



FACT SHEET Brownfield Cleanup Program

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

Site Name: A.C. Dutton Greenway City
DEC Site #: C314123
Address: 1 Dutchess Avenue
Poughkeepsie, NY 12601

Have questions? See "Who to Contact" Below

Cleanup Action to Begin at Brownfield Site

Action is about to begin that will address the contamination related to the A.C. Dutton Greenway City 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.

Documents related to the cleanup of this site can be found at the location(s) identified below under "Where to Find Information."

The cleanup activities will be performed by Dutchess Avenue Riverwalk, LLC ("applicant(s)") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC).

Highlights of the Upcoming Cleanup Activities

The goal of the cleanup action for the site is to achieve cleanup levels that protect public health and the environment. The cleanup action for the site includes:

- 1. Construction of a site cover that will allow for restricted residential use and recreational use of the site. The two-foot thick cover will consist of clean soil underlain by a demarcation layer, consisting of orange snow fencing or geotextile to provide a visual reference between the cover soil and subsurface soil. The top six inches of soil will be of sufficient quality to support vegetation. Clean soil is soil that meets the soil cleanup objectives (SCOs) for restricted residential use. Non-vegetated areas (trails, bench areas etc.) will be covered by a newly installed paving system or concrete at least 6 inches thick.
2. The shoreline will be stabilized sufficiently to protect the cover system and limit the erosion of site soils by replacing and/or reinforcing the existing stabilization.
3. Placement of an environmental easement on the property that will allow the use and development of the controlled property for restricted residential, recreational, commercial or industrial uses (subject to local zoning laws) and restrict the use of groundwater as a source of potable or process water.
4. Development of a site management plan (SMP) which will detail the soil management in the event of future excavations in addition to long-term monitoring.

## **Next Steps**

After the applicant completes the cleanup activities, they will prepare a Final Engineering Report and submit it to NYSDEC. The Final Engineering Report will describe the cleanup activities completed and certify that cleanup requirements have been achieved or will be achieved.

When NYSDEC is satisfied that cleanup requirements have been achieved or will be achieved for the site, it will approve the Final Engineering Report. NYSDEC will then issue a Certificate of Completion to the applicant(s).

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 fact sheet that describes the content of the Final Engineering Report will be sent to the site contact list. The fact sheet will identify any institutional controls (for example, deed restrictions) or engineering controls (for example, a site cap) necessary at the site in relation to the issuance of the Certificate of Completion.

## **Background**

**Location:** The A.C. Dutton Greenway City Site is located in an urban area at 1 Dutchess Avenue, in the City 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 located in a Waterfront District, which allows for restricted-residential use, which includes active recreation uses, and is currently vacant.

**Historical Use:** The site was used for industrial purposes from the 1830s to 1995. Prior uses included processing of whale oil, a screw factory, a sash factory, a locomotive factory, a dyewood factory, an iron works plant, 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. Native material, consisting of light brown silty sand, was encountered at approximately 5 feet below the surface.

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.

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

**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

Adriance Memorial Library  
Attn: Thomas Lawrence  
93 Market Street  
Poughkeepsie, NY 12601  
phone: 845-485-3445 extension 3306

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, P.E.  
Department of Environmental Conservation  
Division of Environmental Remediation  
625 Broadway  
Albany, NY 12233-7014  
518-402-9662  
[jamie.verrigni@dec.ny.gov](mailto: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  
607- 432-3911  
[BEEI@health.ny.gov](mailto: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.

