



FACT SHEET

Brownfield Cleanup Program

Long Dock Beacon
NYSDEC Site # C314112
City of Beacon, New York

May 2006

Draft Remedial Investigation Work Plan Available for Public Comment

The New York State Department of Environmental Conservation (NYSDEC) requests public comments as it reviews a draft work plan to investigate Long Dock Beacon, located on Red Flynn Drive in the City of Beacon, Dutchess County, New York. See Figure 1 for the location of the site. The draft "Remedial Investigation Work Plan" was submitted by The Scenic Hudson Land Trust, Inc. and Foss Group Beacon, LLC under New York's Brownfield Cleanup Program (BCP).

NYSDEC previously accepted an application submitted by The Scenic Hudson Land Trust, Inc. and Foss Group Beacon, LLC to participate in the BCP. The application proposes that the site will be used as a hotel and conference center, for environmental/waterfront education purposes, and for recreation.

Public Comments About the Draft Remedial Investigation Work Plan

NYSDEC is accepting written public comments about the draft Remedial Investigation (RI) Work Plan for 30 days, from June 6, 2006 to July 7, 2006. The draft RI Work Plan is available for public review at the document repository identified in this fact sheet.

Written comments should be submitted to:

William Bennett
 New York State Department of Environmental Conservation
 625 Broadway
 Albany, New York 12233-7014

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 and business.

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:
www.dec.state.ny.us/website/der/bcp

Highlights of the Proposed Remedial Investigation

The remedial investigation has several goals:

- 1) define the nature and extent of contamination in soil, surface water, groundwater, soil vapor and any other impacted media;
 - 2) identify the source(s) of the contamination;
 - 3) assess the impact of the contamination on public health and/or the environment; and
 - 4) provide information to support the development of a Remedial Work Plan to address the contamination.
- The investigation will be performed by The Scenic Hudson Land Trust, Inc. and Foss Group Beacon, LLC with oversight by NYSDEC and the New York State Department of Health (NYSDOH).

Environmental conditions known to currently exist on the Site include:

Past sampling indicates sub-surface soils located on the northeastern portion of the Site contain levels of PCBs that do not exceed guidance levels.

Past sampling indicates sub-surface soils located on the southern portion of the Site contain levels of petroleum hydrocarbons that do not exceed guidance levels.

Soils located throughout the Site contain elevated levels of metals.

Groundwater on portions of the site previously contained low levels of petroleum hydrocarbons, and petroleum hydrocarbons were observed during 2004 test pitting.

The following investigative activities are proposed in order to eliminate gaps in currently existing data (See Figure 2):

- Soil borings will be extended in the northern and southeastern portions of the Site to characterize soil conditions and contaminant concentrations at portions of the Site proposed for excavation.
- Test pits will be extended at the western and central portion of the Site to characterize sub-surface conditions and to provide guidance on the presence or absence of elevated metals and/or organic contaminants.
- Monitoring wells will be installed at the western and southwestern portion of the Site to document the presence or absence of dissolved metals and organic contaminants in groundwater in these areas.
- Sediment and water sampling will be conducted at the Site (the extreme western and northern portions) in the Hudson River.

Next Steps

NYSDEC will consider public comments when it completes its review, has any necessary revisions made, and approves the RI Work Plan. NYSDOH must concur in the approval of the RI Work Plan. The approved RI Work Plan will be placed in the document repositories. After the RI Work Plan is approved, The Scenic Hudson Land Trust, Inc. and Foss Group Beacon, LLC may proceed with the remedial investigation of the site. It is estimated that the remedial investigation will take about 120 days.

The applicant will develop a Remedial Investigation Report that summarizes the results of the remedial investigation.

NYSDEC will keep the public informed during the investigation and remediation of Long Dock Beacon Site.

Background

Long Dock Beacon is an 8.85 acre parcel located in a former industrial area. The northern half of the Site, which is currently vacant, was formerly known as the “Beacon Salvage” property. The Beacon Salvage Property was a salvage/scrap yard and prior to that, the location of a manufacturer of soaps and insecticides. The owner of the scrap yard also formerly resided on the property. The southern half of the Site, currently occupied by the Dutchess Boat Club, was formerly known as the “Garret Storm” property, which was a major oil storage facility.

Soils exhibiting concentrations of polychlorinated biphenyls (PCBs) and metals in excess of NYSDEC soil criteria were identified at the former Beacon Salvage portion of the Site in 2000. Remedial efforts were undertaken in 2001 to remove soils with PCB contamination and post-remediation soil samples documented PCB levels below guidance levels. Petroleum-contaminated soils were removed from the southern portion of the Site in 1999 (i.e., the former oil storage facility). Laboratory analyses indicated that concentrations of petroleum hydrocarbons in remaining soils were within allowable limits as defined by the NYSDEC. Soils containing elevated metals remain on the Site.

Both halves of this site were previously in the NYSDEC Voluntary Cleanup Program.

FOR MORE INFORMATION

Document Repositories

Document repositories have been established at the following locations to help the public to review important project documents. These documents include the draft RI Work Plan and the application to participate in the BCP accepted by NYSDEC:

NYSDEC Region 3
21 South Putt Corners Rd
New Paltz, NY 12561
(845) 256-3154
Attn: Michael J. Knipfing
Phone: (845) 256-3154
Hours: Monday-Friday 9:00 am – 4:30 pm
(call for appointment)

Howland Public Library
313 Main Street
Beacon, New York
Phone: (845) 831-1165
Hours: Monday-Thursday 9:00 am – 8:00 pm
Friday-Saturday 9:00 am – 5:00 pm
Sunday 1:00 pm – 5:00 pm (Labor Day through Memorial Day)

Municipal Center, lower level
One Municipal Plaza
Beacon, New York
Phone: (845) 838-5025
Hours: Monday–Friday 8:30 am – 3:30 pm

Rivers and Estuaries Center
199 Main Street
Beacon, New York
Phone: (845) 838-1600

Who to Contact

Comments and questions are always welcome and should be directed as follows:

Environmental Investigation

William Bennett
New York State Department of Environmental
Conservation
625 Broadway
Albany, New York 12233-7014
(518) 402-9662
wbbennet@gw.dec.state.ny.us

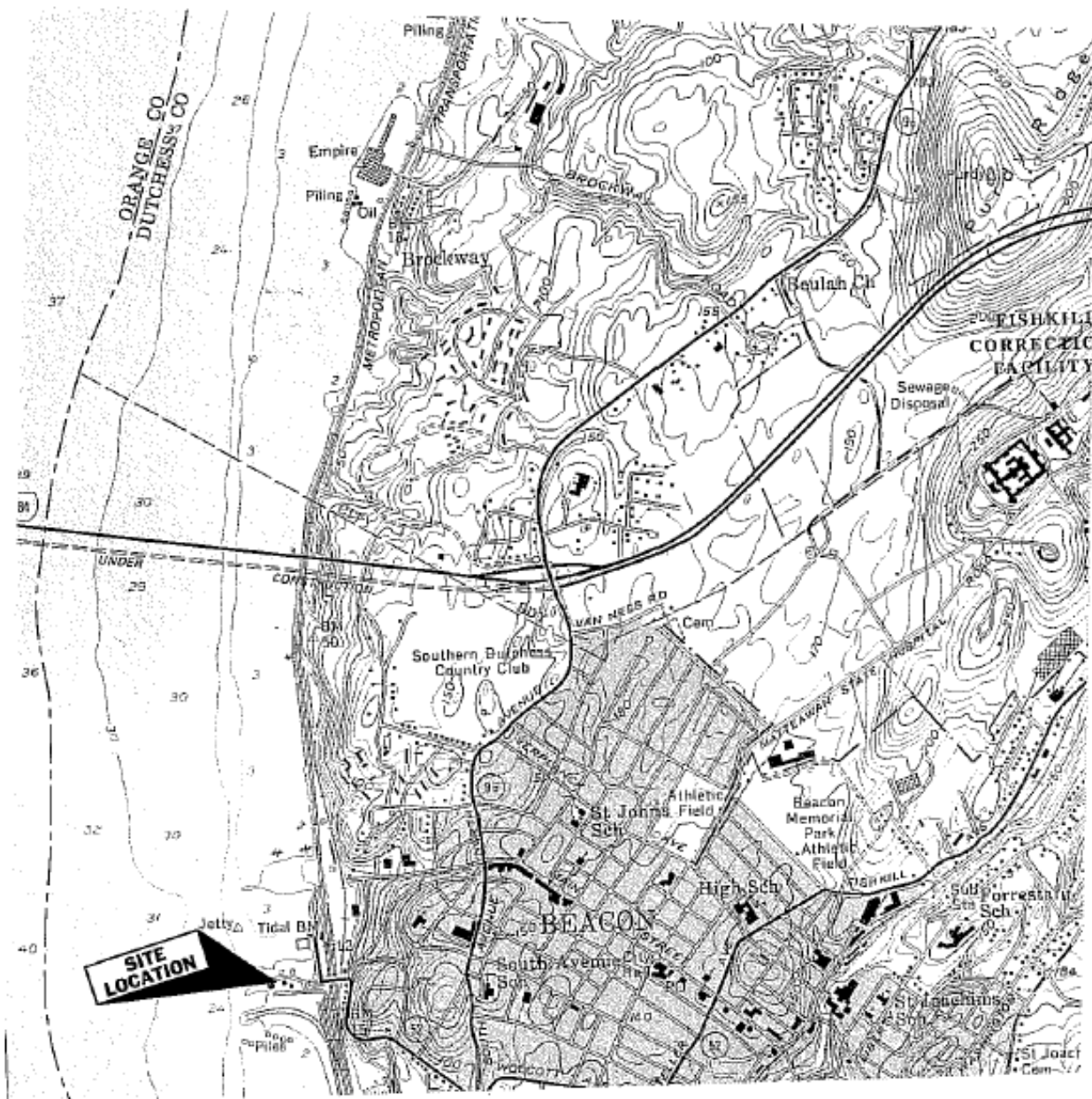
Post Remediation Redevelopment

Matthew D. Rudikoff
Foss Group Beacon LLC
427 Main Street, Suite 201
Beacon, NY 12508
(845) 831-1182
mrudikoff@rudikoff.com
Website: www.longdockbeacon.com

Health Related Questions

Bridget Callaghan
New York State Department of Health
Bureau of Environmental Exposure
Investigation – Room 300
Flanigan Street
547 River Street
Troy, New York 12180-2216
(800) 458-1158 ext 2-7880
BEEI@health.state.ny.us

If you know someone who would like to be added to the project mailing list, have them contact the NYSDEC project manager above. 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.



Source: U.S. Department of the Interior Geological Survey Topographic Map of the Wappingers Falls, NY Quadrangle, dated 1956 (photorevised 1981)

Site Location Map

(Scale: 1:24000)

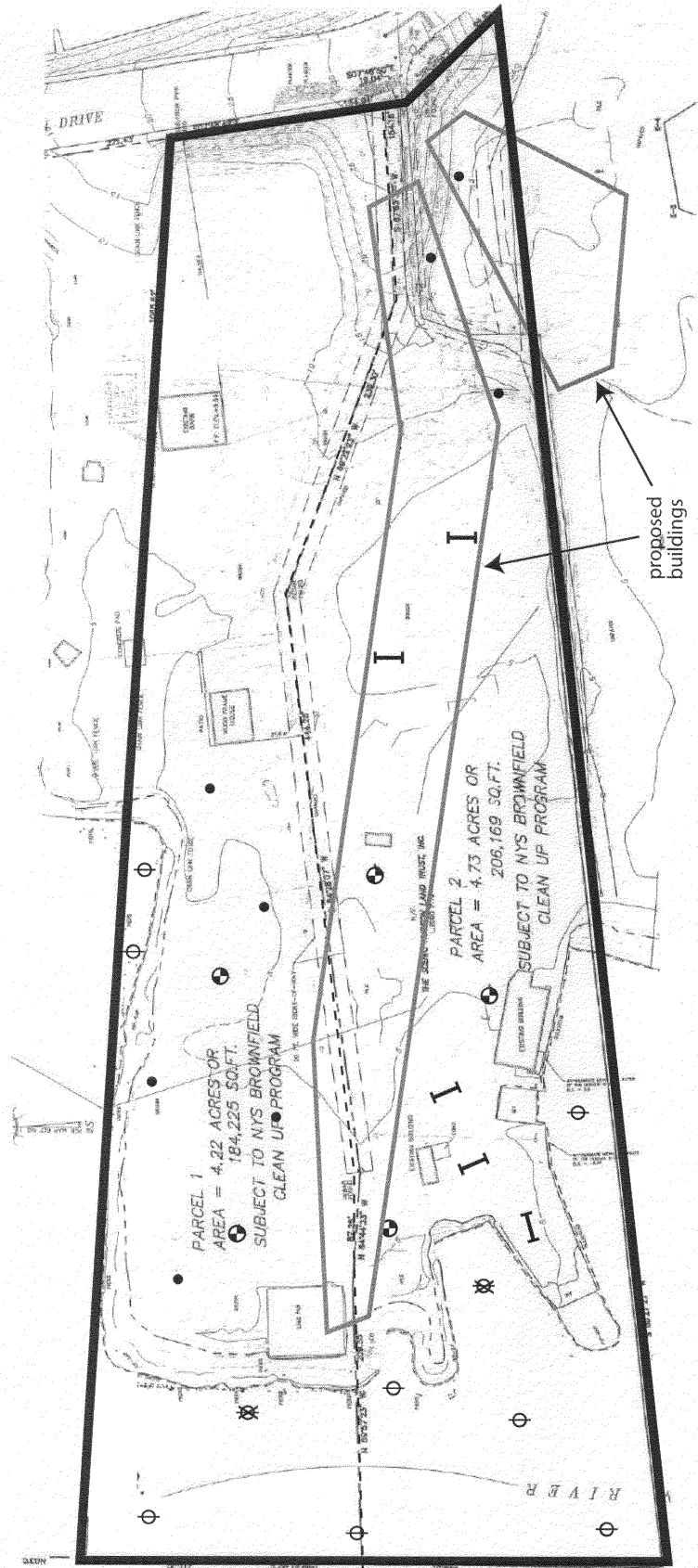
Long Dock Beacon
Red Flynn Drive, City of Beacon
Dutchess County, New York



ESI File: SG96152.50

Date: April 2006

Figure 1



All feature locations are approximate. This map is intended as a schematic to be used in conjunction with the associated report, and it should not be relied upon as a survey for planning or other activities.

Proposed Fieldwork Map

Long Dock Beacon
Red Flynn Drive
City of Beacon
Dutchess County, New York

ESI File: SG96152.50

April 2006

Not to scale

Figure 2