Department of Environmental Conservation

April 2016

FACT SHEET

Brownfield Cleanup Program

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

Site Name: A.C. Dutton Greenway North Town
DEC Site #: C314124
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 North Town 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 byDutchess Avenue Riverwalk North, 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 orange snow fencing or geotextile to provide a visual reference between the cover soil and subsurface soil. Clean soil is soil that meets the soil cleanup objectives for restricted residential use. The top six inches of soil will be of sufficient quality to support vegetation. 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 which will detail the soil handling 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 North Town Site is located in an urban area in the Town 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 zoned for Waterfront District 2, which allows for active recreation uses and is currently not used.

Historical Use: The site property 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, anthracite coal, ash, sand, silt and large gravel.

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/cfmx/extapps/derexternal/haz/details.cfm?pageid=3&progno=C314124

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

Project documents are available at the following location(s) to help the public stay informed.

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

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
Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7014
518-402-9662
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.

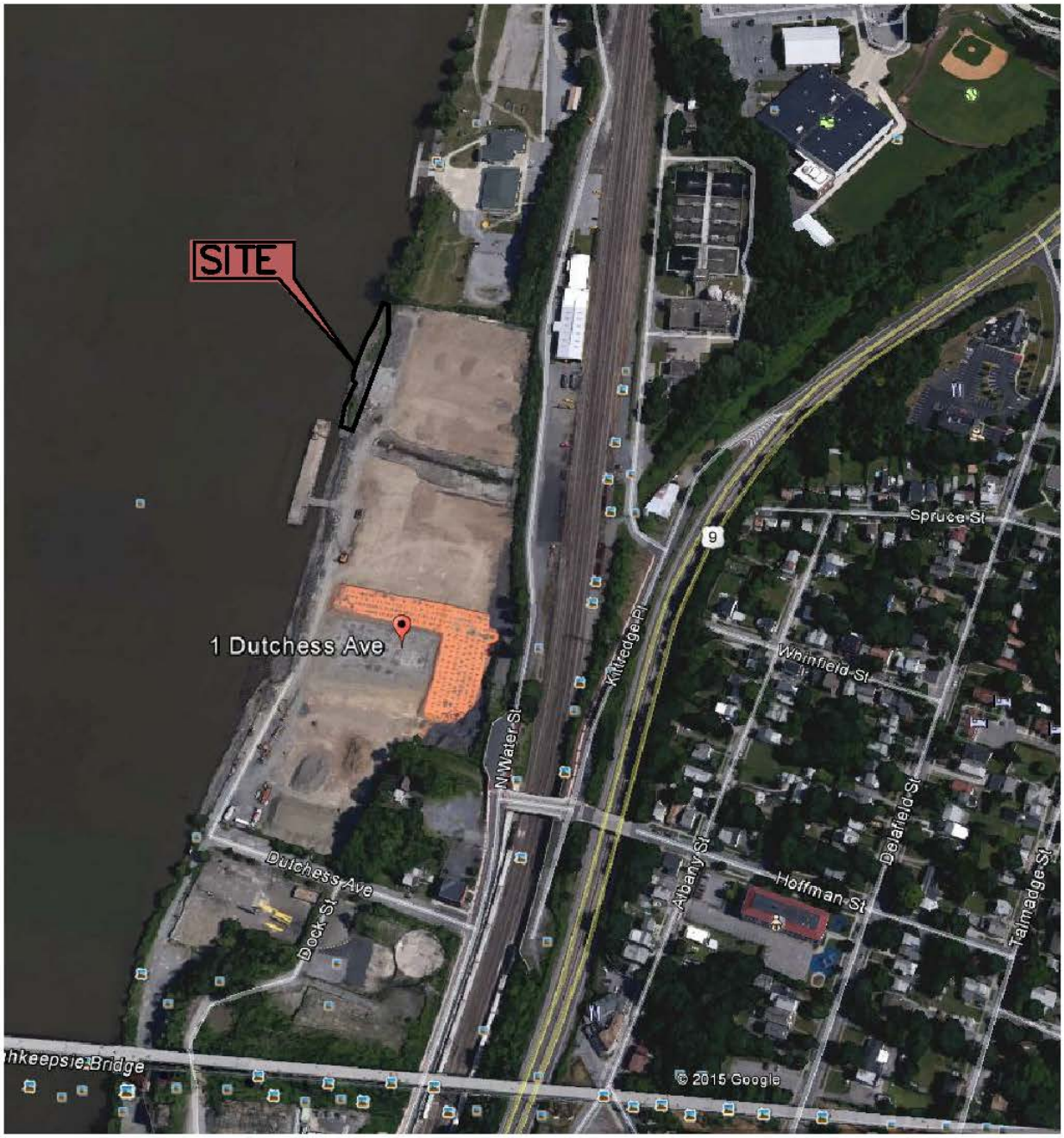

FIGURE 1.1

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

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