



FACT SHEET

Brownfield Cleanup Program

Long Dock Beacon Site
Site # C314112
City of Beacon, NY

July 2010

Cleanup Action to Begin at Brownfield Site

Action is about to begin that will address contamination on the eastern portion of the Long Dock Beacon Site (“site”) located at Red Flynn Drive in the City of Beacon, Dutchess County under New York’s Brownfield Cleanup Program. Site Location map is attached.

This portion of the remedy set forth by the April 2008 decision document includes demolition of the existing residential structure, excavation and off-site disposal of contaminated soils on the eastern portion of the site in the area shown on the attached Phase I Remediation Map, site fencing, and installation of a site cover consisting of a paving system, sidewalks or two feet of clean soil. The cleanup activities will be performed by The Scenic Hudson Land Trust, Inc. (“applicant”). The New York State Department of Environmental Conservation (NYSDEC) and the New York State Department of Health (NYSDOH) will provide oversight. The attached Phase I Site Remediation Map shows the site and cleanup activities which will take place.

Highlights of the Upcoming Cleanup Activities

The cleanup activities are intended to address contamination on the eastern portion of the site to achieve cleanup levels that protect public health and the environment, and account for the future use of eastern portion of the site as a park. Phase I upcoming activities will include:

- Demolition of the single-family residential structure. All asbestos and lead based paint will be properly disposed of per all applicable rules and regulations. All materials which can be recycled (e.g., brick, concrete, and/or stone) will be separated for re-use on-site and off-site, as appropriate.

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

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

For more information about the BCP, visit:
www.dec.ny.gov/chemical/8450.html

- Excavation and off-site disposal of specified on-site soils on the eastern portion of the site containing elevated levels of arsenic, lead, mercury, polychlorinated biphenyls (PCBs) and semi-volatile organic compounds (SVOCs).
- Installation of a site cover on the eastern portion of the site consisting of a pavement system, sidewalks, or two feet of clean soil and installation of a fence to prevent access to remaining contaminated areas of the site.

Following these remedial activities, construction will begin on a park and an environmental education/arts facility which will be housed in and around the existing Red Barn.

During implementation of the remedy and construction of the park, heavy equipment will be utilized to excavate, grade soils, and install park components (e.g., parking areas, drives, landscaping, etc.).

Next Steps

The remediation of the eastern portion of the site, which is being developed as the Scenic Hudson's Long Dock Park is expected to begin on or about August 2010. These activities are anticipated to take about two to three months to complete.

After the applicant completes the cleanup activities, it will prepare a Construction Completion Report (CCR) and submit it to NYSDEC. The CCR will describe the cleanup activities completed on the eastern portion of the site and certify that cleanup requirements have been achieved. A fact sheet that describes the content of the CCR will be sent to the site contact list. The fact sheet will identify any institutional controls or engineering controls necessary at the site including a site cover, a fence to restrict access to portions of the site not addressed, and an interim Site Management Plan.

The remediation of the remaining contaminated portions of the site will be conducted at a later date. Remaining remedial activities include excavation and off-site disposal of soils in the western portion of the site with elevated levels of arsenic, lead and SVOCs, installation of a site cover on the western portion of the site, implementation of in-situ chemical oxidation treatment to reduce subsurface petroleum concentrations, and the placement of an environmental easement.

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 was formerly known as the "Beacon Salvage" property, and the southern half 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. and Beacon Waterfront, LLC. 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 entered into a Brownfield Cleanup Agreement for the site in May 2006. Remedial investigation activities described in the Remedial Investigation (RI Report) commenced in August 2006 and the RI Report was approved in December 2007. The Remedial Work Plan was subsequently approved by the NYSDEC in May 2008.

FOR MORE INFORMATION

Where to Find Information

Project documents are available at the following location(s) to help the public stay informed. These documents include the Phase I Remedial Action Design, the RI Report, the Remedial Work Plan, and the application to participate in the BCP accepted by NYSDEC

NYSDEC Region 3 Office
Attn: Michael Knipfing
21 S. Putt Corners Road
New Paltz, New York 12561
Phone: (845) 256-3154
By Appointment Only

Howland Public Library
313 Main Street
Beacon, New York 12508
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 12508
Phone: (845) 838-5000
Hours: Monday–Friday 8:30 am – 3:30 pm

The Beacon Institute
199 Main Street
Beacon, New York 12508
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:

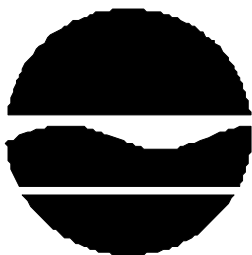
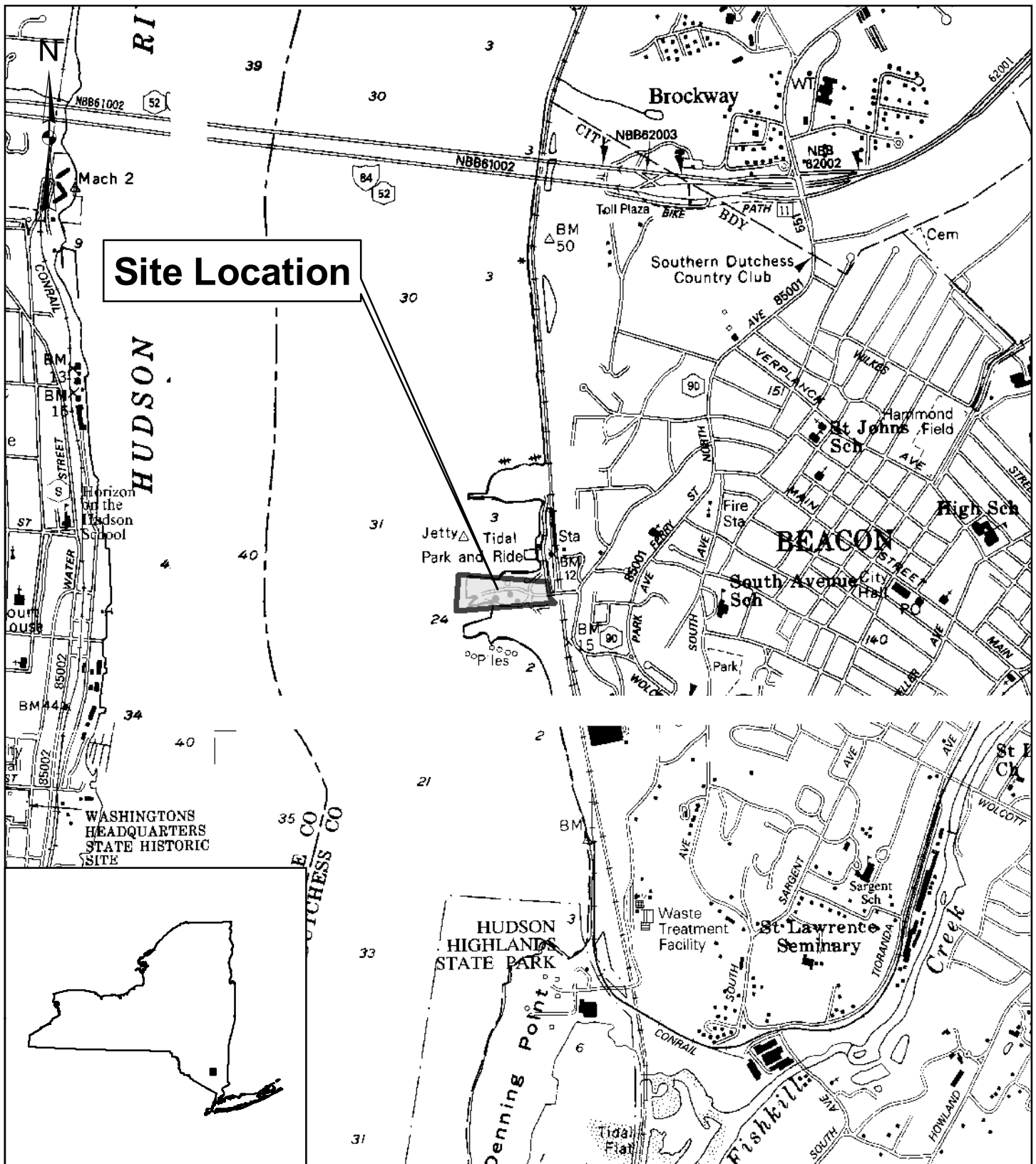
Project Related Questions

William Bennett
Division of Environmental Remediation
New York State Department of
Environmental Conservation
625 Broadway
Albany, New York 12233-7014
1-866-520-2334
wbbennet@gw.dec.state.ny.us

Site-Related Health Questions

Anthony Perretta
New York State Department of Health
547 River Street
Troy, New York 12180-2216
1-800- 458-1158 (ext. 27880)

If you know someone who would like to be added to the site contact 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.



Site Location Map
 Long Dock Beacon Site
 Site No. C314112
 City of Beacon, Dutchess County, New York
 1:20,000

Notes:

Area A:
 Contaminant(s) of Concern: Metals, PAHs
 Soil removal depth: 4 feet (including limited area of 9')
 Total estimated soil removal: 1,886 cubic yards (surface)
 300 - 450 cubic yards (deep)

Area B:
 Contaminant of Concern: PCBs
 Soil removal depth: 2 feet
 Total estimated soil removal: 93 cubic yards

Area C:
 Contaminant(s) of Concern: Metals, PCBs
 Soil removal depth:
 North of Parking: 4 feet
 Under Parking: 2 feet
 Total estimated soil removal: 1,375 cubic yards

A demarcation layer will be placed at the base of all excavations, where residential SCOs are not met, and beneath all other areas of soil cover (outside of Areas A, B, and C).

All locations are approximate and may vary slightly based on grading.

