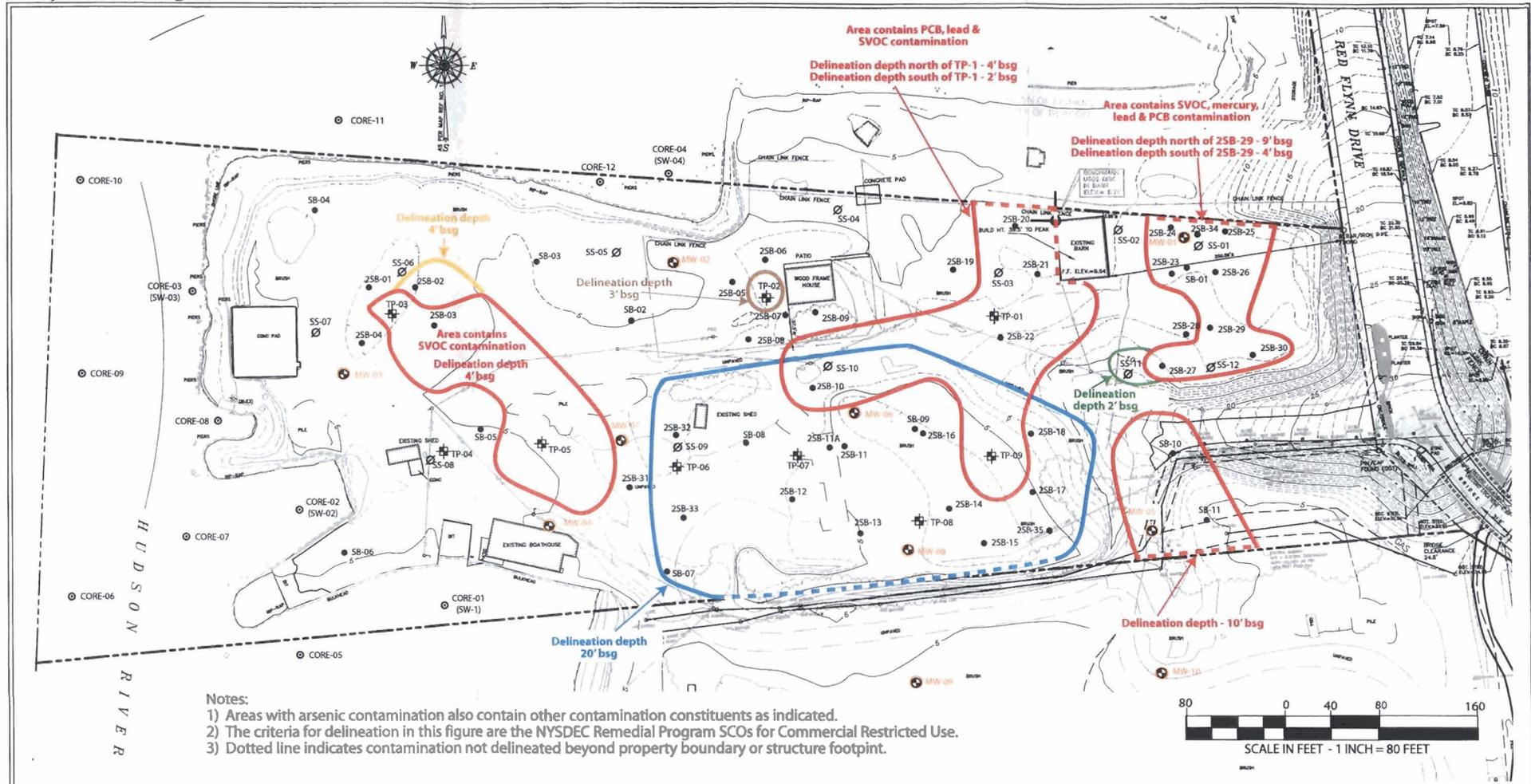
Long Dock Beacon  
 Red Flynn Drive, City of Beacon  
 Dutchess County, New York



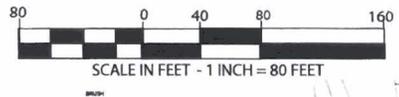
ESI File: SG96152.51

Date: November 2007

Attachment



- Notes:
- 1) Areas with arsenic contamination also contain other contamination constituents as indicated.
  - 2) The criteria for delineation in this figure are the NYSDEC Remedial Program SCOs for Commercial Restricted Use.
  - 3) Dotted line indicates contamination not delineated beyond property boundary or structure footprint.



**Figure 2 - Delineation of Contamination**  
 Long Dock Beacon  
 Red Flynn Drive  
 City of Beacon  
 Dutchess County, New York

Legend:	
● Soil Boring	Area of former MOSF (VOC, SVOC and TPH-DRO contamination)
⊕ Test Pit	Boundary of areas with arsenic contamination
⊘ Surface Sample	Site Boundary
⊙ Sediment Sample	Boundary of area with lead contamination and no arsenic contamination
⊕ Monitoring Well	Boundary of area with PCB contamination and no arsenic contamination
	Boundary of area with significant SVOC contamination and no arsenic contamination

ESI File: SG96152.51  
 November 2007  
 Scale as shown  
 Attachment