BELLUCCI ENGINEERING, PLLC

GALLAGHER BASSETT | TECHNICAL SERVICES

PERIODIC REVIEW REPORT

DRAFT

LONG DOCK PARK

NYSDEC BCP ID: C314112

Block 32, Lots: 481840, 490828, and 537725

City of Beacon, Dutchess County, New York

November 14, 2024

GBTS Project: 23003-0018

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PERIODIC REVIEW REPORT

November 14, 2024

GBTS Project: 23003-0018

Prepared By:

Gallagher Bassett Technical Services
22 IBM Road – Suite 101
Poughkeepsie, New York 12601

and

Bellucci Engineering, PLLC
27 Belcrest Road
West Hartford, Connecticut 06107

Prepared For:

The Scenic Hudson Land Trust, Inc.
85 Civic Center Plaza, Suite 300
Poughkeepsie, New York 12601

CERTIFICATION

For each institutional or engineering control identified for the site, I certify that all of the following statements are true:

- The inspection of the site to confirm the effectiveness of the institutional and engineering controls required by the remedial program was performed under my direction;
- The institutional control and/or engineering control employed at this site is unchanged from the date the control was put in place, or last approved by the Department;
- Nothing has occurred and is continuing that would impair the ability of the control to protect the public health and environment;
- Nothing has occurred and is continuing that would constitute a violation or failure to comply with any site management plan for this control;
- Access to the site will continue to be provided to the Department to evaluate the remedy, including access to evaluate the continued maintenance of this control;
- If a financial assurance mechanism is required under the oversight document for the site, the mechanism remains valid and sufficient for the intended purpose under the document;
- Use of the site is compliant with the environmental easement;
- The engineering control systems are performing as designed and are effective;
- To the best of my knowledge and belief, the work and conclusions described in this certification are in accordance with the requirements of the site remedial program and generally accepted engineering practices; and
- The information presented in this report is accurate and complete.

I certify that all information and statements in this certification form are true. I understand that a false statement made herein is punishable as a Class "A" misdemeanor, pursuant to Section 210.45 of the Penal Law. I, Daniel Bellucci (27 Belcrest Road, West Hartford, Connecticut 06107), am certifying as Owner's Designated Site Representative.

- No new information has come to my attention, including groundwater monitoring data from wells located at the site boundary, if any, to indicate that the assumptions made in the qualitative exposure assessment of off-site contamination are no longer valid; and
- The assumptions made in the qualitative exposure assessment remain valid.

PE Name:

PE License Number:

PE Signature:

Date:

PE Stamp

TABLE OF CONTENTS

1.0 INTRODUCTION 1

1.1 Purpose 1

1.2 Site Description 1

2.0 BACKGROUND 1

2.1 Site History and Investigations 1

Soil 2

Groundwater 3

Soil Vapor 3

Determination of Significant Threat 3

2.2 Remediation Activities 3

2.3 Remedial Action Objectives 4

3.0 COMPLIANCE WITH SITE MANAGEMENT PLAN 4

3.1 Engineering Controls 4

3.1.1 Cover System 4

3.1.2 Monitoring Well Network 5

3.2 Institutional Controls 5

3.3 Groundwater Monitoring 6

3.4 Effectiveness of Remedial Activities 6

4.0 CONCLUSIONS AND RECOMMENDATIONS 7

APPENDICES

A Figures

Figure 1 *Site Location Map*
Figure 2 *Site Identification Map*
Figure 3 *Post-Construction Institutional and Engineering Controls*

B Site-wide Inspection and Engineering Controls Certification Form

C Photographs

1.0 INTRODUCTION

1.1 Purpose

This Periodic Review Report (PRR) documents site management activities, as required by the Site Management Plan (SMP; January 2017, revised February and October 2023), conducted at Long Dock Park (Site) for the reporting period of October 21, 2023 to October 21, 2024. Site figures are presented in Appendix A.

1.2 Site Description

The Site (6.44 acres), located in the City of Beacon, Dutchess County, New York, is situated on a peninsula on the eastern shore of the Hudson River, and is bounded by the City of Beacon Harbor to the north, Red Flynn Drive to the east, additional portions of Long Dock Park to the south, and the Hudson River to the west.

The Site contains the River Center building (Red Barn) to the north, a paved access road which runs east to west, meadow areas to the south (former major oil storage facility [MOSF] area) and north/northwest, concrete paving to the south (former MOSF area), and a boardwalk and riprap along the western shoreline. The Site is currently utilized as a center for arts and environmental education programs, and park areas for the general public. The property extends approximately 1,200 feet westwards from Red Flynn Drive and includes lands submerged in the Hudson River (not part of the Site). Figure 1 shows the Site location and photographs are provided in Appendix C.

2.0 BACKGROUND

2.1 Site History and Investigations

The Site has a long history of known industrial use, which occurred prior to the Volunteer's (Scenic Hudson Land Trust [SHLT]) ownership of the property. Environmental investigations conducted by various consultants in the 1980s indicated that the Site had been formed with uncontrolled fill from multiple sources, and that soils and groundwater had been impacted by metals and hydrocarbon based contamination.

The Site is comprised of the former Cohen property (purchased October 2000) along the northern half and former Garrett Storm property (purchased September 1997) along the southern half. The northeastern portion of the Site was used as a "junk yard" (Beacon Salvage Yard) from approximately 1962 to 1983. The southern portion of the Site was used as a former MOSF, with aboveground petroleum storage tank structures, from approximately 1936 to 1994, located in the southeastern portion.

The northwestern portion of the Site was used as a coal yard (Long Dock Coal Company/Garrett Storm Coal Yard).

The Beacon Salvage Yard (V00444) and the Garret Storm Site (V00096) were formerly enrolled in the NYSDEC Voluntary Cleanup Program. An interim remedial measure (IRM) to remove petroleum contamination was completed at the Garret Storm Site in 2000 and an IRM to remove polychlorinated biphenyl (PCB) contamination was completed at the Beacon Salvage Site in 2002.

The Site was enrolled in the Brownfield Cleanup Program (BCP) in 2006. A remedial investigation (RI) was conducted by Ecosystems Strategies Incorporated in 2006 to 2007 to fully characterize known and suspected on-site contamination (the Site was also investigated from 1994 through 2003, and limited additional soil investigation was conducted in May 2014 under the BCP). Primary contaminants of concern (COC) identified during the RI included volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), metals (arsenic, lead, mercury), and polychlorinated biphenyls (PCBs).

The Site is currently divided into Phase I and Phase II Remediation Areas (see Figure 2, Appendix A). The Phase I Remediation Area is primarily subject to restricted-residential use (RRU) soil concentration objectives (SCOs) and the Phase II Remediation Area is primarily subject to restricted-commercial use (RCU) SCOs (as approved by the NYSDEC on November 7, 2014).

The following section describes COC identified during the RI.

Soil

Phase I Remediation Area (Includes Beacon Salvage Yard)

Contaminants of concern associated with the historic salvage operations of the Site included PCBs, metals (arsenic, lead and mercury) and SVOCs (mostly polycyclic aromatic hydrocarbons [PAHs]) in exceedance of RRU SCOs.

Phase II Remediation Area (Includes Former MOSF Area)

Elevated lead was documented in the vicinity of the former MOSF area and in the north-central portion of the Site. Elevated arsenic and/or PAHs were documented in the north-central portion, in the vicinity of the former MOSF area, and northwestern portion.

Elevated SVOCs, total tentatively identified compounds (TICs), and total unknown compounds were detected in the former MOSF area.

No PCBs, pesticides or VOCs were detected above RCU SCOs. Documented VOCs included both solvents and petroleum compounds. Elevated total VOCs, based on total TICs and/or unknown compounds, were identified in the former MOSF area.

Elevated diesel-range total petroleum hydrocarbons (TPH-DRO) were identified throughout the former MOSF area.

Groundwater

Groundwater data collected during the RI documented elevated gasoline VOCs (BTEX) in the southeastern portion of the Site, and low levels of one or more VOCs in the northeastern portion and the former MOSF area. TICs and/or unknown compounds were documented in the western portion of the Site, former MOSF area and, off-site, to the south.

Low levels of dissolved arsenic were documented in the northeastern portion of the Site and a low dissolved lead was documented in the former MOSF area.

Low levels of PAHs were documented in the northeast portion of the Site and the former MOSF area (TICs/unknown compounds were slightly elevated in the former MOSF area).

PCBs and pesticides were not detected in groundwater throughout the Site.

Soil Vapor

The presence of VOCs during the remedial investigation indicated the potential for soil vapors in subsurface soils in the area of the former MOSF. In addition, the potential existed for VOC contamination in subsurface soils to be found off-site (southeast of the former MOSF). Therefore, the potential existed for soil vapors to be present southeast of the former MOSF. Note: A hotel building was projected to be built at the former MOSF area at the time of the RI. However, no building structures are present or projected to be built at the former MOSF area, which now consists of meadow areas. Therefore, no existing or potential exposure pathways for on-site and potential off-site soil vapors are anticipated, eliminating the possibility of soil vapor exposures.

Determination of Significant Threat

Based on the RI conducted on-site, the NYSDEC and NYSDOH determined that the Site does not present a significant threat to public health or the environment.

2.2 Remediation Activities

Remedial activities consisted of the following:

- Phase I Remediation (2010-2011) included removal of contaminated soil (source areas for arsenic, lead, mercury, PCBs and PAHs) in the eastern portion of the Site and installation of the cover system (asphalt paving for access roadways and portions of parking areas near Red Barn, concrete slabs for the parking area, concrete paving for sidewalks and stabilized gravel paving at the boat club parking area).
- Phase II Remediation (January to June 2015) included removal of contaminated soil (source areas for lead, arsenic, SVOCs, and TPH-DRO) in the northern-central and eastern portion of the Site and installation of a cover system (shot rock and clean soil).
- Additional Phase II Remediation (February 2016) included ISCO treatment in the former MOSF area.

- Triennial groundwater sampling is required at the monitoring well network, comprised of on-Site wells MW-06R, MW-08R, MW-11, MW-12, and MW-13, and off-Site well MW-14, to measure the effectiveness of the remedial activities. All well locations are shown on Figure 3.

2.3 Remedial Action Objectives

The remedial action objectives (RAOs) for the Site, as specified in the Decision Document (April 2008), address protection of the environment and public health. The RAOs include:

- Removal of sources of contamination and prevention of migration of residual contaminants in order to diminish existing groundwater contamination and prevent any additional contamination;
- Restoration of the ground water aquifer to pre-disposal/pre-release conditions as possible; and,
- Prevention of human exposures via direct contact, ingestion and/or inhalation, or through vapor intrusion.

3.0 COMPLIANCE WITH SITE MANAGEMENT PLAN

Compliance with the Site Management Plan (SMP), which specifies requirements for Engineering Controls (ECs) and Institutional Controls (ICs), is summarized below. An inspection and EC/IC certification forms completed by GBTS are provided in Appendix B.

3.1 Engineering Controls

ECs have been put into place in order to manage remaining on-site contamination. These ECs at the Site consist of a cover system and monitoring well network. Sub-slab depressurization (SSD) systems are to be installed in any new buildings constructed at the Site; no SSD systems are currently installed.

3.1.1 Cover System

Exposure to remaining contamination in soil is prevented by a certified clean material cover system. The cover system varies in thickness, with a minimum of 24 inches in the Phase I area except the eastern portion, and 12 inches in the Phase II area.

An inspection of the cover system was completed on October 21, 2024. Limited portions of the northern and western shorelines were observed to be eroded due to high tides and storm surges, exposing the demarcation layer (see Figure 3). Excluding this shoreline erosion, the cover system was observed to be in good condition at the time of the inspection. No significant cracks were observed in the asphalt paving or concrete paved areas, the vegetated cover was intact, and no surface depressions were noted. Photographs of cover system at the Site are presented as Appendix C.

3.1.2 Monitoring Well Network

To assess the performance of the remedy, a network of six monitoring wells (MW-06R, MW-08R, MW-11, MW-12, MW-13 and MW-14) are retained on-site for long-term monitoring of on-site and downgradient groundwater conditions. All wells are located in the former MOSF area, with exception of MW-14, which was installed west of the treatment area. The monitoring well network is to be sampled triennially for VOCs, SVOCs, and TPH-DRO as defined by the SMP.

An inspection of the monitoring wells completed by GBTS on October 21, 2024 confirmed that monitoring wells MW-6R, MW8R, MW-11, MW-12, MW-13, and MW-14 were accessible and in good condition. Photographs of the each well in the monitoring well network are provided in Appendix C.

3.2 Institutional Controls

A series of ICs have been put into place to: (1) implement, maintain and monitor EC systems; (2) prevent future exposure to remaining contamination by controlling disturbances of the subsurface contamination; and, (3) limit the use and development of the Site to restricted residential, commercial, or industrial uses in the Phase I remediation area (Parcels 4 and 5) and commercial or industrial uses in the Phase II remediation area (Parcels 1, 2 and 3). Adherence to these ICs on the Site is required by the Environmental Easement (EE) and will be implemented under the SMP. Figure 2 shows locations of parcels, in Appendix A. These ICs are:

- Parcels 1, 2 and 3 of the property may be used for may be used for Commercial purposes as described in 6 NYCRR Part 375-1.8(g)(2)(iii) and Industrial as described in 6 NYCRR Part 375-1.8(g)(2)(iv) only;
- Parcels 4 and 5 of the property may be used for Restricted Residential purposes as described in 6 NYCRR Part 375-1.8(g)(2)(ii), and Commercial and Industrial purposes, as described above;
- All ECs must be operated and maintained as specified in the SMP;
- All ECs must be inspected at a frequency and in a manner defined in the SMP;
- The use of groundwater underlying the property is prohibited without necessary water quality treatment as determined by the NYSDOH or the Dutchess County Department of Health to render it safe for use as drinking water or for industrial purposes, and the user must first notify and obtain written approval to do so from the NYSDEC;
- Groundwater and other environmental or public health monitoring must be performed as defined in the SMP;
- Data and information pertinent to Site management must be reported at the frequency and in a manner as defined in the SMP;

- All future activities that will disturb remaining contaminated material must be conducted in accordance with the SMP;
- Monitoring to assess the performance and effectiveness of the remedy must be performed as defined in the SMP;
- Access to the Site must be provided to agents, employees or other representatives of the State of New York with reasonable prior notice to the property owner to assure compliance with the restrictions identified by the Environmental Easement; and.
- The potential for vapor intrusion must be evaluated for any buildings developed in the area within the IC boundaries noted on Figure 3 and any potential impacts that are identified must be monitored or mitigated; and
- Vegetable gardens and farming on the Site are prohibited.

The ICs for the Site are being properly implemented and are effective for protecting human health and the environment. The Site is currently in use as a public park, consistent with the selected remedy. Groundwater is not in use and no gardens or farms are present.

ECs are being operated and maintained as specified by the SMP, with exception that limited portions of the cover system on the northern and western shorelines of the Site were observed to be eroded during the October 2024 inspection.

3.3 Groundwater Monitoring

No groundwater monitoring was completed during the reporting period (the SMP requires triennial sampling, which was last performed in August 2023, and is scheduled for October 2026).

3.4 Effectiveness of Remedial Activities

The effectiveness of the remedial activities in meeting the remedial goal (redevelopment of the Site while protecting human health and the environment) is measured through on-going monitoring of the condition of the on-Site cover system and groundwater monitoring in the former MOSF area and down gradient, as required in the SMP.

Limited portions of the cover system located at the northern and western shorelines were observed to be eroded during the Site inspection on October 21, 2024, likely caused by high tides and storm surges. All other portions of the cover were observed to be in good condition. The monitoring well network was observed to be in good condition. Excluding shoreline erosion, ECs are implemented at the Site are in compliance with the SMP, and are effective in protecting human health and the environment.

The soil management and groundwater monitoring programs were implemented and documented, for the reporting period of October 21, 2023 to October 21, 2024, and compliance with the RAOs for the Site was confirmed with the exception of limited portions of the cover system on the northern and western shoreline.

4.0 CONCLUSIONS AND RECOMMENDATIONS

Visual inspections confirm that the ECs are in good condition and working properly, and except for limited portions of the cover system at the northern and western shorelines, all ECs and ICs in place at the Site are in compliance with the SMP.

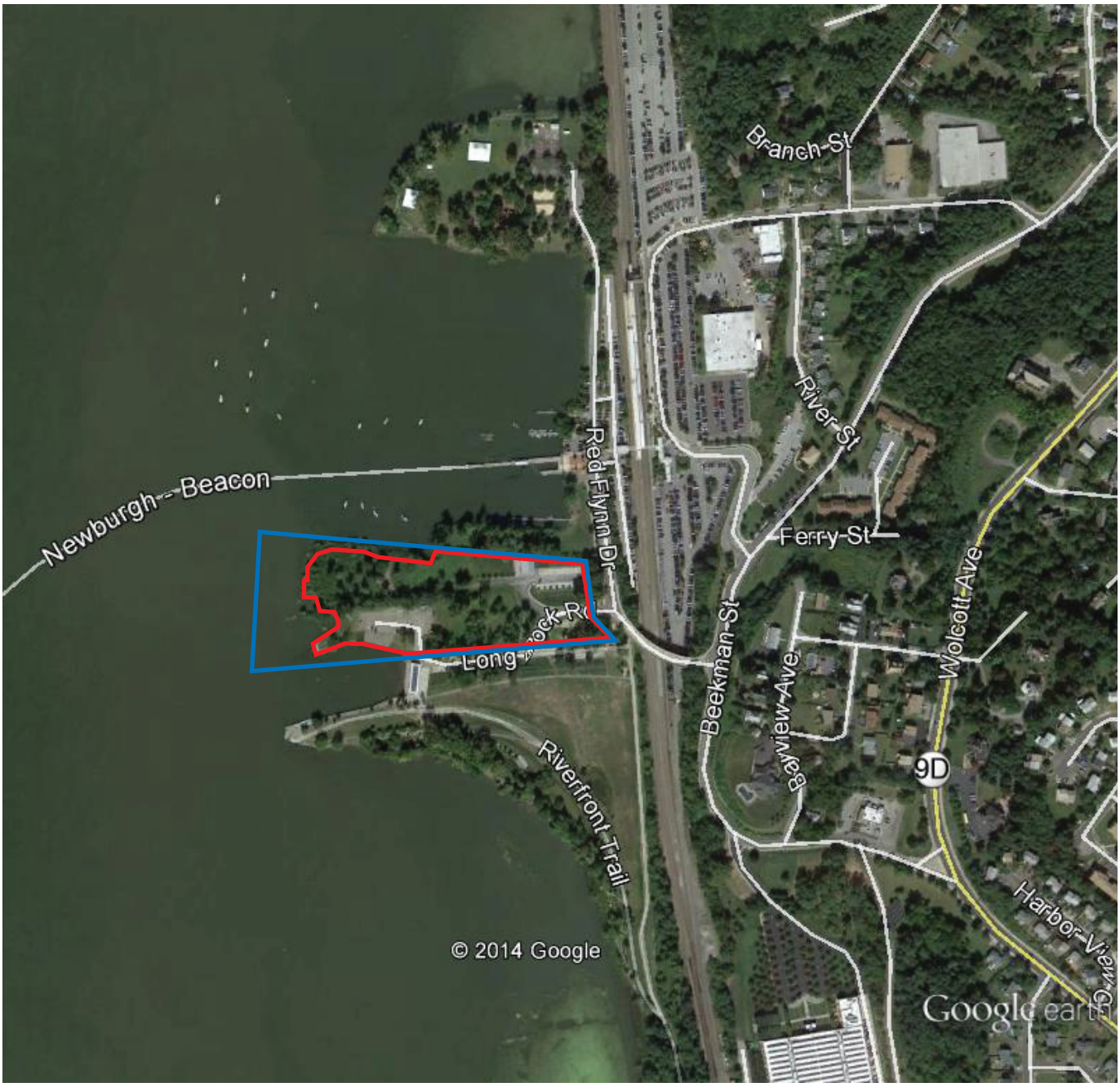
The Site ECs consist of a cover system and monitoring well network. During the Site inspection, limited portions of the cover system were observed to be eroded at the northern and western shorelines, exposing the demarcation layer. All other portions of the cover system were observed to be in good condition. GBTS recommends that the cover system at the shoreline be repaired in accordance with a NYSDEC-approved Corrective Measures Work Plan. The monitoring well network was accessible and observed to be in good condition. Excluding shoreline erosion, all ECs are implemented at the Site in compliance with the SMP, and are effective in protecting human health and the environment.

GBTS recommends that triennial sampling be completed in October 2026 in accordance with the SMP.

The services summarized in this PRR (October 21, 2023 to October 21, 2024 reporting period) were conducted in accordance with the approved-NYSDEC Brownfields Program SMP, and are considered by GBTS to satisfy the requirements set forth in the SMP. The next SMP inspection and PRR will be submitted by November 2025 and the next triennial groundwater sampling event will be conducted in October 2026.

APPENDIX A

Figures



0 200 400
SCALE IN FEET
(APPROXIMATELY)

Figure 1: Site Location Map

Long Dock Beacon Site
NYSDEC BCP Site ID: C314112
Red Flynn Drive
City of Beacon, Dutchess County, New York

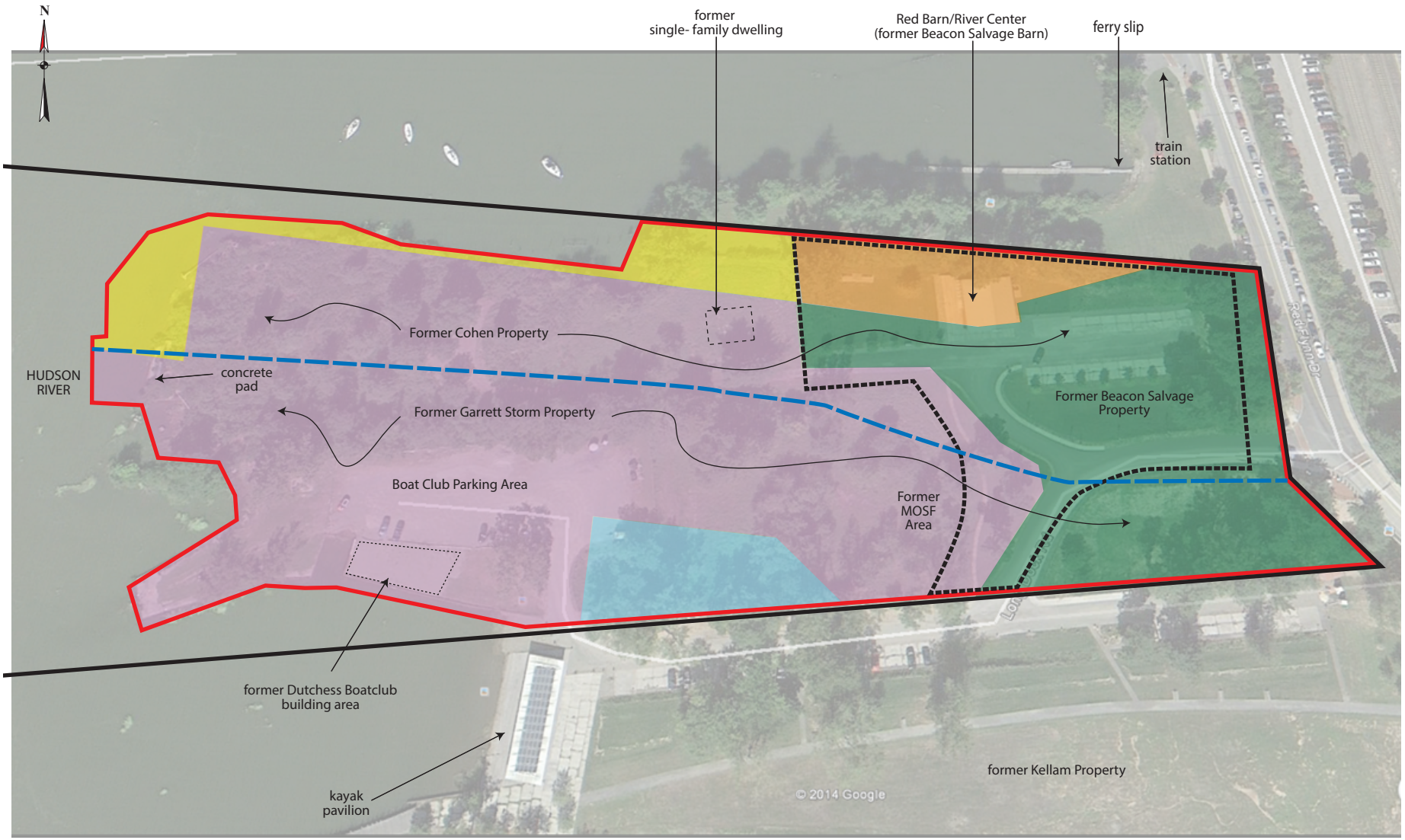
Legend:

- Site boundary
- Environmental easement boundary

File: 23003-0018
November 2024
Scale as shown
Appendix A

ARCHITECTURE
ENGINEERING
PLANNING
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All feature locations are approximate. This map is intended as a schematic to be used in conjunction with the associated report, and it should not be relied upon as a survey for planning or other activities.

Figure 3: Site Identification Map

Long Dock Beacon Site
NYSDEC BCP Site ID: C314112
Red Flynn Drive
City of Beacon, Dutchess County, New York

Legend:

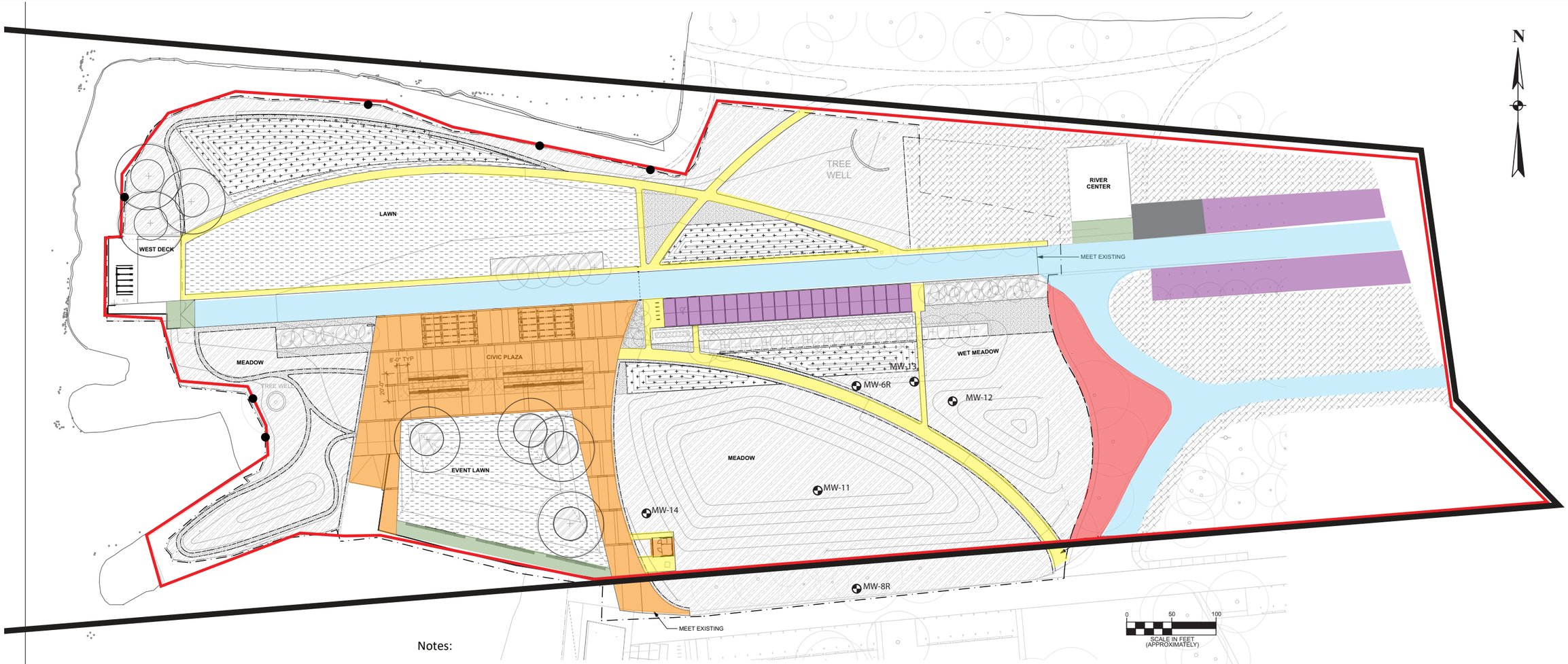
- Site boundary
- Environmental easement boundary
- Phase I remediation area
- Former property line between Cohen Property and Garrett Storm Property
- Parcel 1 area 0.41 acres
- Parcel 2 area 3.86 acres
- Parcel 3 area 0.30 acres
- Parcel 4 area 0.33 acres
- Parcel 5 area 1.54 acres

Note: Per the Environmental Easement, Parcels 1, 2 and 3 may be used for Commercial and Industrial Uses; Parcels 4 and 5 may be used for Restricted Residential, Commercial and Industrial Uses.

File: 23003-0018
November 2024
Scale as shown
Appendix A

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SYMBOL	KEY	DESCRIPTION	DETAIL REF.	SPEC SECTION
		LIMIT OF WORK		
		EXISTING SHORELINE PROTECTION		
	SP-1	SOIL PROFILE 1 - HIGH USE LAWN	1 / L7.00	329100
	SP-1B	SOIL PROFILE 1B - LAWN	2 / CSK-01	329100
	SP-2	SOIL PROFILE 2 - TREE PLANTING	2 / L7.00	329100
	SP-3	SOIL PROFILE 3 - BIORETENTION	3 / L7.00	329110
	SP-4	SOIL PROFILE 4 - STRUCTURAL PLANTING	5 / L7.00	329100
	SP-5	SOIL PROFILE 5 - MEADOW PLANTING	6 / L7.00	329100
	SP-TH	TWO HORIZON SOIL PROFILE, LAWN SOIL AT STEEP SLOPE	1 / CSK-01	329100

NOTE:
1. LIMIT HEAVY EQUIPMENT TO LIMITS OF FUTURE PATH AND DRIVE, PROTECTING NEW SOILS

Notes:

1. Soil Profile 1 – High Use Lawn (6” Soil Layer S1, 6” Soil Layer S3 over demarcation fabric)
2. Soil Profile 1B – Lawn (6” topsoil over at least 6” compacted clean fill above demarcation fabric)
3. Soil Profile 2 – Tree Planting (8” Soil Layer S1, 2’ Soil Layer S2, 6” Soil Layer S3 over existing subgrade above demarcation fabric)
4. Soil Profile 4 – Structural Fill (Varying depth Soil Layer S1, 2’ Soil Layer S2, 6” Soil Layer S3 over demarcation fabric)
5. Soil Profile 5 – Meadow Planting (at least 1” of clean fill amended with 2-3” of compost above demarcation fabric)
6. Two Horizon Soil Profile, Lawn Soil at Steep Slope (6” Soil Layer at least 6” compacted clean fill for a total minimum of 1’ above demarcation fabric)
7. Boardwalk – Three 18” square with 18” of crushed stone backfill between them above demarcation fabric.
8. West Deck – Twenty-one 30” diameter concrete footings surrounding a minimum 1’compacted crushed stone above demarcation fabric

Legend:

- Site boundary
- Environmental easement boundary
- stone dust paving
- bituminous concrete paving
- concrete slabs
- concrete paving
- boardwalk west deck
- monitoring well location
- unverified clean fill
- soil erosion
- concrete pavers

Base map provided by Reed-Hilderbrand - L3.10 dated 07/31/17. All feature locations are approximate. This map is intended as a schematic to be used in conjunction with the associated report, and it should not be relied upon as a survey for planning or other activities.

Figure 3: Post-Construction Institutional and Engineering Controls

Long Dock Beacon Site
NYSDEC BCP Site ID: C314112
Red Flynn Drive
City of Beacon, Dutchess County, New York

File: 23003-0018

Scale as shown

November 2024 | Appendix A

APPENDIX B

Site-wide Inspection and Engineering Controls Certification Form

ANNUAL SITE-WIDE INSPECTION FORM
Long Dock Beacon Site (NYSDEC Site # C314112)
25 Long Dock Road, Beacon, NY 12508

Inspection Date:	2024-10-21
Weather:	Sunny
Inspector Name:	C. Clark & H. Brown
Company Name:	Gallagher Bassett Technical Services
Telephone:	845-867-4721

Groundwater Monitoring System:	Yes	No (Describe Deficiency)	Not Applicable	Describe Corrective Action Performed	Describe Corrective Action Required
Are the treatment area wells monitoring wells (MW-06R, MW-11, MW-12, and MW-13) usable and in good integrity?	x				
Is the downgradient monitoring well (MW-08R) usable and in good integrity?	x				
Is new monitoring well (MW-14) west of treatment area usable and in good integrity?	x				
Cover Checklist	**Yes**	**No (Describe Deficiency)**	**Not Applicable**	**Describe Corrective Action Performed**	**Describe Corrective Action Required**
Is cover material generally intact?		Northern and western shoreline erosion			Interim rip rap installation and soil import for cover restoration under an approved CAWP
Is Soil Profile 1 (High Use Lawn) in good integrity?	x				
Is Soil Profile 1B (Lawn) in good integrity?	x				
Is Soil Profile 2 (Tree Planting) in good integrity?	x				
Is Soil Profile 4 (Structural Fill) in good integrity?	x				
Is Soil Profile 5 (Meadow Planting) in good integrity?	x				
Is the Two Horizon Soil Profile (Lawn Soil at Steep Slope) in good integrity?	x				
Is the boardwalk area in good integrity?	x				
Is the West Deck in good integrity?	x				
Are park access road/asphalt pavings within Brownfields Site in good integrity?	x				
Are concrete pavings/parking areas in the vicinity of Red Barn in good integrity?	x				
Is soil cover adequately vegetated/stabilized?	x				
Does soil cover appear to be impacted by erosion and/or flooding?	x	Northern and western shoreline erosion			Interim rip rap installation and soil import for cover restoration under an approved CAWP
Is there any evidence of disturbance to the cover (i.e. excavation)?		x			
Any soil imported to Site to repair soil cover? (Note: must be in accordance with DER-10 and requires NYSDEC approval)		x			
General Site Condition	**Yes**	**No (Describe Deficiency)**	**Not Applicable**	**Describe Corrective Action Performed**	**Describe Corrective Action Required**
Does the Site exhibit any condition of environmental concerns?		x			
Site Use	**Yes**	**No (Describe Deficiency)**	**Not Applicable**	**Describe Corrective Action Performed**	**Describe Corrective Action Required**
Is the site use in accordance with the environmental easement? (Commercial use only)?	x				
Site Records	**Yes**	**No (Describe Deficiency)**	**Not Applicable**	**Describe Corrective Action Performed**	**Describe Corrective Action Required**
Does the site operator have updated SMP and FER available on-site?	x				

ENGINEERING CONTROL INSPECTION & MAINTENANCE FORM

Long Dock Beacon Site (NYSDEC Site # C314112)

25 Long Dock Road, Beacon, NY 12508

Date: 2024-10-21

Name & Position of Inspector/Technician: C. Clark, Project Manager & H. Brown, Environmental Field Scientist

Company of Inspector/Technician: Gallagher Bassett Technical Services

Telephone: 845-867-4721

Fieldwork Type: Inspection Maintenance

Inspection Form (Monitoring Wells)	
Integrity of monitoring wells (MW-06R, MW-08R, MW-11, MW-12, MW-13, and MW-14)	All monitoring wells intact
Was damage to any well noted?	No
Describe any corrective action performed.	N/A
Are wells accessible?	Yes
Maintenance Form (Cover)	
Maintenance Activities Conducted (e.g damage repair):	N/A
Any Modification Made to the System?	No
Was the problem resolved?	N/A
Is a follow-up needed to resolve any problems with the system?	Yes
Photographs or Sketch of maintenance work attached with this form?	N/A
Copies of invoices for maintenance work, receipts for replacement equipment, etc. attached with this form?	N/A

Enclosure 2
NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
Site Management Periodic Review Report Notice
Institutional and Engineering Controls Certification Form

Site Details **Box 1**

Site No. **C314112**

Site Name Long Dock Beacon

Site Address: 8 and 23 Long Dock Beacon Road Zip Code: 12508-
City/Town: Beacon
County: Dutchess
Site Acreage: 6.440

Reporting Period: October 21, 2023 to October 21, 2024

	YES	NO
1. Is the information above correct?	X	☐
If NO, include handwritten above or on a separate sheet.		
2. Has some or all of the site property been sold, subdivided, merged, or undergone a tax map amendment during this Reporting Period?	☐	X
3. Has there been any change of use at the site during this Reporting Period (see 6NYCRR 375-1.11(d))?	☐	X
4. Have any federal, state, and/or local permits (e.g., building, discharge) been issued for or at the property during this Reporting Period?	☐	X
If you answered YES to questions 2 thru 4, include documentation or evidence that documentation has been previously submitted with this certification form.		
5. Is the site currently undergoing development?	☐	X

Box 2

	YES	NO
6. Is the current site use consistent with the use(s) listed below? Commercial and Industrial	X	☐
7. Are all ICs in place and functioning as designed?	X	☐

IF THE ANSWER TO EITHER QUESTION 6 OR 7 IS NO, sign and date below and DO NOT COMPLETE THE REST OF THIS FORM. Otherwise continue.

A Corrective Measures Work Plan must be submitted along with this form to address these issues.

Signature of Owner, Remedial Party or Designated Representative Date

	Box 2A	
	YES	NO
8. Has any new information revealed that assumptions made in the Qualitative Exposure Assessment regarding offsite contamination are no longer valid?	☐	☒
If you answered YES to question 8, include documentation or evidence that documentation has been previously submitted with this certification form.		
9. Are the assumptions in the Qualitative Exposure Assessment still valid? (The Qualitative Exposure Assessment must be certified every five years)	☒	☐
If you answered NO to question 9, the Periodic Review Report must include an updated Qualitative Exposure Assessment based on the new assumptions.		

SITE NO. C314112 **Box 3**

Description of Institutional Controls

Parcel	Owner	Institutional Control
5954-32-481840	The Scenic Hudson Land Trust Inc.	Ground Water Use Restriction Soil Management Plan Landuse Restriction Monitoring Plan Site Management Plan IC/EC Plan

- The environmental easement area includes Parcel 1 (0.41 acres) and Parcel 4 (0.33 acres)

- The use of groundwater underlying the site is prohibited without treatment rendering it safe for intended use

-Evaluation of vapor intrusion with mitigation as required prior to the construction of new buildings on site

- Land use is limited to commercial or industrial use on Parcel 1 and restricted-residential, commercial or industrial use on Parcel 4.

- All future activities on the site that will disturb remaining contaminated material must be conducted in accordance with the SMP

- Monitoring of the site cover system

- Monitoring of on-site groundwater

5954-32-490828	Beacon Waterfront, LLC.	Ground Water Use Restriction Soil Management Plan Landuse Restriction Monitoring Plan Site Management Plan IC/EC Plan

- The environmental easement area includes Parcel 2 (3.86 acres) and Parcel 5 (1.54 acres)

- The use of groundwater underlying the site is prohibited without treatment rendering it safe for intended use

-Evaluation of vapor intrusion with mitigation as required prior to the construction of new buildings on site

- Land use is limited to commercial or industrial use on Parcel 2 and restricted-residential, commercial or industrial use on Parcel 5.

- All future activities on the site that will disturb remaining contaminated material must be conducted in accordance with the SMP

- Monitoring of the site cover system

- Monitoring of on-site groundwater

5954-41-537725	The Scenic Hudson Land Trust, Inc.	Ground Water Use Restriction Soil Management Plan Landuse Restriction Monitoring Plan Site Management Plan IC/EC Plan

- The environmental easement area includes Parcel 3 (0.30 acres)

- The use of groundwater underlying the site is prohibited without treatment rendering it safe for intended use

-Evaluation of vapor intrusion with mitigation as required prior to the construction of new buildings on site

- Land use is limited to commercial or industrial use

- All future activities on the site that will disturb remaining contaminated material must be conducted in accordance with the SMP

- Monitoring of the site cover system

- Monitoring of on-site groundwater

Box 4

Description of Engineering Controls

Parcel	Engineering Control
5954-32-481840	Cover System
- A site cover consisting of 1 foot of soil or other approved material on Parcel 1	
- A site cover consisting of 2 feet of soil on other approved material on Parcel 4	
5954-32-490828	Cover System
- A site cover consisting of 1 foot of soil or other approved material on Parcel 2	
- A site cover consisting of 2 feet of soil on other approved material on Parcel 5	
5954-41-537725	Cover System
- A site cover consisting of 1 foot of soil or other approved material on Parcel 3	

Box 5

Periodic Review Report (PRR) Certification Statements

1. I certify by checking "YES" below that:

   a) the Periodic Review report and all attachments were prepared under the direction of, and reviewed by, the party making the Engineering Control certification;

   b) to the best of my knowledge and belief, the work and conclusions described in this certification are in accordance with the requirements of the site remedial program, and generally accepted engineering practices; and the information presented is accurate and compete.

YES	NO
☒	☐

2. For each Engineering control listed in Box 4, I certify by checking "YES" below that all of the following statements are true:

   (a) The Engineering Control(s) employed at this site is unchanged since the date that the Control was put in-place, or was last approved by the Department;

   (b) nothing has occurred that would impair the ability of such Control, to protect public health and the environment;

   (c) access to the site will continue to be provided to the Department, to evaluate the remedy, including access to evaluate the continued maintenance of this Control;

   (d) nothing has occurred that would constitute a violation or failure to comply with the Site Management Plan for this Control; and

   (e) if a financial assurance mechanism is required by the oversight document for the site, the mechanism remains valid and sufficient for its intended purpose established in the document.

YES	NO
☐	☒

IF THE ANSWER TO QUESTION 2 IS NO, sign and date below and DO NOT COMPLETE THE REST OF THIS FORM. Otherwise continue.

A Corrective Measures Work Plan must be submitted along with this form to address these issues.

_____ _____

Signature of Owner, Remedial Party or Designated Representative Date

IC CERTIFICATIONS
SITE NO. C314112

Box 6

SITE OWNER OR DESIGNATED REPRESENTATIVE SIGNATURE

I certify that all information and statements in Boxes 1,2, and 3 are true. I understand that a false statement made herein is punishable as a Class "A" misdemeanor, pursuant to Section 210.45 of the Penal Law.

I _____ at _____,
print name print business address

am certifying as _____(Owner or Remedial Party)

for the Site named in the Site Details Section of this form.

_____ _____
Signature of Owner, Remedial Party, or Designated Representative Date
Rendering Certification

EC CERTIFICATIONS

Box 7

Qualified Environmental Professional Signature

I certify that all information in Boxes 4 and 5 are true. I understand that a false statement made herein is punishable as a Class "A" misdemeanor, pursuant to Section 210.45 of the Penal Law.

I _____ at _____,
print name print business address

am certifying as a Qualified Environmental Professional for the _____
(Owner or Remedial Party)

_____	_____	_____
Signature of Qualified Environmental Professional, for the Owner or Remedial Party, Rendering Certification	Stamp (Required for PE)	Date

APPENDIX C

Photographs



1. **Boardwalk, lawn, and asphalt paving (northwest portion of Site)**



2. **Concrete paving, boardwalk, lawn, and meadow planting (southwest portion of Site)**



3. **Northern shoreline**



4. **Lawn (northern portion of Site)**



5. **Lawn, concrete paving, and meadow planting (southern portion of Site)**



6. **Meadow planting (southern portion of Site)**



7. **Asphalt paving and lawn (eastern portion of Site)**



8. **Concrete and asphalt paving (northeastern portion of site)**



9. **Monitoring well MW-06R (central portion of Site)**



10. **Monitoring well MW-08R (southern portion of Site)**



11. **Monitoring well MW-11 (southern portion of Site)**



12. **Monitoring well MW-12 (central portion of Site)**



13. Monitoring well MW-13
(central portion of Site)



14. Monitoring well MW-14
(southern portion of Site)



15. Exposed demarcation layer
(northern shoreline)



16. Exposed demarcation layer
(western shoreline)