



FACT SHEET

Brownfield Cleanup Program

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

Site Name: Long Dock Beacon
DEC Site #: C314112
Address: 8 and 12-25 Long Dock Road
Beacon, NY 12508-

Have questions?
See
"Who to Contact"
Below

Cleanup Action Completed at Brownfield Site

Action has been completed to address the contamination related to the Long Dock Beacon site ("site") located at 8 and 12-25 Long Dock Road, Beacon, Dutchess County under New York State's Brownfield Cleanup Program. Please see the map for the site location.

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

<http://www.dec.ny.gov/cfm/external/derexternal/haz/details.cfm?pageid=3&progno=C314112>

The cleanup activities were performed by The Scenic Hudson Land Trust, Inc. ("applicant") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). The applicant(s) have submitted a draft Final Engineering Report for NYSDEC review which states that cleanup requirements have been or will be achieved to fully protect public health and the environment for the proposed site use.

Highlights of the Site Cleanup:

Excavation and off-site disposal of soil with elevated concentrations of PCBs, metals (arsenic, lead and mercury), and semi-volatile organic compounds (SVOCs) from the northeast and central portions of the site.

Importation and placement of a site cover comprised of certified clean fill overlying a demarcation layer at least two feet thick in the restricted-residential portion of the site and one foot thick in the commercial portion of the site.

In-situ treatment of petroleum hydrocarbons in the former oil storage facility area.

Implementation of an environmental easement which restricts site land use, prohibits the use of groundwater underlying the site without proper treatment, requires evaluation, and mitigation as necessary of vapor intrusion prior to the construction of new buildings, and requires compliance with a Site Management Plan.

Next Steps

When NYSDEC approves the Final Engineering Report, it will be made available to the public (see "Where to Find Information" below). NYSDEC then will issue a Certificate of Completion which will be announced in a fact sheet that is sent to the site contact list.

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 Certificate of Completion may be modified or revoked if, for example, an applicant does not comply with the terms of its Brownfield Cleanup Agreement with NYSDEC.

Background

Location: The Long Dock Beacon Site is located on a peninsula adjacent to the Hudson River on Long Dock Road in the City of Beacon, Dutchess County, New York. The site is bordered by the Hudson River to the west, Red Flynn Drive to the east, land owned by Scenic Hudson to the south and the Hudson River and the Metro North Railroad station to the north.

Site Features: A rehabilitated red barn which serves as an art gallery and a parking area are located in the northeast corner of the site. The remainder of the site is undeveloped, the southwest area of the site is used for parking.

Current Zoning/Use: The site is zoned for commercial/recreational use. A portion of the site is currently a park which extends from the site to the south. The surrounding area has a combination of residential, commercial, and light industrial land uses.

Past Uses of the Site: Prior uses of the site included a salvage yard, which operated on the northeastern portion of the site from approximately 1962 to 1983 and a Major Oil Storage Facility (MOSF), which operated on the southern portion of the site from approximately 1936 to 1994. In addition unregulated filling of the site may have also led to site contamination. The site is comprised of two former Voluntary Cleanup Program (VCP) sites, the Beacon Salvage site (V00444) and the Garret Storm site (V00096).

Site Geology and Hydrogeology: Shallow subsurface soils at the site generally consist of historic fill consisting of sand, gravel, coal, ash, wood, and brick fragments. Fill is underlain by silt and clay at a depth of 5-10 feet in the northern portion of the site. A dense clay layer is generally present beneath the site at depths of 10 feet on the northern portion of the site and 15-17 feet on the southern portion of the site. Overburden soils extend several hundred feet beneath the site.

Overburden groundwater is present at depths of 0 to 5 feet beneath the ground surface. The overall direction of groundwater flow is tidally influenced (to the east at high tide, to the southwest at low tide).

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.

NYSDEC Region 3
Attn: Sarah Shepard
21 South Putt Corners Road
New Paltz, NY 12561
phone: (845) 256-3154
(sarah.shepard@dec.ny.gov)

Beacon City Hall
Municipal Plaza, Lower Level
One Municipal Plaza
Beacon, NY 12508
phone: (845) 838-5000

Howland Public Library
313 Main Street
Beacon, NY 12508
phone: (845) 831-1134

The Beacon Institute
199 Main Street
Beacon, NY 12508
phone: (845) 838-1600

Who to Contact

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

Project Related Questions

Bill Bennett
Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7014
518-402-9659
william.bennett@dec.ny.gov

Site-Related Health Questions

Tony Perretta
New York State Department of Health
ESP Corning Tower, Rm 1787
Albany, NY 12237
(518) 402-7860
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.

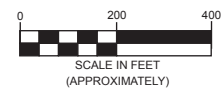
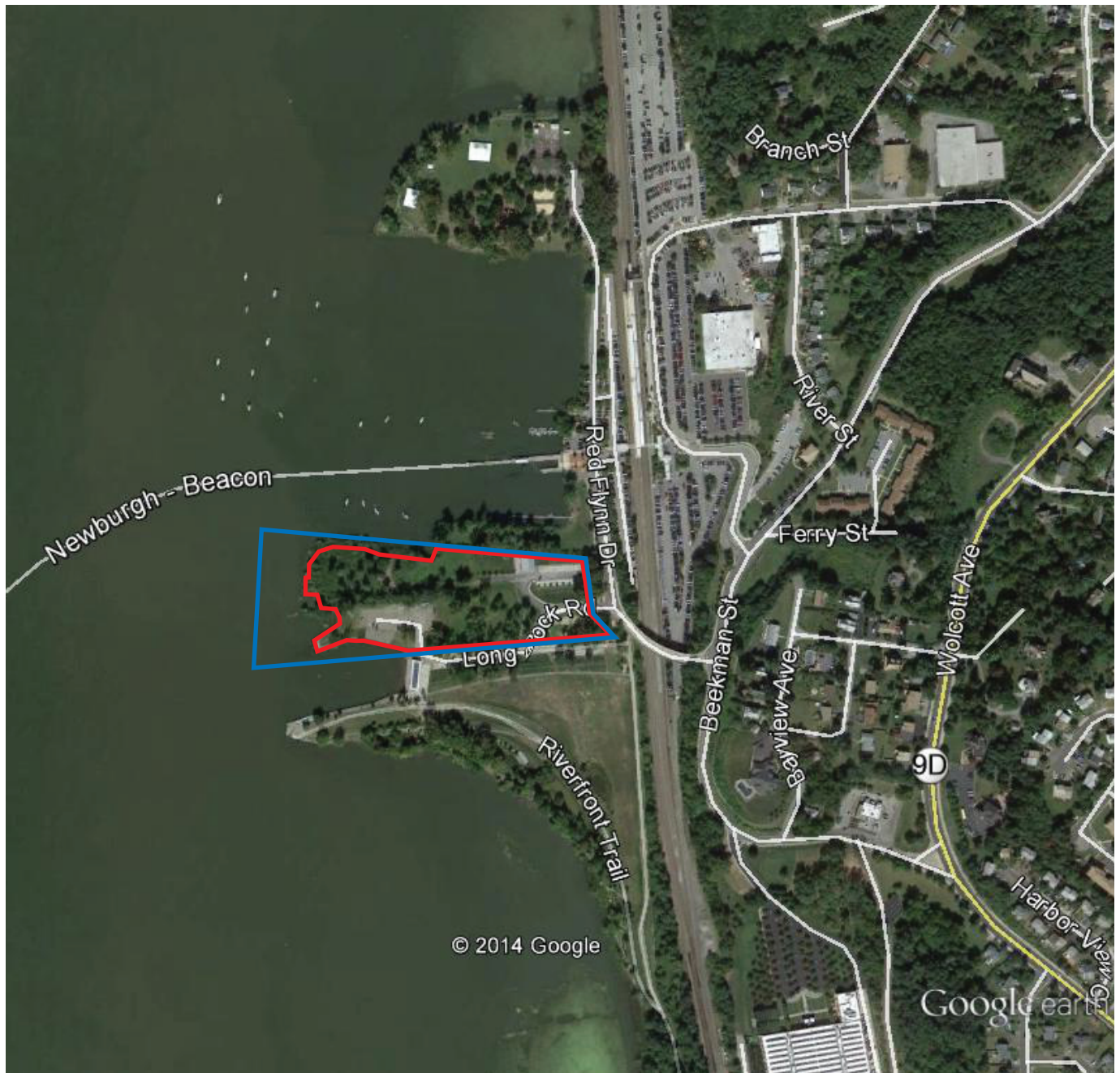


Figure 1: Site Location Map

Long Dock Beacon Site
NYSDEC BCP Site ID: C314112
Red Flynn Drive
City of Beacon, Dutchess County, New York

Legend:

- Site boundary
- Environmental easement boundary

ESI File: SG96152.85

January 2017

Scale as shown

Appendix A