



<h1>FACT SHEET</h1>	<h2>Brownfield Cleanup Program</h2>
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**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

### A.C Dutton Greenway City Draft Remedial Action Work Plan Available for Public Comment

The New York State Department of Environmental Conservation (NYSDEC) and the New York State Department of Health (NYSDOH) have received a draft Remedial Action Work Plan (RAWP) to address contamination related to the A.C. Dutton Greenway City site ("site") located at 1 Dutchess Avenue, Poughkeepsie, Dutchess County. The draft RAWP was submitted by Dutchess Avenue Riverwalk, LLC under the New York's Brownfield Cleanup Program (BCP). Please see the map for the site location.

**How to Comment**

NYSDEC is accepting written comments about the remedy for 45 days, from **July 14, 2015** through **August 28, 2015**. The draft RAWP 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 Action Work Plan**

The remedy for the site includes:

1. Construction of a site cover that will allow for restricted residential 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, 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**

NYSDEC along with the NYSDOH will consider public comments as it completes its review, makes any necessary revisions, and approves the RAWP. The approved RAWP will be placed in the document repositories (see “Where to Find Information” below). After the RAWP is approved, Dutchess Avenue Riverwalk, LLC may proceed with the remediation of the site.

### **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 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, 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:

<http://www.dec.ny.gov/cfm/xtapps/derexternal/haz/details.cfm?pageid=3&progno=C314123>

**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 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 locations to help the public stay informed.

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

**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.



TOWN OF POUGHKEEPSIE  
CITY OF POUGHKEEPSIE

HUDSON RIVER

A.C. Dutton  
Greenway City Site

DUTCHESS AVENUE

North Water St