



# FACT SHEET

## Brownfield Cleanup Program

**Receive Site Fact Sheets by *Email*.** See "For More Information" to Learn How.

**Site Name:** A.C. Dutton Greenway North Town  
**DEC Site #:** C314124  
**Address:** 1 Dutchess Avenue  
Poughkeepsie, NY 12601

Have questions?  
See  
"Who to Contact"  
Below

### Cleanup Action Completed at Brownfield Site

Action has been completed to address the contamination related to the A.C. Dutton Greenway North Town site ("site") located at 1 Dutchess Avenue, Poughkeepsie, Dutchess County under New York State's Brownfield Cleanup Program. Please see the map for the site location.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's website at:

<http://www.dec.ny.gov/cfm/xtapps/derexternal/haz/details.cfm?pageid=3&progno=C314124>

The cleanup activities were performed by Dutchess Avenue Riverwalk North, LLC ("applicant(s)") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). The applicant(s) have submitted a draft Final Engineering Report for NYSDEC review which states that cleanup requirements have been or will be achieved to fully protect public health and the environment for the proposed site use.

#### Highlights of the Site Cleanup:

1. A site cover was installed to allow for restricted residential use and recreational use of the site. The cover consists of a minimum of two-foot thick clean soil underlain by orange snow fencing or geotextile to provide a visual reference between the cover soil and subsurface soil. The cover system will include an asphalt trail and small concrete slabs when the site is fully developed into a Greenway Trail;
2. Rip-rap has been installed along the shoreline to protect the cover system and limit the erosion of site soils;
3. An environmental easement was placed on the property to limit future use of the site to restricted residential, recreational, commercial or industrial uses (subject to local zoning laws) and restrict groundwater use; and
4. A site management plan (SMP) was developed and will be implemented to manage low levels of remaining contamination.

#### Next Steps

When NYSDEC approves the Final Engineering Report, it will be made available to the public (see "Where to Find Information" below). NYSDEC then will issue a Certificate of Completion which will be announced in a fact sheet that is sent to the site contact list.

The applicant(s) would be able to redevelop the site after receiving a Certificate of Completion. In addition, the applicant(s):

- would have no liability to the State for contamination at or coming from the site, subject to certain conditions; and
- would be eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site.

A Certificate of Completion may be modified or revoked if, for example, an applicant does not comply with the terms of its Brownfield Cleanup Agreement with NYSDEC.

### **Background**

**Location:** The A.C. Dutton Greenway North Town Site is located in an urban area in the Town of Poughkeepsie, Dutchess County. The site is adjacent to the Hudson River.

**Site Features:** The site is vacant. There are no buildings, foundations or paved areas on the site.

**Current Zoning/Use:** The site is zoned for Waterfront District 2, which allows for active recreation uses and is currently not used.

**Past Use of the Site:** The site property was used for industrial purposes from the 1830s to 1995. Prior uses included processing of whale oil, screw factory, a sash factory, a locomotive factory, a dyewood factory, an iron works plant, and a glass works plant. The A.C. Dutton Lumber Company operated a wholesale lumber company on the site from 1966 to 1995.

**Site Geology and Hydrogeology:** The site consists of historic fill composed of solidified kiln ash, which includes sand and gravel, demolition debris, bricks and cinder block fragments, anthracite coal, ash, sand, silt and large gravel.

**Depth to groundwater** at the site is approximately 4 to 6 feet below ground surface and is assumed to flow to the west toward the Hudson River. However, groundwater flow is likely influenced by tides.

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

## FOR MORE INFORMATION

### Where to Find Information

Project documents are available at the following location(s) to help the public stay informed.

Adriance Memorial Library  
Attn: Thomas Lawrence  
93 Market Street  
Poughkeepsie, NY 12601  
phone: 845-485-3445

NYSDEC Region 3 Office  
Attn: Sara Shepard  
21 S. Putt Corners Road  
New Paltz, NY 12561  
phone: 845-256-3154  
Please call for an appointment

### Who to Contact

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

#### Project Related Questions

Jamie Verrigni  
Department of Environmental Conservation  
Division of Environmental Remediation  
625 Broadway  
Albany, NY 12233-7014  
518-402-9662  
jamie.verrigni@dec.ny.gov

#### Site-Related Health Questions

Kristin Kulow  
New York State Department of Health  
28 Hill Street Suite 201  
Oneonta, NY 13820  
518-402-7860  
BEEI@health.ny.gov

**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.**

#### **Receive Site Fact Sheets by Email**

Have site information such as this fact sheet sent right to your email inbox. NYSDEC invites you to sign up with one or more contaminated sites county email listservs available at the following web page:  
<http://www.dec.ny.gov/chemical/61092.html>. It's quick, it's free, and it will help keep you *better informed*.



As a listserv member, you will periodically receive site-related information/announcements for all contaminated sites in the county(ies) you select.

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

