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FILE V00444-3

NEW YORK STATE DEPARTMENT OF

ENVIRONMENTAL CONSERVATION

Dear Interested Citizen:

This Fact Sheet is to inform you about the clean up plans for the Beacon Salvage site located in Beacon. If you have any questions or would like more information, please do not hesitate to contact:

Mr. Joseph Moloughney
Project Manager
NYSDEC
625 Broadway
Albany, NY 12233-7017
(518) 402-9671

or

Mr. Michael Knipfing
Public Affairs
NYSDEC
21 S. Putt Corners Road
New Paltz, NY 12561
(845) 256-3154

For site related health questions, please contact the New York State Department of Health's representative:

Mr. John Olm
Public Health Specialist
NYSDOH
Flanigan Square
547 River Street
Troy, NY 12180-2216
1-800-458-1158
ext. 27880

PUBLIC COMMENT PERIOD

From: May 29, 2002
To: June 28, 2002

FACT SHEET

BEACON SALVAGE SITE - V00444-3

Voluntary Cleanup Agreement Public Comment Period Announced

May 2002

FILE COPY

INTRODUCTION

The New York State Department of Environmental Conservation (NYSDEC), in cooperation with the New York State Department of Health (NYSDOH), is pleased to inform you that Scenic Hudson Land Trust, Inc. has volunteered to clean up contaminated areas in a portion of the 4.2 acre former Beacon Salvage facility (see attached map). The remedial activities will be performed under the Department's Voluntary Cleanup Program and will address PCBs and heavy metals in the surface and subsurface soils. The remedial work will be done in stages as the site is redeveloped.

SITE BACKGROUND AND DESCRIPTION

The site is an elongated, irregularly-shaped lot located at the western end of Red Flynn Drive in the City of Beacon. The site extends approximately 1,100 feet westward from Red Flynn Drive and borders the Hudson River. Portions of the site have historically been used for the storage and processing of scrap metal. Several small open burn areas are located on the eastern portion of the site.

Scenic Hudson Land Trust purchased the property in October 2000 and has plans to develop the property over the next several years.

ENVIRONMENTAL INVESTIGATIONS

Several rounds of investigation have been conducted at the site. A combined Phase I - Phase II Environmental Site Assessment was completed at the site in July 2000. The results of this investigation indicated elevated concentrations of polychlorinated biphenyls (PCBs) and some metals in the site soils. An expanded subsurface investigation was completed in September 2000 which further delineated the extent of PCB contamination.

In August 2001, additional soil samples were collected at the site to evaluate PCB, pesticide, dioxin, metal, volatile organic compound (VOC), and polycyclic aromatic hydrocarbon (PAH) concentrations. These samples confirmed the results of the previous investigations and revealed slightly elevated PCB and metal contamination at the site. No dioxins, VOCs, or pesticides were found in the samples.

In October 2001, additional soil samples were collected for metals analysis. Lead and arsenic were detected at slightly elevated concentrations across the site. In February 2002, groundwater samples were collected from temporary monitoring wells installed at the site. The samples were analyzed for PCBs,

metals, VOCs, and PAHs. No significant contamination of the groundwater was discovered.

The results of these investigations indicate that PCB contamination is largely limited to the former burn areas on the eastern portion of the site. Elevated concentrations of lead and arsenic are present in soils across large areas of the site.

DESCRIPTION OF THE REMEDIAL ACTION

Based on the information obtained in the environmental investigations, Scenic Hudson Land Trust, Inc. has proposed the following remedial action:

- PCB contamination in the burn area will be removed to a depth of 18 to 24 inches; and
- An 18-inch thick soil barrier will be constructed over all portions of the site containing elevated lead and arsenic concentrations and over the former open burn areas (after excavation).

Scenic Hudson Land Trust anticipates that removal of the PCBs will occur this summer. Placement of the soil barrier will occur in stages over several years as the property is developed. The development plans have not been finalized, but the design of the soil barrier will be incorporated into the development plans. The barrier will be placed directly over re-graded site fill material, and will include 18 inches of clean soil for proposed vegetated areas; asphalt for roads and parking lots, and concrete for building slabs and heavy-use areas.

The site will require a Soil/Fill Management Plan which establishes protocols for the characterization and handling of soils/fill excavated, graded or otherwise disturbed during the construction or development of the site. Soils/fill found to contain contaminants at concentrations exceeding established site specific action levels will be disposed of off-site. The work plan also includes an Operation, Monitoring and Maintenance plan. This plan includes provisions for the annual inspection, maintenance and repair of the cover system after site construction or development is completed. For the State's release from liability to remain in effect, annual certified inspection reports will be required. Also, the site's final use will be limited through deed restrictions.

PUBLIC REVIEW AND COMMENT ON THE PROPOSED PLAN

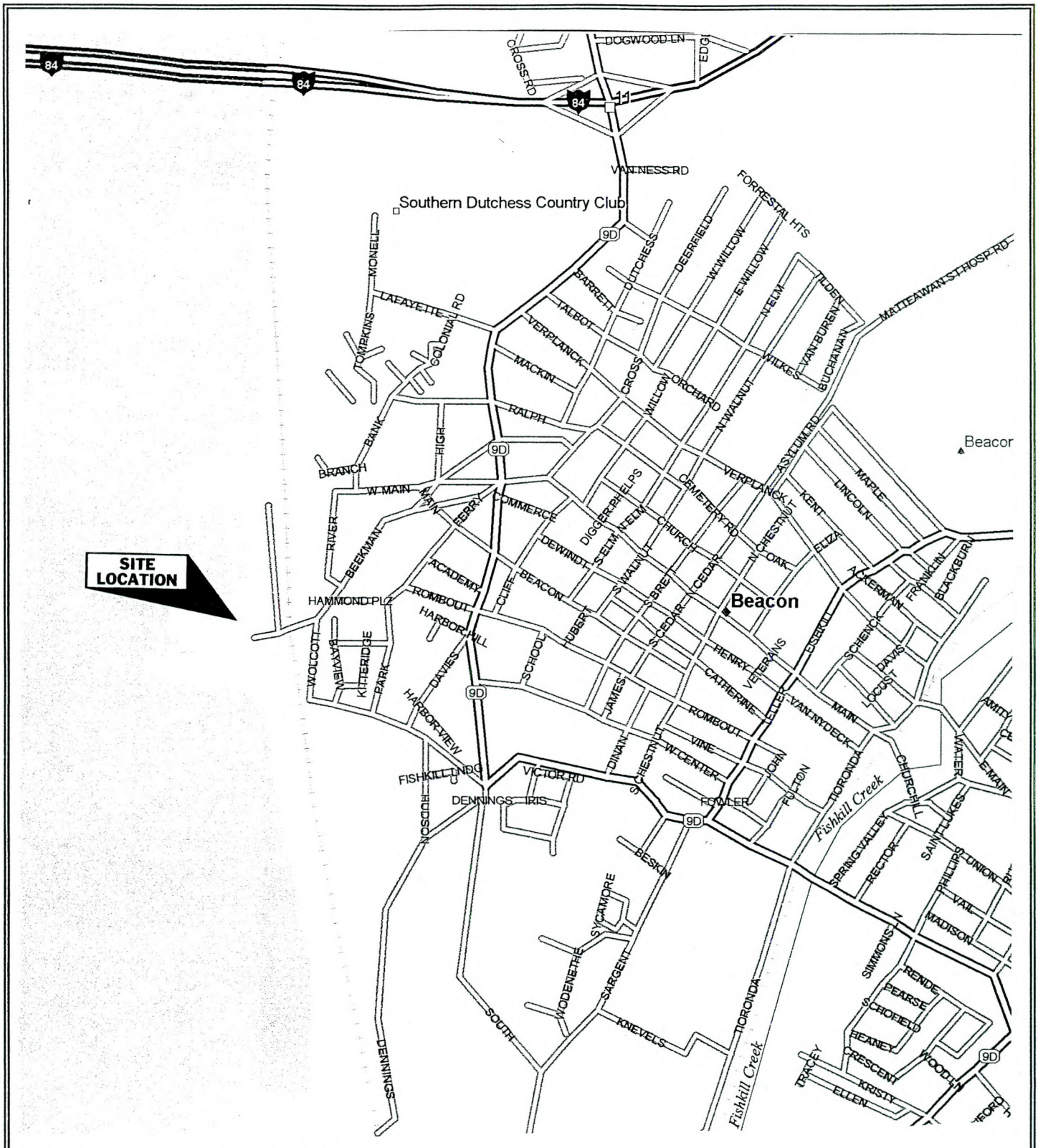
The site investigation reports and the proposed Remedial Action Work Plan is available for public review at the following document repositories:

NYSDEC Region 3
21 S. Putt Corners Road
New Paltz, NY 12561
(845) 256-3154
Hours: M - F 8:30-4:45

Howland Memorial Library
313 Main Street
Beacon, NY 12508
(845) 831-1134
Hours: M -Th 10-8, F,S 10-5
Sun 1-5 (Sept-May only)

Written comments on the proposed Remedial Action Work Plan are welcome and will be accepted from May 29, 2002, until June 28, 2002. Written comments expressing objection or opposition to the work plan must explain the basis of that opposition and identify the specific grounds which could lead the Department to impose significant changes to the plan.

Comments, postmarked by June 28, 2002 should be sent to Mr. Joseph Moloughney, Project Manager, NYSDEC, 625 Broadway, Albany, NY 12233-7017.



Source: DeLorme Street Atlas, Version 6.0 (1998)

Site Location Map

Beacon Salvage
Red Flynn Drive
City of Beacon, Dutchess County, New York

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ESI File: SB2096.40

Date: November 2001

Attachment A

Andrew J. English
NYSDEC
625 Broadway
Albany, NY 12233-7017