2017 PERIODIC REVIEW REPORT

AC DUTTON GREENWAY NORTH TOWN SITE
DUTCHESS COUNTY, NEW YORK

NYSDEC Site # C314124

REPORTING PERIOD (March 30, 2017 - March 30, 2018)

prepared for:

DUTCHESS AVENUE RIVERWALK NORTH, LLC
24 Hudson Street
Hackensack, New Jersey 07601

prepared by:

SESI CONSULTING ENGINEERS D.P.C.
12A Maple Avenue
Pine Brook, NJ 07058

OCTOBER 2018

Project No.: 9050A

PERIODIC REVIEW REPORT

TABLE OF CONTENTS

LIST OF APPENDICES

LIST OF ACRONYMS

Acronym	Definition
AOC	Area of Concern
AST	Aboveground Storage Tank
BCA	Brownfield Cleanup Agreement
BCP	Brownfield Cleanup Program
bgs	Below ground surface
CAMP	Community Air Monitoring Plan
C&D	Construction & Demolition Materials
COC	Contaminant of Concern
COPEC	Constituents of Potential Ecological Concern
CY	Cubic yard
DER	Division of Environmental Remediation
DER-10	NYSDEC Technical Guidance for Site Investigation & Remediation
DUSR	Data Usability Summary Report
ECs	Engineering Controls
ECL	Environmental Conservation Law
ESA	Environmental Site Assessment
FER	Final Engineering Report
FWRIA	Fish and Wildlife Resources Impact Analysis
gpm	Gallons per minute
HHEA	Human Health Exposure Assessment
ICs	Institutional Controls
MW	Monitoring Well
NYSDEC	New York State Department of Environmental Conservation
PCB	Polychlorinated Biphenyls
PID	Photoionization Detector
ppm	Parts per million
QAPP	Quality Assurance Project Plan
RA	Remedial Action

Acronym	Definition
RASR	Remedial Action Selection Report
RAWP	Remedial Action Work Plan
RCRA	Resource Conservation and Recovery Act
RDD	Remedial Design Document
RI	Remedial Investigation
RIR	Remedial Investigation Report
RIWP	Remedial Investigation Work Plan
SCG	Standards, Criteria, and Guidance
SCO	Soil Cleanup Objectives
SESI	SESI Consulting Engineers, PC
SMP	Site Management Plan
SSDS	Sub-Slab Depressurization System
SVOCs	Semi-Volatile Organic Compounds
S&W	S&W Redevelopment of North America, LLC.
TAGM	Technical and Administrative Guidance Memorandum
TAL	Target Analyte List
TOGS	Technical and Operations Guidance Series
USEPA	United States Environmental Protection Agency
UST	Underground Storage Tank
VOCs	Volatile Organic Compounds

1.0 INTRODUCTION

1.1 SUMMARY

This is the Periodic Review Report (PRR) for the period March 30, 2017 to March 30, 2018. The PRR is required as an element of the remedial program at the AC Dutton Greenway North Town (hereafter referred to as the "Site") under the New York State (NYS) Brownfield Cleanup Program (BCP) administered by New York State Department of Environmental Conservation (NYSDEC).

The 0.646-acre Site is a located on the Hudson River in the Town of Poughkeepsie as shown on Figure 1.1-Site Location Plan of the Site Management Plan (SMP). The Site is adjacent to the larger AC Dutton Lumber BCP development site (totaling 11.84 acres) located at 1 Dutchess Avenue, Poughkeepsie, New York. The A.C. Dutton Greenway North Town Site subject to this SMP is owned by the O'Neill Group-Dutton, LLC (O'Neill-Dutton). Previously, the land was created by a historic site owner who apparently overfilled the river beyond the letters patent line. The Site was originally part of the Adjacent BCP Site owned by O'Neill-Dutton and was fully investigated pursuant to a BCP Remediation Investigation, until it was discovered about half way through the BCP process that the Site was owned by the State Office of General Services (OGS) as a result of detailed survey work. Since that time, pursuant to letters patent to O'Neill-Dutton on October 16, 2015, OGS has sold the Site to O'Neill-Dutton to perform the investigation and remediation work required by the Brownfield Cleanup Program.

Engineering Controls (ECs) have been constructed on the Site to prevent exposure to the remaining residual contamination during Site use. An Environmental Easement granted to the NYSDEC, and recorded with the Dutchess County Clerk, requires compliance with the Site Management Plan (SMP) dated December 2016 and all ECs and institutional controls (ICs) placed on the Site. The ICs place restrictions on Site use, and mandate operation, maintenance, monitoring and reporting measures for all ECs and ICs.

This PRR reports the required inspection and monitoring activities that were conducted during the current reporting period. The inspection and monitoring were conducted to ensure compliance with all ECs and ICs required by the Environmental Easement and as stated in the SMP as approved by NYSDEC.

1.2 Effectiveness of Remedial Program

Residual contamination remains on the Site, which has been managed according to the requirements of the SMP to keep the Site safe for commercial and restricted residential uses.

The composite cover system remains intact on the site. The cover system has been and will continue to be effective in preventing public exposure to the residual contamination.

1.3 Compliance

SESI completed a site inspection on November 21, 2017 to verify the integrity of the EC's in accordance with the Inspection Checklist provided in Appendix A.

1.4 Recommendations

SESI has verified that the EC's and IC's developed for the site are in compliance with the SMP. SESI recommends continuing the yearly monitoring of the cover system.

2.0 SITE OVERVIEW

2.1 Site Location and Description

The site is located in the Town of Poughkeepsie, Dutchess County, New York and is identified as Section 6062, Block 02, Lot 745510 (Parcel D) on the Dutchess County Clerk tax map for the Town of Poughkeepsie (see Figure 2.1 of the SMP). The site is an approximately 0.646-acre area and is bounded by the Hudson River Rowing Association Dock to the north, the AC Dutton Greenway City Site and Dutchess Avenue to the south,

the AC Dutton Site to the east, and the Hudson River to the west (see Figure 1.1 – Site Layout Map of the SMP).

2.2 Site History

The Site has been in industrial use from the mid-1800s to 1995. Prior to 1913, the Site uses included an iron works and a glass works plant. There were several kilns associated with the glass works. Historical and empirical data suggest that solidified kiln ash, periodically cleaned out of the kilns, was used as fill material at the Site. Additionally, when the glass works building and loading dock were dismantled, this demolition debris was also utilized as fill. Between 1966 and 1995, the A.C. Dutton Lumber Corporation operated a wholesale lumber company on the Site and pressure-treated lumber using chromated copper arsenate ("CCA"). The former owner, A.C. Dutton Corporation, was owned in part or in subsidiary by Miron Building Products Co., Inc. Raw lumber material was brought to the AC Dutton site by truck, boat, and rail. Lumber was processed in either of the two on-site treatment plants, known as the northern and southern treatment plants. The lumber stock was then temporarily stored in a sheltered drip pad area and allowed to partially drip dry, and then was transferred outside to large, open storage yards for additional drying. Exterior drying of the lumber treated with the CCA caused much of the on-Site contamination. The Site contaminants of concern are arsenic, copper and chromium (breakdown products from copper chromated arsenate, or CCA).

The findings of all previous environmental investigations performed to date are detailed in the Fuss and O'Neill RIR (August 2007), and Ecosystems Solutions Inc. (ESI's) Supplemental Investigation Report (SIR) (September 2008), which was performed according to the NYSDEC approved Supplemental Remedial Investigation Work Plan (SRIWP) (March 2008).

Fuss & O'Neill prepared the RIR (August 2007) for O'Neill-Dutton for submittal to NYSDEC in accordance with the requirements of the BCP for the adjacent BCP Site -

C#314081, which in 2005 included the Site. Therefore, a complete and approved RIR has been completed for the Adjacent BCP Site - #C314081 and this Site.

2.2.1 Remedial Investigation (RI) conducted at the Site

Soil

Three soil samples were collected from three locations at the Site during the RIR work as follows:

- A8: ACD-SS-A8 at depth 0-0.5 feet bgs
- C8: Test pit only no sample collected
- E8: ACD-SS-E8 at depths 0-0.5 and 3.0-3.5 feet bgs. This location is located at the 20 feet buffer between the Site and the AC Dutton Site

The sample locations are presented on Figure 4 of the RIR and the sample results for arsenic are presented in Figure 5.A and 5.B and reported in Table 1 of the RIR. Figures 4, 5A, 5B and 6 of the RIR are provided as Appendix D of this report. The samples collected from A8 (0-0.5) resulted 24.2 mg/kg, E8(0.0-0.5) in 37.2 mg/kg, and E8 (3.0-3.5) in 36.30 mg/kg for Arsenic which exceed the arsenic restricted residential soil clean-up objective (SCO) of 16 mg/kg (ppm). However, a Site specific clean-up objective was raised from 32 mg/kg to 300 mg/kg on the AC Dutton Site per the NYSDEC letter which is included as Appendix E of the SMP.

The Site is not a petroleum AOC as per Figure 6 of the RIR (Appendix D of the SMP), which presents the extent of the petroleum AOCs at the AC Dutton Site.

SESI prepared a Remedial Action Work Plan (RAWP), which was approved in a letter from the NYSDEC dated January 15, 2016. The approved remedy is to be implemented in accordance with the remedy selected by the NYSDEC in the

January 2009 Decision Document for the Former AC Dutton Lumber Yard (#C314081)

Contamination in Sediments

Two sediments samples (SD-10 and SD-11) were collected from the Hudson River just off the Site banks during the RIR investigation as shown in Figure 4 (Appendix D of the RIR). Arsenic levels in both samples were above the Sediment SCGs Lowest Effect Level (6 ppm) but below the Sediment SCGs Highest Effect Level (33 ppm). Some PAH's (Benzo(a)pyrene and Benzo(a)Anthracene) exceeded the Benthic Aquatic Life Acute and Chronic Toxicity Levels in both sediment samples.

Site-Related Groundwater

The Site groundwater is being addressed under the AC Dutton Site Management Plan (SMP) prepared by SESI Consulting Engineers PC. The SMP includes the monitoring for metals of four wells installed in the AC Dutton Site.

2.2.2 Description of Remedial Actions

The site was remediated in accordance with the remedy selected by the NYSDEC in the RAWP dated December 30, 2015.

The factors considered during the selection of the remedy are those listed in 6NYCRR 375-1.8. The following are the components of the selected remedy:

1. Construction and maintenance of a soil cover system consisting of the following:
    - Minimum 24-inch to planned grade layer of NYSDEC-approved fill that meets the restricted residential Soil Clean-up Objective (SCO) with a top layer (4-6 inches) that supports vegetation;
    - A demarcation layer consisting of orange geotextile or snow fence.

The cover system will include an asphalt trail and small concrete slabs when the Site is fully developed into a Greenway Trail. The cover system will prevent human exposure to remaining contaminated soil/fill remaining at the site;

2. Rip-rap has been installed along the embankment of the Hudson River. The rip-rap will provide long term erosion control from the river flow. It will also prevent the sediment carried with the Site sheet flow from settling in the river bed;

3. Execution and recording of an Environmental Easement to restrict land use and prevent future exposure to any contamination remaining at the site;

4. Development and implementation of a Site Management Plan for long term management of remaining contamination as required by the Environmental Easement, which includes plans for: (1) Institutional and Engineering Controls, (2) monitoring, (3) operation and maintenance and (4) reporting;

5. Periodic certification of the institutional and engineering controls listed above.

2.2.3 Removal of Contaminated Materials from the Site

No excavation was performed as part of the remedial action.

2.2.3 Backfill Materials Imported to the Site

The total quantity of soils imported to construct the soil cover is 5,000 CY and 300 CY of rock to construct the rip-rap. A table of all sources of imported backfill with quantities for each source is shown in Table 4.1 of the Final Engineering report (FER). Tables summarizing chemical analytical results for backfill, in comparison to allowable levels, are provided in Appendix I of the FER. A figure showing the site locations where backfill was used at the site is shown in Figure 4.1 of the FER.

2.2.4 On-Site and Off-Site Treatment Systems

No long-term treatment systems were required to be installed as part of the site remedy.

2.2.5 Description of Residual Contamination

Described in Section 2.2.1 of this report.

2.2.6 Management of Residual Contamination through Engineering and Institutional Controls in the Environmental Easement

The SMP lists the ECs and ICs required by the NYSDEC to manage the residual contamination present at this Site to protect public health and the environment in the future and keep the Site safe for reuse. The remedy for the site did not require the construction of any other engineering control systems.

The site remedy requires that an environmental easement be placed on the property to (1) implement, maintain and monitor the Engineering Controls; (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 uses only. The Applicant and Applicant's successors or assigns, must manage the controls and monitoring in full compliance with the terms of the remedial program.

3.0 REMEDY PERFORMANCE, EFFECTIVENESS, AND PROTECTIVENESS

The goal of the SMP is to manage the residual contamination at the site through implementation of ICs and ECs. At present, SESI is conducting monitoring/inspection of the ICs and ECs on the Site in accordance with the SMP dated November 2016.

The overall Site remedy was designed to ensure that residual soil contamination that remains on-site in fill materials below the two-foot clean soil cap does not

significantly exceed the more stringent of the applicable NYSDEC restricted residential SCO.

4.0 IC/EC PLAN COMPLIANCE

4.1 IC/EC Requirements and Compliance

Institutional Controls

A series of ICs is required by the RAWP to: (1) implement, maintain and monitor Engineering Control systems; (2) prevent future exposure to remaining contamination; and, (3) limit the use and development of the site to restricted-residential (public greenway/waterfront district) uses only. Adherence to these ICs on the site is required by the Environmental Easement and will be implemented under this SMP. ICs identified in the Environmental Easement may not be discontinued without an amendment to or extinguishment of the Environmental Easement. The IC boundaries are shown on Figure 3.1. These ICs are:

- The property may be used for restricted residential use;
- All ECs must be operated and maintained as specified in this 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 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 Department.
- Groundwater and other environmental or public health monitoring must be performed as defined in this SMP;
- Data and information pertinent to site management must be reported at the frequency and in a manner as defined in this SMP;
- All future activities that will disturb remaining contaminated material must be conducted in accordance with this SMP;

- Monitoring to assess the performance and effectiveness of the remedy must be performed as defined in this SMP;

- Operation, maintenance, monitoring, inspection, and reporting of any mechanical or physical component of the remedy shall be performed as defined in this 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.

- The potential for vapor intrusion must be evaluated for any buildings developed in the area within the IC boundaries noted on Figure 3.1, and any potential impacts that are identified must be monitored or mitigated; and

- Vegetable gardens and farming on the site are prohibited;

Engineering Controls

Exposure to remaining contamination at the site is prevented by a cover system placed over the site. This cover system is comprised from top to bottom of the following:

- 4-6-inch layer of soil that supports vegetation,
- Minimum 18-inch or greater to planned grade layer of NYSDEC-approved fill that meets the restricted residential Soil Clean-up Objective (SCO), and
- A demarcation layer consisting of orange geotextile or snow fence.

The cover system will include an asphalt trail and small concrete slabs when the Site is fully developed into a Greenway Trail. Non-vegetated areas (Trails, bench areas etc.) will be covered by a newly installed paving system or concrete at least 6" thick.

A demarcation layer consisting of an easily identifiable, non-biodegradable layer orange Mirafi Geotextile is placed under the entire Site. The approved fill was placed and compacted in lifts not exceeding 12 inches on top of the demarcation layer.

In addition, the cover system includes rip-rap that has been placed along the embankment of the Hudson River. The rip-rap will provide long term erosion control

from the river flow. It will also prevent the sediment carried with the Site sheet flow from settling in the river bed. The slope is constructed as shallow as possible vegetation is planted along the shoreline from the mean high water or spring high tide up to the top of the bank. No demarcation layer was placed below the rip-rap based on the NYSDEC recommendation.

Figure 3.2 of the SMP (Appendix C) presents the location of the cover system and applicable demarcation layers, where installed. The Excavation Work Plan (EWP) provided in Appendix F of the SMP outlines the procedures required to be implemented in the event the cover system is breached, penetrated or temporarily removed, and any underlying remaining contamination is disturbed. Procedures for the inspection of this cover are provided in the Monitoring and Sampling Plan included in Section 4.0 of the SMP.

4.2 IC/EC Certification

The NYSDEC Institutional and Engineering Controls Certification Form has been completed and is included in Appendix B.

5.0 MONITORING PLAN COMPLIANCE

Table 5.1: Monitoring Program Frequency

Monitoring Program	Frequency*	Matrix	Analysis
Cover System	Annually	Soil	Visual

Monitoring Completed During Current Reporting Period

Inspection of Composite Cover System was conducted on November 21, 2017.

Comparison with Remedial Objectives

The remedial objectives for the composite cover system are being met. The cover system continues to be protective of the human health and the environment for the intended restricted residential use of the property.

Exposure to remaining contamination in soil/fill at the site is prevented by a soil cover system placed over the site. This cover system is comprised of a 18-inch or greater to planned grade layer of NYSDEC-approved fill that meets the restricted residential Soil Clean-up Objective (SCO), and a demarcation layer consisting of orange geotextile or snow fence. In additional to the soil cover, a rip rap was installed along the embankment of the Hudson river. Figures 3.1 and 3.2 of the SMP (Appendix C) show the as-built survey of the top of the soil cover and the demarcation respectively.

Monitoring Deficiencies

All aspects of the monitoring plan were in accordance with NYDEC applicable regulations.

Conclusions and Recommendations

All aspects of the remedial program appear to be meeting the site remedy design goal.

We recommend the following for the next reporting period:

- Cover system: continue the annual visual inspection of the cover system.

6.0 OPERATION AND MAINTENANCE PLAN COMPLIANCE

The site remedy does not rely on any mechanical systems, such as sub-slab depressurization systems or air sparge/ soil vapor extraction systems to protect public health and the environment. Therefore, the operation and maintenance of such components is not applicable.

7.0 CONCLUSIONS AND RECOMMENDATIONS

Compliance with the SMP

All aspects of the SMP including IC/EC and monitoring have met the requirements. The O&M is not required at this time for the site.

There are no new exposure pathways resulting in an unacceptable risk.

Performance and Effectiveness of the Remedy

Exposure to remaining contamination in soil/fill at the site is prevented by the cap system placed over the site. This cover system is comprised of a 24-inch or greater to planned grade layer of NYSDEC-approved fill that meets the restricted residential Soil Clean-up Objective (SCO), and a demarcation layer consisting of orange geotextile or snow fence. In additional to the soil cover, a rip rap was installed along the embankment of the Hudson river. Figures 3.1 and 3.2 show the as-built survey of the top of the soil cover and the demarcation respectively.

The proposed annual monitoring plan for the cover system is effective and protective of the previously approved overall site remedy.

Future PRR Submittals

The next PRR will be submitted in April 2019.

Recommendations

We recommend the following for the next reporting period:

Cover system: continue the annual visual inspection of the cover system.

APPENDIX A – SITE INSPECTION FORMS

INSPECTION CHECKLIST

AC DUTTON GREENWAY NORTH TOWN SITE

POUGHKEEPSIE, NEW YORK

NYSDEC BCP No. C314124

SESI CONSULTING ENGINEERS **Inspection Date: 11.21.2017**

COMPOSITE COVER SYSTEM

- Is the integrity of the cover system in tact? Yes _X_ No ___
- Do the maintenance records indicate any invasive subsurface work has been completed after the last inspection? Yes _X_ No ___
- Has any soil been removed or imported from the Site since the last inspection? Yes _X_ No ___
- If soil has been disposed off-Site or imported, has this been completed in accordance with the NYSDEC approved Soil Management Plan for the Site? Yes _X_ No __
- If subsurface invasive work was undertaken, has the demarcation geotextile and the "clean soil cover" been restored? Yes _X_ No __
- Did a Professional Engineer or a qualified environmental professional (approved by the NYSDEC) oversee the above work? Yes _X_ No ___
- Was NYSDEC notified of disturbances to the "Clean Soil Cover" ? Yes _X_ No ___
- List of all reported disturbances since last inspection:

NONE

APPENDIX B – NYSDEC – IC & EC CERTIFICATION FORM

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. **C314124**

Site Name A.C. Dutton Greenway North Town

Site Address: 1 Dutchess Avenue Zip Code: 12601
City/Town: Poughkeepsie
County: Dutchess
Site Acreage: 0.6

Reporting Period: December 28, 2016 to April 28, 2018

	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? Restricted-Residential, Commercial, and Industrial	X	☐
7. Are all ICs/ECs 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. C314124

Box 3

Description of Institutional Controls

Parcel	Owner	Institutional Control
6062-02-745510	The O'Neill Group-Dutton, LLC	Ground Water Use Restriction Soil Management Plan Landuse Restriction Monitoring Plan Site Management Plan IC/EC Plan

The property may be used for Restricted Residential as described in 6 NYCRR Part 375-1.8(g)(2)(ii), Commercial 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);

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 purpose, and the user must first notify and obtain written approval to do so from the Department;

Monitoring must be performed as defined in the SMP;

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

Box 4

Description of Engineering Controls

Parcel	Engineering Control
6062-02-745510	Cover System

Exposure to remaining contamination at the site is prevented by a cover system placed over the site. The cover system is comprised of a minimum of two feet of clean soil. The cover system will include an asphalt trail and small concrete slabs when the site is fully developed.

Rip-rap has also been placed along the embankment of the Hudson River.

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 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. If this site has an IC/EC Plan (or equivalent as required in the Decision Document), for each Institutional or Engineering control listed in Boxes 3 and/or 4, I certify by checking "YES" below that all of the following statements are true:

   (a) the Institutional Control and/or 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.

X _____ _____

Signature of Owner, Remedial Party or Designated Representative — Date

IC CERTIFICATIONS
SITE NO. C314124

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 Lou Kaufman at Dutchess Avenue & River Walk North, LLC
print name print business address

am certifying as Owner (Owner or Remedial Party)

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

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

01-24-19
Date

IC/EC CERTIFICATIONS

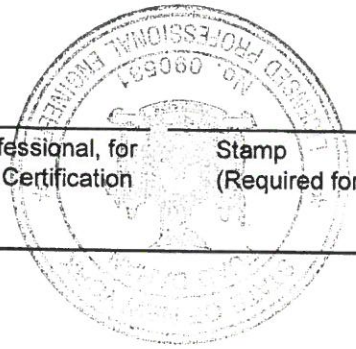
Box 7

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 FUAD DAHMN at SE SI CONSULTING ENGINEERS DPC
print name print business address

am certifying as a Qualified Environmental Professional for the A.C. Dutton Greenway North Tower
(Owner or Remedial Party)



Signature of Qualified Environmental Professional, for the Owner or Remedial Party, Rendering Certification

Stamp (Required for PE)

01-24-2014
Date

APPENDIX C – SITE MANAGEMENT PLAN (SMP) FIGURES

FIGURE 1.1

PROPERTY LOCATION MAP
DUTCHESS AVE. RIVER WALK NORTH
1 DUTCHESS AVENUE AND 2 HOFFMAN STREET
POUGHKEEPSIE, NEW YORK

SITE PLAN

SESI
CONSULTING
ENGINEERS, PC

SOILS / FOUNDATIONS
SITE DESIGN
ENVIRONMENTAL

12A MAPLE AVE. PINE BROOK, N.J. 07058 PH: 973-808-9050

DRAWN BY:	YY
CHECKED BY:	FD
SCALE:	N.T.S.
DATE:	11/16/15
JOB NO.:	9050

N:\ACAD\9050\9050-FIG -1.1.dwg, Layout1, 11/16/2015 5:12:04 PM

FIGURE 2.1

PROPERTY LOCATION MAP
DUTCHESS AVE. RIVER WALK NORTH
1 DUTCHESS AVENUE AND 2 HOFFMAN STREET
POUGHKEEPSIE, NEW YORK

TAX MAP

SESI
CONSULTING
ENGINEERS, PC

SOILS / FOUNDATIONS
SITE DESIGN
ENVIRONMENTAL

12A MAPLE AVE. PINE BROOK, N.J. 07058 PH: 973-808-9050

DRAWN BY:	YY
CHECKED BY:	FD
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DATE:	12/8/16
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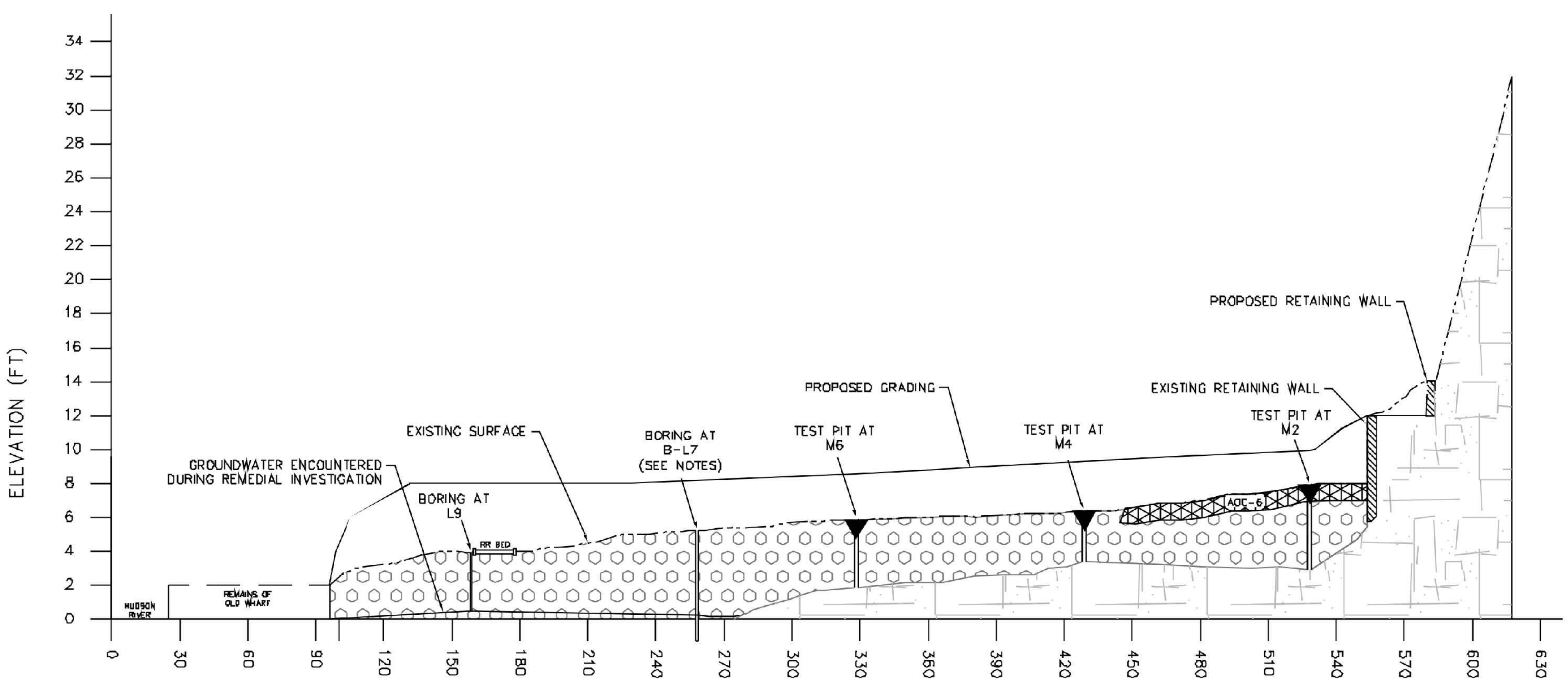

SECTION A-A'

LEGEND

- EXISTING SURFACE
- PROPOSED SURFACE
- APPROXIMATED ENTRANCE ROADWAY AND RAMPS INTO SITE
- ZONE OF METALS CONCENTRATIONS EXCEEDING ACTION LEVELS
- FILL MATERIAL
- BEDROCK

NOTES

1. FILL MATERIAL GENERALLY CONSISTS OF FINE TO MEDIUM SAND, GRAVEL, SOLIDIFIED KILN ASH, CRUSHED BRICK, AND CRUSHED SHALE/BLAST ROCK.

2. SUBSURFACE CONDITIONS ARE ESTIMATED BASED ON TEST PIT AND BORING DATA COLLECTED FROM THE LOCATIONS SHOWN, AS WELL AS LOCATIONS IN THE VICINITY OF THIS CROSS SECTION.

3. BORING B-L9 EXTENDS 1.5 FEET BELOW THE 0 FOOT ELEVATION (RIVER ELEVATION).

4. PROPOSED CONDITIONS (RAMP, ROAD, & RETAINING WALL) ARE APPROXIMATED. NO APPROVED SITE PLAN IS AVAILABLE FROM THE DEVELOPER FOR PLANNING PURPOSES. THIS SOIL RAP WAS DESIGNED IN GENERIC TERMS SO THAT IT MAY BE EASILY ADAPTABLE TO AN APPROVED SITE PLAN IN THE FUTURE.

No.	DATE	DESCRIPTION	BY
1.			

REVISIONS

PROJ. MANAGER:
CHIEF DESIGNER:
REVIEWED BY: DATE

TO MY KNOWLEDGE AND BELIEF, THESE MAPS ARE SUBSTANTIALLY CORRECT AS NOTED HEREON.

LAWRENCE R. GEISSLER, JR. 12327 LICENSE No.

SCALE: HORZ.: NTS VERT.:
DATUM: HORZ.: VERT.:
GRAPHIC SCALE NTS

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THE O'NEILL GROUP - DUTTON, LLC
CROSS SECTION A-A'
FORMER A.C. DUTTON LUMBER FACILITY
2 HOFFMAN STREET
POUGHKEEPSIE NEW YORK

PROJ. No.: 20040784A2N
DATE: SEPTEMBER 2007

FIG. 9A

dwg by: LH
chk by: FD
scale: NTS
date: 12/16/14

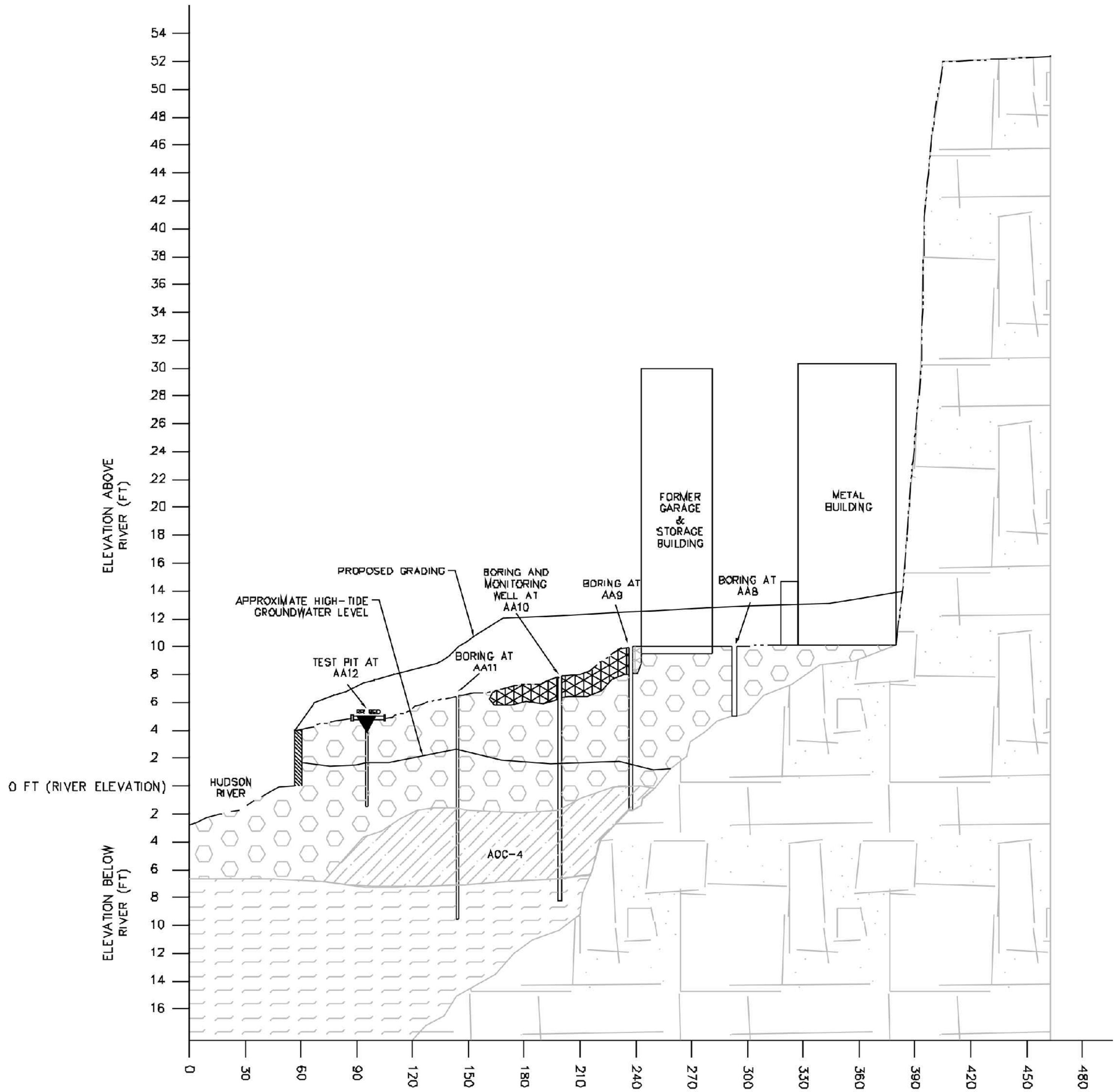
SESI CONSULTING ENGINEERS, PC
SOILS / FOUNDATIONS
SITE DESIGN
ENVIRONMENTAL
12A MAPLE AVE, PINE BROOK, N.J. 07058 PH: 973-808-9050

project: THE O'NEILL GROUP - DUTTON LLC
CITY/TOWN OF POUGHKEEPSIE
DUTCHESS COUNTY, NY

drawing title: SITE GEOLOGICAL SECTIONS

job no: 9046
drawing no:

FIG. 2.2A



SECTION B-B'

LEGEND

- EXISTING SURFACE
- PROPOSED SURFACE
- APPROXIMATE PETROLEUM-IMPACTED AREA OF CONCERN
- ZONE OF METALS CONCENTRATIONS EXCEEDING ACTION LEVELS
- FILL MATERIAL
- NATIVE MATERIAL
- BEDROCK

NOTES

1. FILL MATERIAL GENERALLY CONSISTS OF FINE TO MEDIUM SAND, GRAVEL, SOLIDIFIED KILN ASH, CRUSHED BRICK, AND CRUSHED SHALE/BLAST ROCK.
2. NATIVE MATERIAL GENERALLY CONSISTS OF TIGHTLY PACKED LIGHT BROWN FINE SAND AND SILT.
3. SUBSURFACE CONDITIONS ARE ESTIMATED BASED ON TEST PIT AND BORING DATA.

No.	DATE	DESCRIPTION	BY
1.			

REVISIONS

PROJ. MANAGER:
CHIEF DESIGNER:
REVIEWED BY: DATE

TO MY KNOWLEDGE AND BELIEF, THESE MAPS ARE SUBSTANTIALLY CORRECT AS NOTED HEREON.

LAWRENCE R. GEISSLER, JR. — LICENSE No. 12327

SCALE: HORZ: NTS VERT:
DATUM: HORZ: VERT:
0 NTS GRAPHIC SCALE

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THE O'NEILL GROUP - DUTTON, LLC
CROSS SECTION B-B'
SOIL REMEDIAL ACTION PLAN
2 HOFFMAN STREET
POUGHKEEPSIE NEW YORK

PROJ. No.: 20040764.A2N
DATE: SEPTEMBER 2007

FIG. 9B

dwg by: LH
chk by: FD
scale: NTS
date: 12/16/14

SOILS / FOUNDATIONS
SITE DESIGN
ENVIRONMENTAL

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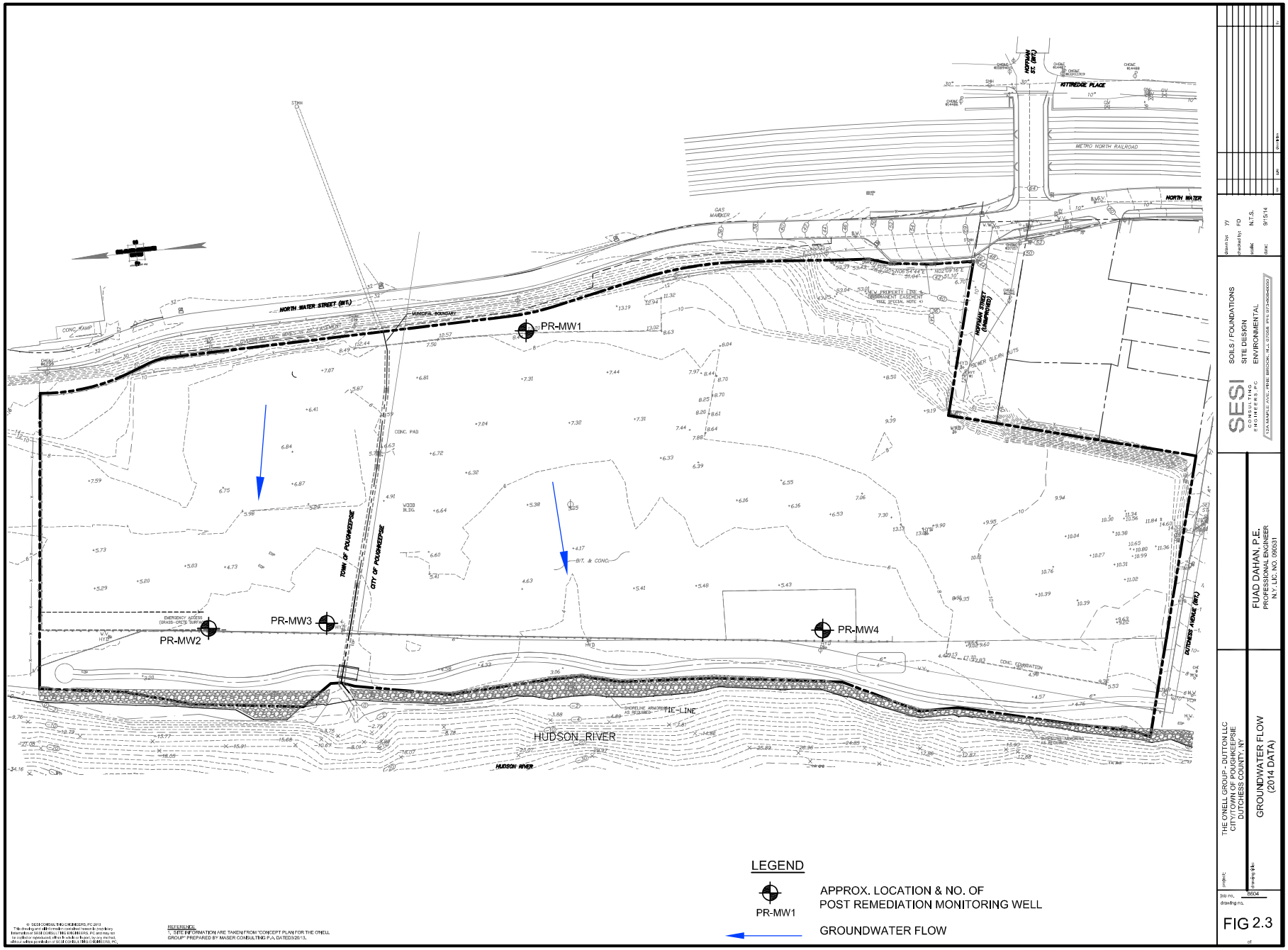
12A MAPLE AVE, PINE BROOK, N.J. 07058 PH: 973-808-9050

project: THE O'NEILL GROUP - DUTTON LLC
CITY/TOWN OF POUGHKEEPSIE
DUTCHESS COUNTY, NY

drawing title: SITE GEOLOGICAL SECTIONS

job no: 9046
drawing no: FIG.2.2B



REFERENCE:
1. SITE INFORMATION ARE TAKEN FROM "CONCEPT PLAN FOR THE O'NEILL GROUP" PREPARED BY INSER CONSULTING P.A. DATED 5/2013.

drawn by: yy
checked by: FD
scale: N.T.S.
date: 9/15/14

SESI CONSULTING ENGINEERS, P.C.
SOILS / FOUNDATIONS
SITE DESIGN
ENVIRONMENTAL
124 MAPLE AVE., RED BROOK, N.Y. 07508 PH: 973-658-0500

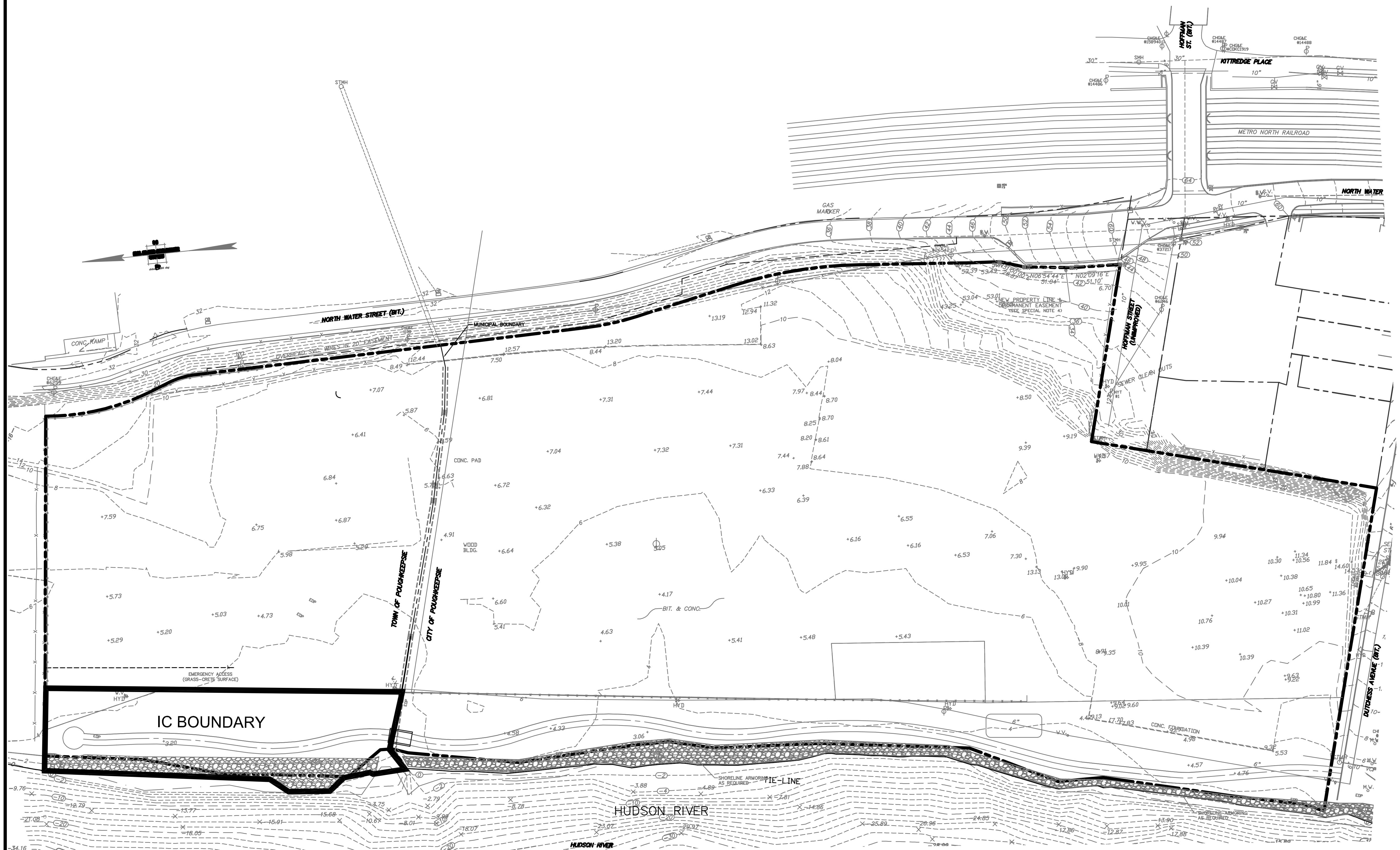
FUAD DAHAN, P.E.
PROFESSIONAL ENGINEER
N.Y. LIC. NO. 080031

project: THE O'NEILL GROUP - DUTTON LLC
CITY/TOWN OF POUGHKEEPSIE
DUTCHESS COUNTY, NY

drawing title: GROUNDWATER FLOW (2014 DATA)

job no.: 8604
drawing no.: FIG 2.3
of

N:\ACAD\8604\8604 FIG 1.3 GW FLOW.dwg, 12/16/2014 8:51:00 AM



LEGEND

REFERENCE
1. SITE INFORMATION ARE TAKEN FROM "CONCEPT PLAN FOR THE O'NELL GROUP" PREPARED BY MASER CONSULTING P.A. DATED3/20/13.

SESI CONSULTING ENGINEERS, D.P.C.
SOILS / FOUNDATIONS
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ENVIRONMENTAL
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FUAD DAHAN, P.E.
PROFESSIONAL ENGINEER
N.Y. LIC. NO. 090531

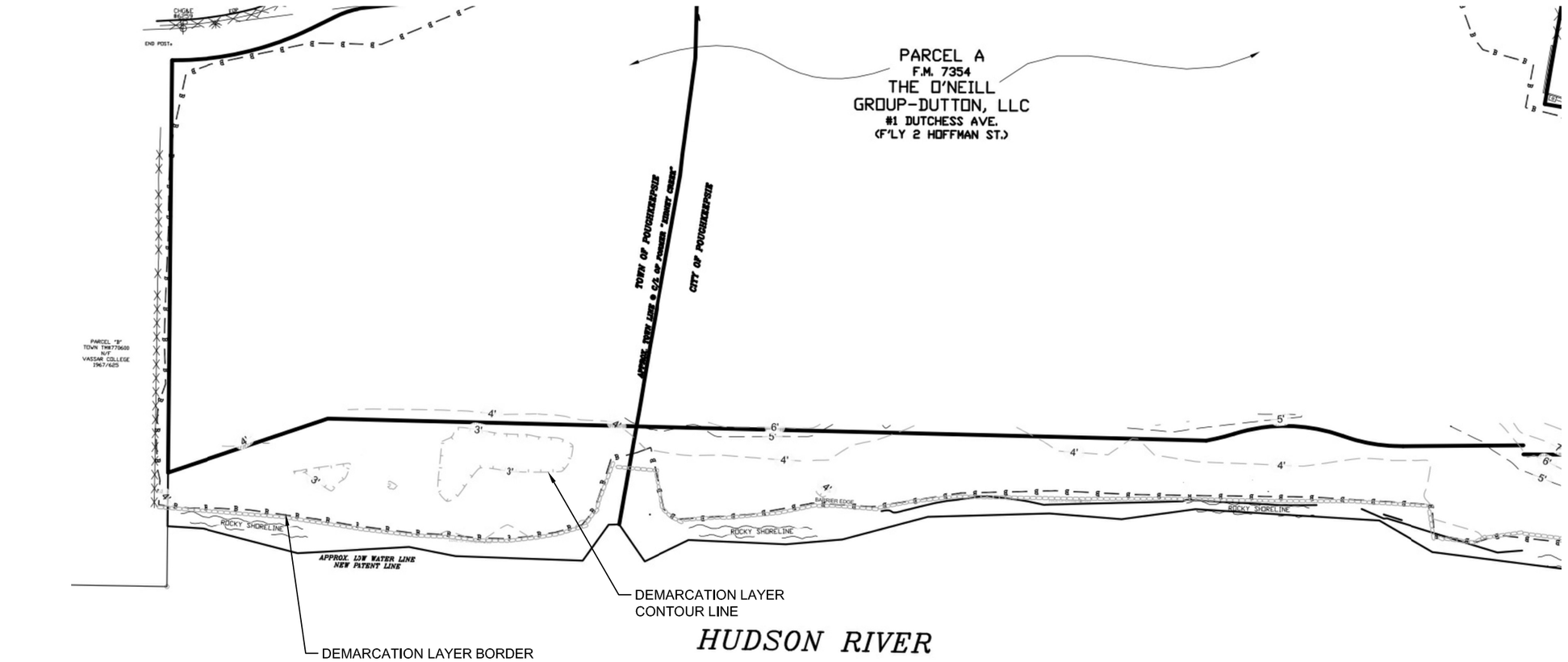
drawn by: YY
checked by: FD
scale: N.T.S.
date: 12/12/16

project: DUTCHESS AVENUE RIVER WALK NORTH
TOWN OF POUGHKEEPSIE
DUTCHESS COUNTY, NY

drawing title: INSTITUTIONAL CONTROL BOUNDARY

job no. 9050
drawing no.
FIG 3.1

N:\ACAD\9050\9050 SMP FIG -3.1.dwg, PRINT 11x17, 12/13/2016 10:06:24 AM, 1:2.72033



NOTES:
1. THE DEMARCATION LAYER IS MADE OF ORANGE GEOTEXTILE FABRIC
2. THE DEMARCATION LAYER INSTALLED ON THE RIVER WALK - CITY SIDE OVERLAPS THE LAYER PREVIOUSLY INSTALLED ON THE AC DUTTON SITE TO THE EAST

REFERENCE
1. SITE INFORMATION TAKEN FROM "A.C. DUTTON PARK LANDS BARRIER DETAILS". DATED 12/08/16.

FUAD DAHAN, P.E.
PROFESSIONAL ENGINEER
N.Y. LIC. NO. 090531

dwg by: yy
chk by: FD
scale: N.T.S.
date: 12/12/16

SESI CONSULTING ENGINEERS D.P.C.
SOILS / FOUNDATIONS
SITE DESIGN
ENVIRONMENTAL
12A MAPLE AVE. PINE BROOK, N.J. 07058 PH: 973-808-9050

project: DUTCHESS AVENUE RIVER WALK NORTH
TOWN OF POUGHKEEPSIE
DUTCHESS COUNTY, NY

drawing title: DEMARCATION LAYER AS BUILT PLAN

job no: 9046
drawing no:

FIG-3.2