



FACT SHEET

Brownfield Cleanup Program

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

February 2008

Draft Remedial Work Plan Available for Public Comment

The New York State Department of Environmental Conservation (NYSDEC) requests public comments as it reviews a proposed remedy to address contamination related to the Long Dock Beacon Site, located at Red Flynn Drive in the City of Beacon, Dutchess County. See map for the location of the site (Figure 1). The proposed remedy is described in a draft “Remedial Work Plan” that was submitted by The Scenic Hudson Land Trust, Inc. and Foss Group Beacon, LLC (the “Volunteer”) under New York’s Brownfield Cleanup Program (BCP).

NYSDEC previously accepted an application submitted by the Volunteer to participate in the BCP. The application proposes that the site will be used for recreational and commercial purposes. A Remedial Investigation (RI) was completed by the Volunteer in December 2007. The RI defined the nature and extent of contamination at the site, and provided the basis for developing the Remedial Work Plan. Based on the findings of the investigation, the NYSDEC in consultation with the New York State Department of Health (NYSDOH) has determined that the site does not pose a significant threat to human health or the environment.

Public Comments About the Draft Remedial Work Plan

NYSDEC is accepting written public comments about the draft Remedial Work Plan for 45 days, from February 19, 2008 through April 4, 2008. The draft Remedial Work Plan is available for public review at the document repositories identified in this fact sheet.

Written comments should be submitted to:

William Bennett
Division of Environmental Remediation
New York State Department of Environmental Conservation
625 Broadway, Albany, New York 12233-7014

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

Highlights of the Draft Remedial Work Plan

The Remedial Work Plan has several goals:

- 1) identify cleanup levels to be attained or the process to be used to determine these levels;
- 2) explain why the Remedial Work Plan concludes that the results of remediation will protect public health and the environment; and
- 3) provide a detailed description of the remedy selected to address site contamination. The work will be performed by The Scenic Hudson Land Trust, Inc. and Foss Group Beacon, LLC with oversight by NYSDEC and the NYSDOH.

“*Remediation*” means all necessary actions to address any known or suspected contamination associated with the site.

The Site (see Figure 2) is proposed for redevelopment as a recreational and commercial facility, and soil cleanup levels for the proposed remediation activities will be based on “Commercial Use” Soil Cleanup Objectives (SCOs) under 6 NYCRR Part 375. Cleanup levels for groundwater and potential soil vapors will be based on applicable NYSDEC and NYSDOH guidance documents.

The Remedial Work Plan specifies measures that are intended to protect public health and the environment. The excavation of contaminated soils and the implementation of an In-Situ Chemical Oxidation (ISCO) treatment will eliminate, to the extent practical, the potential for direct human or environmental exposure to known contaminants (Polychlorinated Biphenyls (PCBs), Semivolatile Organic Compounds (SVOCs), petroleum compounds, and metals) present in on-site soils, groundwater, and (potentially) soil vapor. Exposure to remaining low-level contamination will be managed with the following institutional and/or engineering controls: the installation of a vapor barrier and sub-slab depressurization system (SSDS), covering the Site with a protective barrier layer, restricting the use of groundwater, and developing an environmental easement.

The proposed remedy in the draft Remedial Work Plan is identified as the “Partial Soil Removal/In-Situ Remediation Alternative”. The proposed remedy is comprised of the following elements:

- Excavation and off-site disposal of soils/fill material identified as containing concentrations of PCBs, metals (arsenic, lead, and mercury), and SVOCs that exceed the 6 NYCRR Part 375 Soil Cleanup Objectives (SCOs) for commercial land use. The volume of significantly contaminated soils is estimated at from 8,000 – 11,500 cubic yards. Excavated areas will be back-filled utilizing certified clean fill meeting NYSDEC guidelines and restored to grade.
- Implementation of an ISCO treatment to reduce petroleum contamination, which is present within the site boundaries, in the south-central portion of the Site.
- Installation of a vapor barrier and SSDS as necessary under any proposed on-site structure to minimize soil vapor intrusion.
- Installation of a one foot thick soil cover over the entire Site (which could also include a combination of building footprints and paved surfaces) to eliminate direct contact with contamination remaining in the on-site soil.

Plans and specifications to implement the proposed remedy will be submitted to NYSDEC as part of a Remedial Design Report. After the implementation of the proposed remedy, a Final Engineering Report will be developed by the Volunteer documenting the completion of the remedy. A Site Management Plan will also be developed for the site. The purpose of the SMP is to provide a detailed description of the procedures to be followed in order to properly manage any residual contamination left in place following completion of the remedial action, including operation and maintenance of engineering controls, monitoring of ongoing environmental conditions, and compliance with institutional controls and applicable state regulations (including an environmental easement).

Significant Threat Determination

NYSDEC has determined that the Long Dock Beacon Site does not pose a significant threat to human health and the environment. The New York State Department of Health (NYSDOH) concurred in this determination. The determination reflects the fact that under current and post-remediation conditions there are no current, nor will there be any potential for future, complete exposure pathways from contaminants to human or ecological receptors.

Next Steps

NYSDEC will consider public comments when it completes its review, has any necessary revisions made and, if appropriate, approves the Remedial Work Plan. NYSDOH must concur in the approval of the Remedial Work Plan. The approved Remedial Work Plan will be placed in the document repositories. When NYSDEC approves the Remedial Work Plan, the Volunteer may proceed with the design and construction of the site remedy. It is estimated that design and completion of construction activities will take about three years.

NYSDEC has determined that the project is sufficiently complex that it requires that a remedial design will follow as a separate phase of the BCP project. The reasons for this include the potential for removal of large volumes of contaminated soil and the use of extensive ISCO treatment processes for petroleum-contaminated soil.

NYSDEC will keep the public informed during the 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 was the historical location of a steamboat company, a manufacturer of soaps and insecticides, the National Power Corporation, a transformer house, and a coal yard. The former Garrett Storm property was used as a Major Oil Storage Facility (MOSF). Current 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 (utilized by the Dutchess Boat Club) located on the southwest portion.

Petroleum-contaminated soils in the vicinity of the former MOSF were removed from the southern portion of the site in 1999. Areas of PCB contaminated soils were identified and removed from the northern portion of the site 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. The RI Report was submitted to NYSDEC on July 5, 2007 and approved on December 21, 2007.

FOR MORE INFORMATION

Document Repository

Local document repositories have been established at the following locations to help the public to review important project documents. These documents include the Remedial Investigation Report, the draft Remedial Work Plan 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: Mon, Wed, Fri 9:30 am – 5:30 pm
Tue, Thu 9:30 am – 8:00 pm
Saturday 10:00 am – 4:00 pm
Sunday 12:00 pm – 4:00 pm

Beacon City Hall
Municipal Center, lower level
One Municipal Plaza
Beacon, New York
Phone: (845) 838-5000
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
Division of Environmental Remediation
New York State Department of Environmental
Conservation
625 Broadway
Albany, New York 12233-7014
(518) 402-9659
wbbennet@gw.dec.state.ny.us

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. 27850) rgm11@health.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
Website: www.longdockbeacon.com

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: 1:50,000)

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



ESI File: SG96152.52

February 2008

Attachment

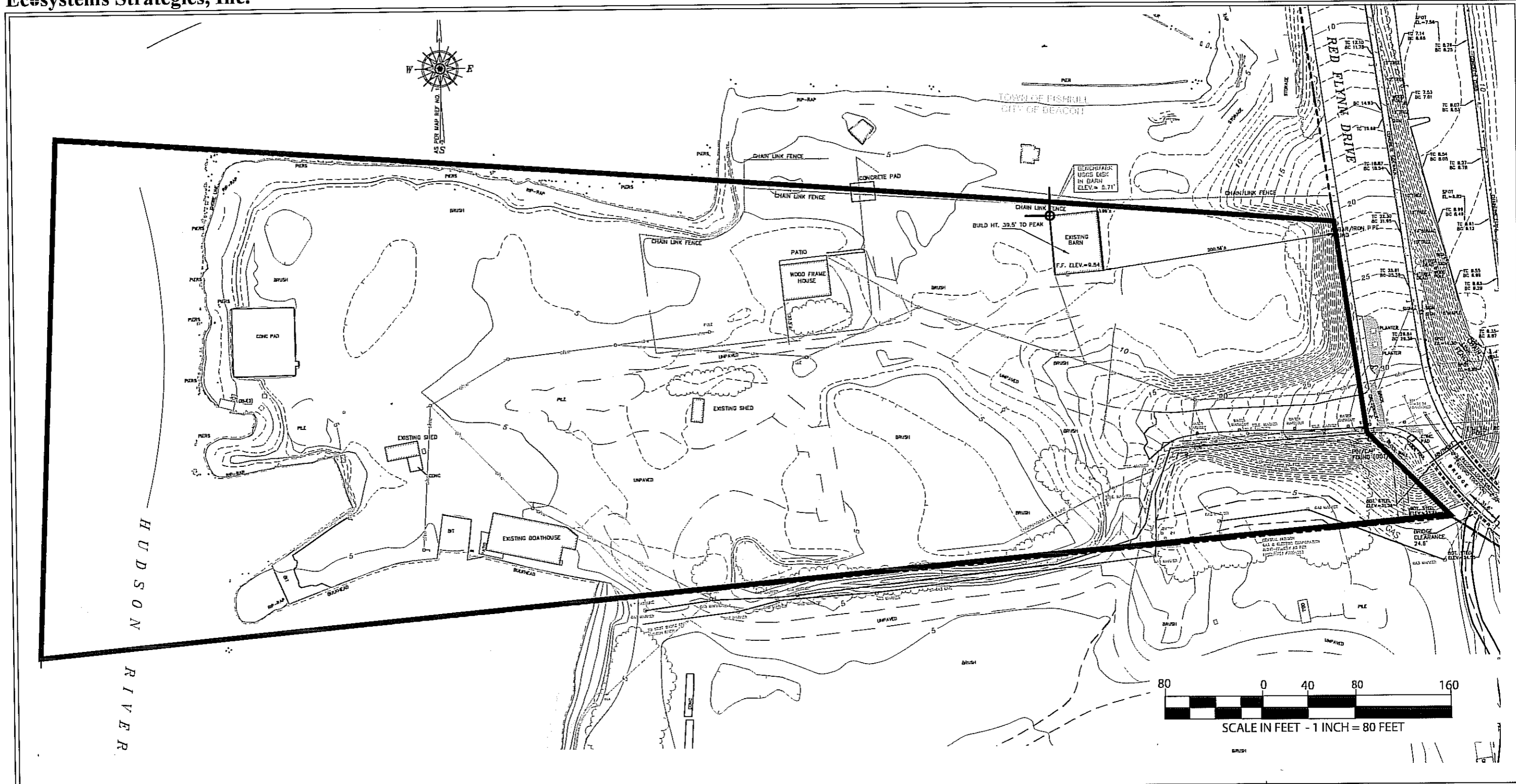



Figure 2 - Site Map
 Long Dock Beacon
 Red Flynn Drive
 City of Beacon
 Dutchess County, New York

Legend:
 Site Boundary

ESI File: SG96152.52
 February 2008
 Scale as shown
 Attachment