New York State Department of Environmental Conservation

February 2014

FACT SHEET

Brownfield Cleanup Program

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

Site Name: Beacon Terminal
DEC Site #: C314117
Address: 555 South Avenue
Beacon, NY 12508

Have questions? See "Who to Contact" Below

Remedy Proposed for Brownfield Site Contamination; Public Comment Period Announced

The public is invited to comment on a proposed remedy being reviewed by the New York State Department of Environmental Conservation (NYSDEC) to 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. Documents related to the cleanup of this site can be found at the locations identified below under "Where to Find Information."

Based on the findings of the investigation, NYSDEC in consultation with the New York State Department of Health (NYSDOH) has determined that the site does not pose a significant threat to public health or the environment.

How to Comment
NYSDEC is accepting written comments about the proposed plan for 45 days, from **February 14, 2014** through **March 31, 2014**. The proposed plan is available for public review at the locations identified below under "Where to Find Information." Please submit comments to the NYSDEC project manager listed under Project Related Questions in the "Who to Contact" area below.

Draft Remedial Work Plan and Proposed Decision Document
The cleanup plan is described in NYSDEC's Proposed Decision Document, which is based on a more detailed "Remedial Work Plan". The proposed remedy consists of:

Excavation of soil in four areas deemed to be the source of contamination, installing a cover system, evaluating vapor intrusion in the existing and new buildings and performing mitigation, if necessary, the imposition of Institutional Controls in the form of Environmental Easement for the controlled property and implementing a Site Management Plan to ensure the Institutional and Engineering controls remains effective.

The proposed remedy was developed by BEACON TERMINAL ASSOCIATES, LP ("applicant(s)") after performing a detailed investigation of the site under New York's Brownfield Cleanup Program (BCP).

Summary of the Investigation

The Remedial Investigation (RI) revealed that concentrations of certain constituents in soil exceeded restricted residential use (contemplated use of the site) soil cleanup objective (SCOs). Elevated concentrations of toluene in subsurface soil were found above SCOs in the vicinity of the abandoned rail spur and its adjacent wood line. Polychlorinated biphenyl (PCB) concentrations were found to be above SCOs in the subsurface soil samples taken from the southwest corner of the site. Toluene was detected above SCOs in the subsurface soil sample taken beneath the building B-5B. Poly aromatic hydrocarbons (PAHs) are present above SCOs in surface and subsurface soils throughout the site. Trichloroethene (TCE) was observed in one soil gas sample collected in the vicinity of building B-7. Site groundwater has not been impacted by volatile and/or semi-volatile organics. No significant contamination of site groundwater was encountered, with the exception of certain metals. No site related contamination was encountered in surface water or sediments.

Next Steps

NYSDEC will consider public comments, revise the plan as necessary, and issue a final Decision Document. New York State Department of Health (NYSDOH) must concur with the proposed remedy. After approval, the proposed remedy becomes the selected remedy. The draft Remedial Work Plan and Proposed Decision Document are then revised as needed to describe the selected remedy, and will be made available to the public. The applicant(s) may then design and perform the cleanup action to address the site contamination, with oversight by NYSDEC and NYSDOH.

NYSDEC will keep the public informed throughout the investigation and cleanup of the site.

Background

Location: The site is located at 555 South Avenue in the City of Beacon, Dutchess County. The site is accessible from Tioronda Avenue off Wolcott Ave, and is located adjacent to the Fishkill Creek, approximately 2,000 feet east of the Hudson River. The southeast corner of the site includes a portion of the creek and southern bank. To the north of the site are a railroad right of way and the Fishkill Creek is to the south. To the east and west of the site is Madam Brett Park and undeveloped/wooded area respectively.

Site Features: The site is a currently unoccupied 11.07 acre parcel with eight vacant industrial buildings which were formerly used for various manufacturing and warehousing purposes. These buildings occupy approximately fifty percent of the site, and the remainder includes paved parking, paved drives and undeveloped grassland and woodlands. The surface of the site slopes gently to moderately downward to the southeast, towards Fishkill Creek with the surface elevation ranging approximately 20-40 feet above mean sea level. A pedestrian trail known as Fisherman's Trail is partly located on the site along the western and southern property boundary and provides access to Fishkill Creek. Scenic Hudson (owner of the adjacent parcel) has an access easement to Fisherman's Trial.

Current Zoning/Use: The site is zoned Industrial: Manufacturing and Processing. However, the site is proposed to be developed as a residential condominium complex. The site is located in a suburban area comprised primarily of single-family residential, recreational, and vacant properties.

Past Use of the Site: The site has a long history of industrial use. The two buildings (B-1 and

B-2) were constructed around 1878 as the Tioranda Hat Works. Building B-1 contained the engine room and boiler house and building B-2 was the main factory in which operations such as felting, dyeing, carding and wool sorting were performed. It appears that Tiorando Hat Works occupied the site until 1919. On-site hat works related activities were performed until at least 1946.

By 1962, the complex contained the eight buildings. The Atlas Fiber Company operated in six of them, reclaiming fiber, and the remaining buildings were occupied by Chemical Rubber Products Inc. and BASF Colors and Chemicals. From approximately 1972 to 1995, the buildings were used for storage by various occupants. The buildings have remained vacant since 1995.

In 1993, six above ground storage tanks (ASTs) used for storage of lubricating oil, hydrochloric and sulfuric acids, and at least ten underground storage tanks (USTs) used for storage of fuel oil, toluene and other chemicals were documented on-site.

In October 2000, as part of the Voluntary Cleanup Program (Site #V00443), four toluene USTs located at building B-5Aand B-5B were removed. All ASTs with exception of four chemical holding tanks located in building B-2 were cleaned and removed from the site. Additionally, one 550-gallon UST was removed from the western side of building B-5B.

Site Geology and Hydrology: The northeastern portion of the site generally consists of brown clay with gravel and fragments of brick (fill) underlain by moist to wet grey silty clay. The western portion of the site generally consists of brown and grey-brown silty clay with sand. The western edge of the site consists of approximately 0.5 to 5 feet of variable fill materials, including construction debris (e.g., concrete blocks, bricks, scrap metal, wood fragment, etc.), fabric, and miscellaneous trash.

The ground water depth varies from approximately 7 feet below ground surface (bgs) to 20 feet bgs on the upland portion of the site. The depth of ground water is approximately 4 feet bgs near Fishkill Creek. Ground water flows in a southern direction, towards Fishkill Creek.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's website at:
http://www.dec.ny.gov/cfmx/extapps/derexternal/haz/details.cfm?pageid=3&progno=C314117

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 is any real property that is difficult to reuse or redevelop because of the presence or potential presence of contamination.

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.

Beacon Terminal Associates, LP
Attn: Howland Public Library
313 Main Street
Beacon, NY 12508
phone: 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
pbamin@gw.dec.state.ny.us

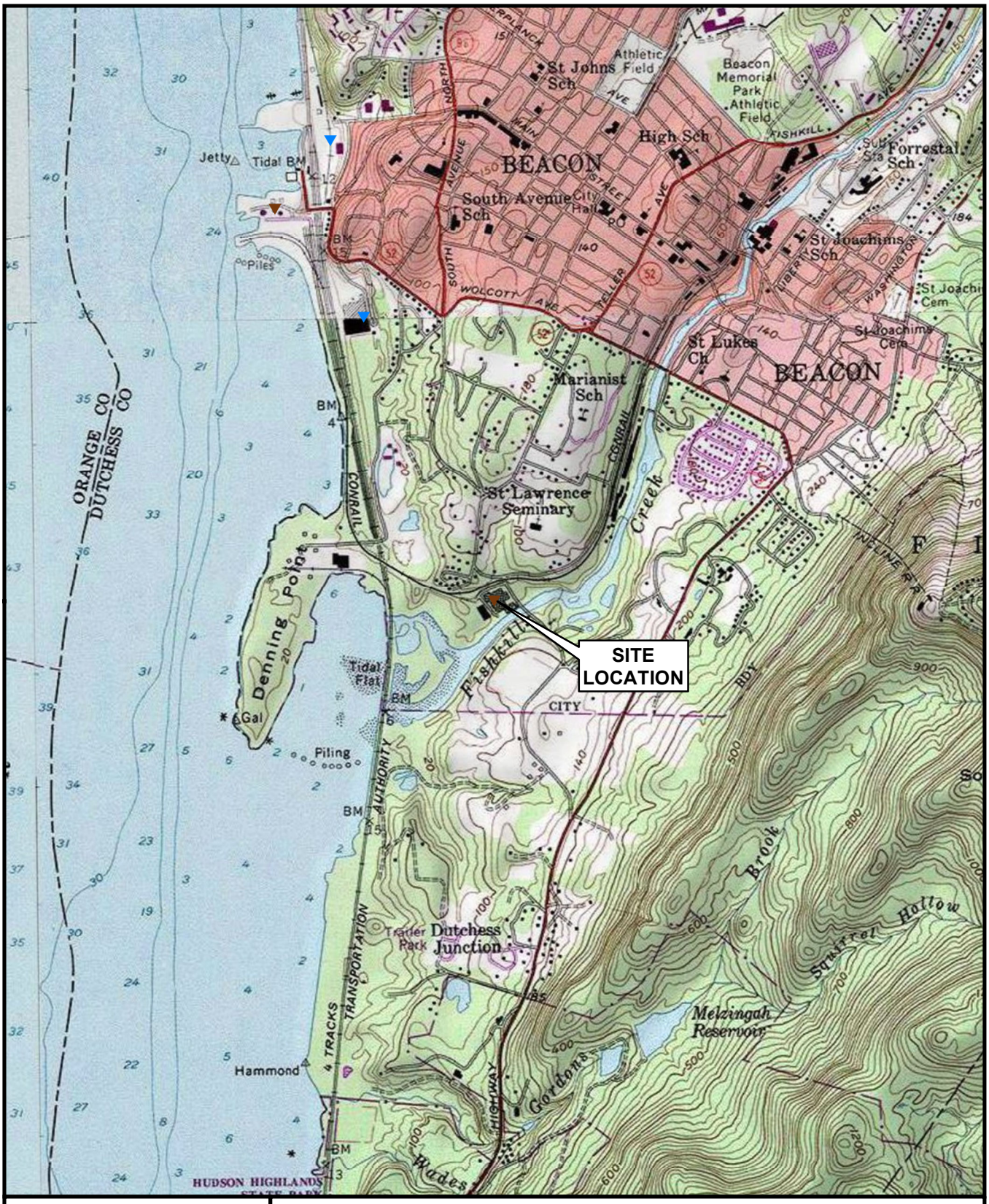
Site-Related Health Questions
Anthony Perretta
New York State Department of Health
Empire State Plaza Corning Tower, Room # 1787
Albany, NY 12237
518-402-7860
BEEI@health.state.ny.us

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.



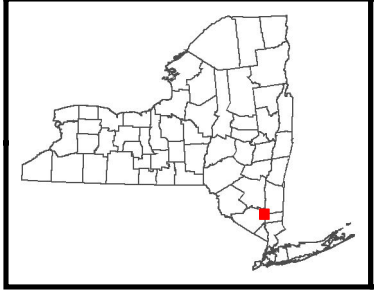


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Figure 1

Site Location Map

Beacon Terminal
City of Beacon, Dutchess County
Site No. C314117

DEPARTMENT OF ENVIRONMENTAL CONSERVATION
NEW YORK STATE