



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

Beacon Terminal
555 South Avenue
Beacon, New York
Dutchess County

SITE No. C314117

NYSDEC REGION 3

November 2023

Where to Find Information

Access project documents through the
DECinfo Locator
<https://www.dec.ny.gov/data/DecDocs/C314117/>
and at these location(s):

Howland Public Library
313 Main Street
Beacon, NY 12508
845-831-1134

NYSDEC
21 S. Putt Corners Rd
New Paltz, NY 12561
Phone: 845-256-3154
Please call for appointment.

Who to Contact

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

Project-Related Questions

Parag Amin
Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7014
518-402-9648
parag.amin@dec.ny.gov

Project-Related Health Questions

Anthony Perretta
New York State Department of Health
Empire State Plaza Corning Tower, Room #
1787
Albany, NY 12237
518-402-7860
beci@health.ny.gov

For more information about New York's
Brownfield Cleanup Program, visit:
www.dec.ny.gov/chemical/8450.html

Environmental Cleanup to Begin at Brownfield Site

Action is about to begin that will address contamination related to the Beacon Terminal site ("site") located at 555 South Avenue, Beacon, Dutchess County. Please see the map for the site location. The cleanup activities will be performed by 555 South Edgewater, LLC and Beacon Terminal Associates, LP ("applicants") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). NYSDEC has determined that the Remedial Work Plan (RWP) protects public health and the environment and has approved the plan.

- Access the approved RWP and other project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C314117/>.
- The documents also are available at the location(s) identified at left under "Where to Find Information."

Remedial activities are expected to begin in November 2023 and last about three months.

Highlights of the Upcoming Cleanup Activities: The goal of the cleanup action for the site is to achieve cleanup levels that protect public health and the environment. The key components of the remedy are:

- Excavation and offsite disposal of soil contaminated by toluene and metals exceeding commercial soil cleanup objectives (CSCOs) ranging from 4 feet to 18 feet in depth from the ground surface. Approximately 3740 cubic yards of soil will be excavated and disposed off-site;
- Collection and analysis of post-remedial soil samples to evaluate the effectiveness of the remedy;
- Importing clean soil that meets the established Soil Cleanup Objectives for use as backfill;
- Restoring the site cover (i.e., building slab, asphalt or concrete) where it is compromised, or placement of a 2-foot clean soil cover;
- A site-specific health and safety plan (HASP) and a Community Air Monitoring Plan (CAMP) will be implemented during remediation activities. The HASP and CAMP establish procedures to protect on-site workers and residents and includes required air monitoring as well as dust and odor suppression measures; and
- Recording of the Environmental Easement (EE), which will require development and implementation of the Site Management Plan (SMP) to manage remaining contamination.

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Next Steps: After the applicants complete the cleanup activities, they will prepare a Final Engineering Report (FER) and submit it to NYSDEC. The FER will describe the cleanup activities completed and certify cleanup requirements have been achieved or will be achieved.

When NYSDEC is satisfied cleanup requirements have been achieved or will be achieved for the site, it will approve the Final Engineering Report. NYSDEC will then issue a Certificate of Completion to the applicants. The applicants would be able to redevelop the site in conjunction with receiving a Certificate of Completion. In addition, the applicants would be eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site.

NYSDEC will issue a fact sheet that describes the content of the Final Engineering Report. The fact sheet will identify any institutional controls (for example, environmental easements) or engineering controls (for example, a site cover) necessary at the site in relation to the issuance of the Certificate of Completion.

Site Description: The site is located at 555 South Avenue in the City of Beacon, Dutchess County and occupies Section 5954, Block 16, Lot 751258 on Dutchess County tax map. Immediate south of the site is Fishkill Creek, and toward the north of the site is a railroad right of way. To the east and west of the site is Madam Brett Park and an undeveloped/wooded area, respectively. A recreational trail transects through the southern and western portion of the site. The site is 10.5 acres consisting of old vacant industrial buildings, and some wooded areas. The site was used for hat manufacturing, and chemical production and storage until 1995. Since then, the site has been unoccupied.

Site will be cleaned up to allow for restricted residential use with the environmental easement and implementation of site-specific Site Management Plan to manage the remaining contamination below the cover. The site is proposed to be redeveloped by constructing new buildings and renovating some existing building to construct townhouses, duplex and triplex units.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C314117) at:

<https://www.dec.ny.gov/cfm/externalapps/derexternal/index.cfm?pageid=3>

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 site is any real property where a contaminant is present at levels exceeding the soil cleanup objectives or other health-based or environmental standards, criteria or guidance adopted by DEC that are applicable based on the reasonably anticipated use of the property, in accordance with applicable regulations.

For more information about the BCP, visit:

<https://www.dec.ny.gov/chemical/8450.html>

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.

Stay Informed With DEC Delivers

Sign up to receive site updates by email:

www.dec.ny.gov/chemical/61092.html

Note: Please disregard if you already have signed up and received this fact sheet electronically.

DECinfo Locator

Interactive map to access DEC documents and public data about the environmental quality of specific sites: <https://www.dec.ny.gov/pubs/109457.html>

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Site Location





Translation Available. Don't see your language? Ask!

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Contact: Parag Amin, 518-402-9648, and email: parag.amin@dec.ny.gov