



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

NYSDEC Certifies Cleanup Requirements Achieved at Brownfield Site

The New York State Department of Environmental Conservation (NYSDEC) has determined that the cleanup requirements to address 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 have been or will be met. 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 with oversight provided by NYSDEC. NYSDEC has approved a Final Engineering Report and issued a Certificate of Completion for the site. Copies of the Final Engineering Report and Notice of the Certificate of Completion are available at the location(s) identified below under "Where to Find Information."

Completion of Project

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 the remaining low level of contamination.

Final Engineering Report Approved

NYSDEC has approved the Final Engineering Report, which:

- 1) Describes the cleanup activities completed.
- 2) Certifies that cleanup requirements have been or will be achieved for the site.
- 3) Describes any institutional/engineering controls to be used. An *institutional control* is a non-physical restriction on use of the site, such as a deed restriction, when contamination left over after the cleanup action makes the site suitable for some, but not all uses. An *engineering control* is a physical barrier or method to manage contamination such as a cap or vapor barrier.
- 4) Certifies that a site management plan for any engineering controls used at the site has been approved by NYSDEC.

The following institutional controls have been or will be put in place on the site:

- Soil Management Plan
- Monitoring Plan
- Site Management Plan
- Environmental Easement
- Institutional Control/Engineering Control Plan
- Groundwater Use Restriction
- Land Use Restriction

The following engineering controls have been or will be put in place on the site:

- Cover System

Next Steps

With its receipt of a Certificate of Completion, the applicant is eligible to redevelop the site. In addition, the applicant:

- has no liability to the State for contamination at or coming from the site, subject to certain conditions; and
- is 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, there is a failure to comply with the terms of the order or 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 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
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.

