

## Short Environmental Assessment Form

### Part 1 - Project Information

#### Instructions for Completing

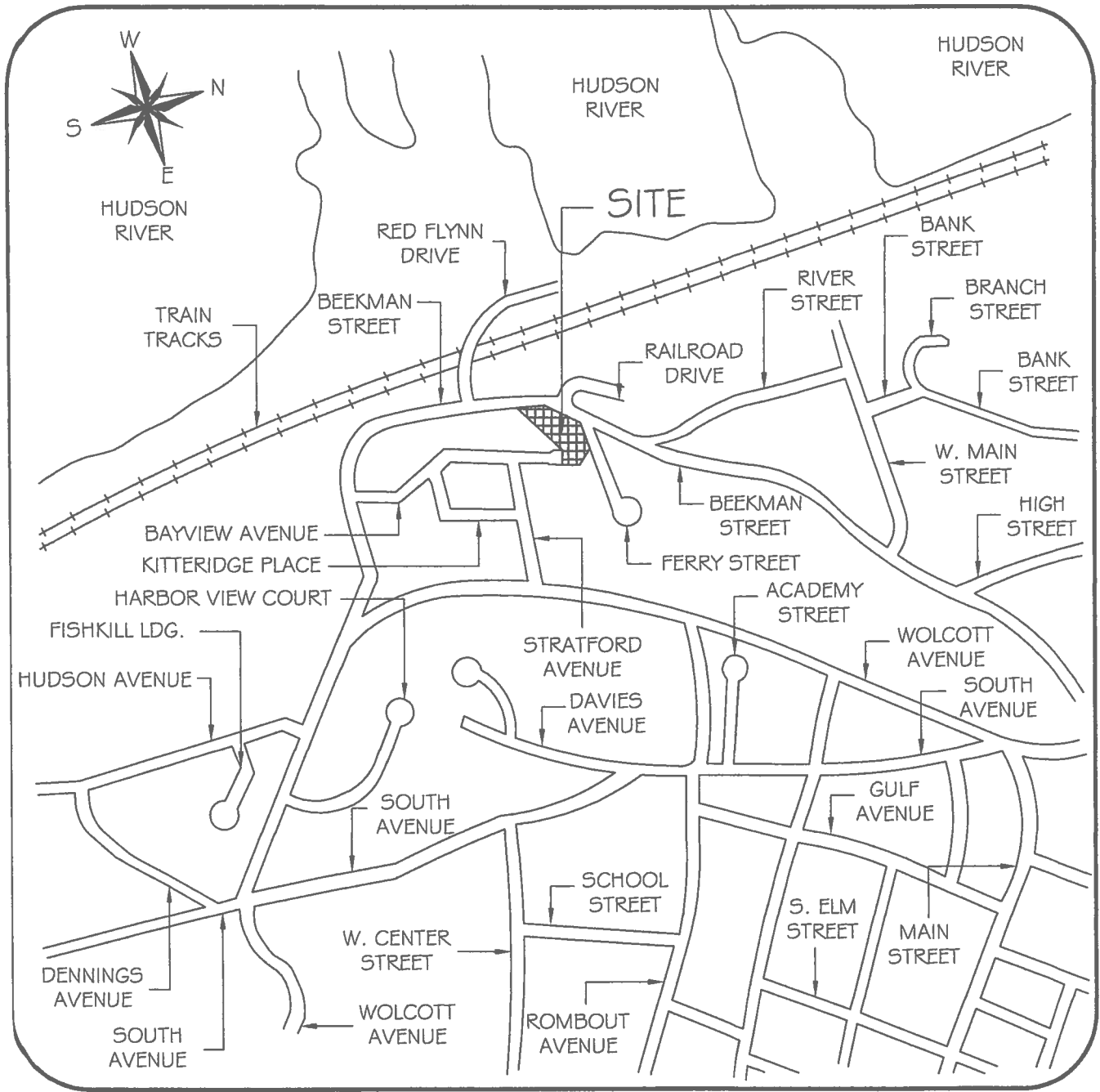
**Part 1 - Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information			
Name of Action or Project: <b>FERRY LANDINGS AT BEACON</b>			
Project Location (describe, and attach a location map): <b>SEE ATTACHED</b> <b>BEEKMAN STREET &amp; FERRY STREET BEACON NY 12508</b>			
Brief Description of Proposed Action: <b>REAL ESTATE DEVELOPMENT PROJECT CONSISTING OF CONSTRUCTION OF EIGHT (8) SINGLE FAMILY RESIDENTIAL TOWNHOUSE UNITS</b>			
Name of Applicant or Sponsor: <b>FERRY LANDINGS AT BEACON, LTD.</b>		Telephone: <b>845-464-0460</b>	
Address: <b>POST OFFICE BOX 294</b>		E-Mail: <b>TELISE@FERRYLANDINGSATBEACON.COM</b>	
City/PO: <b>BEACON</b>		State: <b>NY</b>	Zip Code: <b>12508</b>
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: <b>CITY OF BEACON PLANNING BOARD</b>		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		<u>0.56</u> acres	
b. Total acreage to be physically disturbed?		<u>0.43</u> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<u>0.56</u> acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input checked="" type="checkbox"/> Other (specify): <u>TRAIN STATION</u>			
<input type="checkbox"/> Parkland			

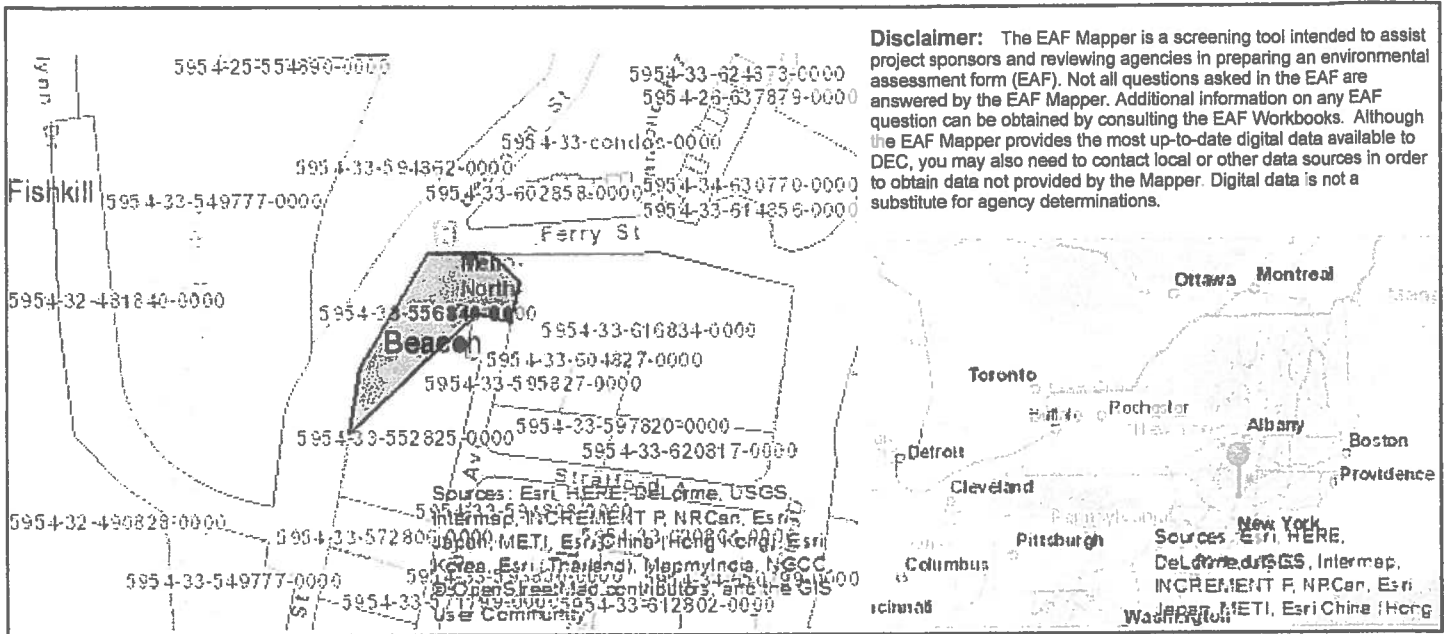


<p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?          If Yes, explain purpose and size: _____          _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?          If Yes, describe: _____          _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?          If Yes, describe: _____          _____</p>	<p>NO</p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input checked="" type="checkbox"/></p>
<p><b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b></p>		
<p>Applicant/sponsor name: <u>FERRY LANDING AT BEACON, LTD</u></p>		<p>Date: <u>APRIL 26, 2017</u></p>
<p>Signature: <u>[Signature], PRESIDENT</u></p>		



LOCATION MAP

SCALE: 1" = 1200' ±



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National Register of Historic Places]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	Yes

## **SHORT ENVIRONMENTAL ASSESSMENT FORM PART 1 APPENDIX**

This appendix contains additional information pertaining to the EAF Mapper Summary Report regarding Part 1 question 12b, Part 1 question 15, and Part 1 question 20 of the Short Environmental Assessment Form. The material included in this appendix is provided to give further details and expound on the answers automatically generated by the EAF Mapper Summary Report. The following appendices are numbered in the order in which they appear in the EAF Mapper Summary Report:

APPENDIX A - QUESTION 12b [Archeological Sites]

APPENDIX B - QUESTION 15 [Threatened or Endangered Animal]

APPENDIX C - QUESTION 20 [Remediation Site]

## **APPENDIX A**

The EAF Mapper Summary Report regarding Part 1 question 12b of the Short Environmental Assessment Form automatically generated a yes answer regarding a potentially archeological sensitive area. Since there are obviously no known sensitive archeological resources located on the project site further investigation into this answer was conducted.

A review of the New York State Office of Parks, Recreation, and Historic Preservation Cultural Resource Information System used to identify areas that contain archeologically sensitive features erroneously indicates the project site as being the location of a potentially archeological sensitive area. An examination of NYS OPRHP's documents (see attached) denotes that on July 16, 1979 Unique Site Number 027-41-0142 was created for the Prizzi carriage house property located on Rombout Avenue Beacon NY 12508. The street address for the carriage house property was incorrectly listed as Ferry Street Beacon, NY 12508. The correct location for the property is Rombout Avenue Beacon NY 12508 as specified on the attached documents.

**BUILDING-STRUCTURE INVENTORY FORM**

DIVISION FOR HISTORIC PRESERVATION  
NEW YORK STATE PARKS AND RECREATION  
ALBANY, NEW YORK (518) 474-0479

FOR OFFICE USE ONLY

UNIQUE SITE NO. 02741-010  
QUAD \_\_\_\_\_  
SERIES \_\_\_\_\_  
NEG. NO. \_\_\_\_\_

39  
Green

YOUR NAME: Jessica Keem DATE: July 16, 1979

YOUR ADDRESS: 31 Green St., Kingston, N.Y. TELEPHONE: 914-331-3096

ORGANIZATION (if any) HADAC, Box 274, Hurley, N. Y. 914-331-8944

**IDENTIFICATION**

- 1. BUILDING NAME(S): \_\_\_\_\_
- 2. COUNTY Dutchess TOWN (CITY) Beacon VILLAGE \_\_\_\_\_
- 3. STREET LOCATION: 45 Ferry St.
- 4. OWNERSHIP a. public  b. private
- 5. PRESENT OWNER Patricia Frizzi ADDRESS: 29 Helen Dr., Happingers Falls
- 6. USE: Original carriage house Present: residence
- 7. ACCESSIBILITY TO PUBLIC Exterior visible from public road: Yes  No   
Interior accessible: Explain no

**DESCRIPTION**

- 8. BUILDING MATERIAL a. clapboard  b. stone  c. brick  d. board and batten   
e. cobblestone  f. shingles  g. stucco  other: \_\_\_\_\_
- 9. STRUCTURAL SYSTEM (if known) a. wood frame with interlocking joints   
b. wood frame with light members   
c. masonry load bearing walls   
d. metal (explain) \_\_\_\_\_  
e. other \_\_\_\_\_
- 10. CONDITION a. excellent  b. good  c. fair  d. deteriorated
- 11. INTEGRITY a. original site  b. moved  if so, when? \_\_\_\_\_  
c. list major alterations and dates (if known): \_\_\_\_\_

**12. PHOTO**



**13. MAP**





14. THREATS TO BUILDING: a. none known  b. zoning  c. roads   
 d. developers  e. deterioration   
 f. other: \_\_\_\_\_
15. RELATED OUTBUILDINGS AND PROPERTY:  
 a. barn  b. carriage house  c. garage   
 d. privy  e. shed  f. greenhouse   
 g. shop  h. gardens   
 i. landscape features: \_\_\_\_\_  
 j. other: \_\_\_\_\_
16. SURROUNDINGS OF THE BUILDING (check more than one if necessary):  
 a. open land  b. woodland   
 c. scattered buildings   
 d. densely built-up  e. commercial   
 f. industrial  g. residential   
 h. other: \_\_\_\_\_

17. INTERRELATIONSHIP OF BUILDING AND SURROUNDINGS:  
 (Indicate if building or structure is in an historic district)

Facade faces west, vacant land opposite.  
 North, east, south: residences.

18. OTHER NOTABLE FEATURES OF BUILDING AND SITE (including interior features if known):

Brick section: 1 1/2 stories, hipped roof; cupola with four-sided, ogee dome; 6/6 windows arched radiating voussoirs, arched lintels; shingled cross gables on west, south, east elevations; west elevation; shingled hipped dormer; entrance with fanlight, arched radiating voussoirs & arched lintel; carriage door with same trim. Shingled section: 2 stories, with bracketed canopies on west elevation, brick basement.

- SIGNIFICANCE**  
 19. DATE OF INITIAL CONSTRUCTION: c. 1880

ARCHITECT: \_\_\_\_\_

BUILDER: \_\_\_\_\_

20. HISTORICAL AND ARCHITECTURAL IMPORTANCE:

This carriage house was part of the Sage property whose main house appears on the 1867 Beers and 1876 Gray and Davis map. The most important part of the structure, the brick section, dates from around 1880 and combines elements of the Romanesque and Shingle styles. It remains intact and has received no major alterations. It is the only building in the city to combine these two styles and is one of the better carriage houses in the city. ~~The two-story, shingled section on the north elevation was built earlier in the 19th century, probably around 1860.~~

21. SOURCES: Beers, Atlas of New York and Vicinity, 1867; Gray and Davis Illustrated Atlas of Dutchess County, 1876.

22. THEME: Late 19th c. support structure.

## **APPENDIX B**

The EAF Mapper Summary Report regarding Part 1 question 15 of the Short Environmental Assessment Form automatically generated a yes answer regarding the potential of endangered or threatened species or their associated habitats which may be located within the boundaries of the project site. Further investigation into this answer was conducted to identify what species are known to be present.

A review of the New York State Environmental Resource Mapper and the New York State Naturer Explorer (see attached) indicate a list of endangered or threatened species or their associated habitats which may be located within the boundaries of the project site.

The following plant and wildlife inventory has been compiled for the project site:

### **ANIMAL:**

Atlantic Sturgeon: None located on Site

### **ANIMAL ASSEMBLAGES:**

Anadromous Fish Concentration Area: None located on Site

Waterfowl Winter Concentration Area: No evidence located on Site

### **FLOWERING PLANTS:**

Davis' Sedge: None located on Site

Delmarva Beggar-ticks: None located on Site

Mexican Seaside Goldenrod: None located on Site

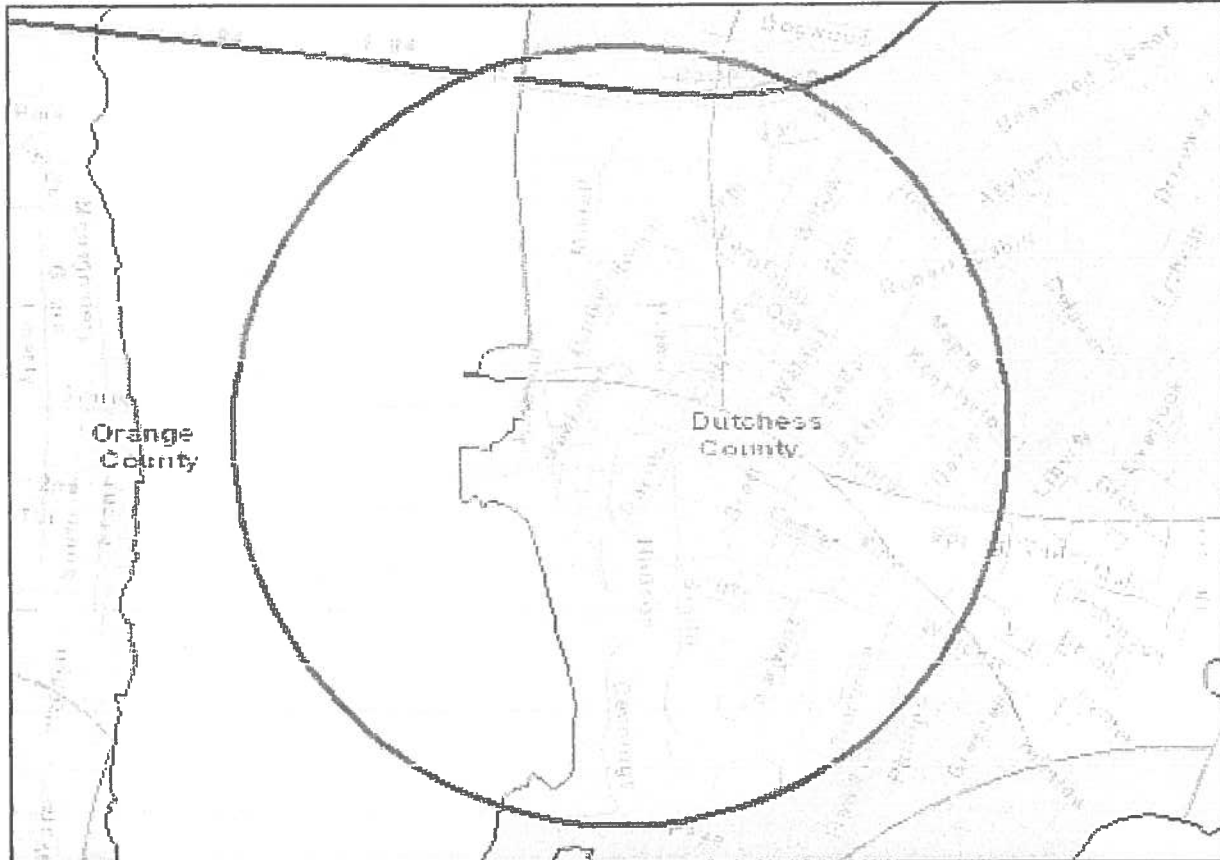
Smooth Bur-marigold: None located on Site

### **TIDAL WETLANDS:**

Tidal river: None located on Site

# New York Nature Explorer User Defined Results Report

Criteria: Selected Map Area



Common Name	Subgroup	Distribution Status	Year Last Documente	Protection Status		Conservation Rank	
				State	Federal	State	Global

## Animal: Fish

Atlantic Sturgeon	Sturgeons and Paddlefish	Recently Confirmed	2013	Protected - no open season	Endangered	S1	G3
<i>Acipenser oxyrinchus</i>							

## Animal: Animal Assemblages

Anadromous Fish Concentration Area	Animal Assemblages	Historically Confirmed	1986			S3	GNR
<i>Anadromous Fish Concentration Area</i>							
Waterfowl Winter Concentration Area	Animal Assemblages	Historically Confirmed	1985			S3S4	GNR
<i>Waterfowl Winter Concentration Area</i>							

## Plant: Flowering Plants

# New York Nature Explorer

Common Name	Subgroup	Distribution Status	Year Last Documented	Protection Status		Conservation Rank	
				State	Federal	State	Global
Davis Sedge <i>Carex davisi</i>	Sedges	Recently Confirmed	2014	Threatened		S2	G4
Delmarva Beggar-ticks <i>Bidens bidentoides</i>	Asters, Goldenrods and Daisies	Recently Confirmed	2004	Rare		S3	G3G4
Mexican Seaside Goldenrod <i>Solidago sempervirens var. mexicana</i>	Asters, Goldenrods and Daisies	Possible but not Confirmed	1877	Endangered		S1	G5T5?
Smooth Bur-marigold <i>Bidens laevis</i>	Asters, Goldenrods and Daisies	Recently Confirmed	1987	Threatened		S2	G5

## Natural Community: Tidal Wetlands

Tidal River <i>Tidal river</i>	Subtidal Wetlands	Recently Confirmed	2000			S3	G4
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Note: Restricted plants and animals may also have also been documented in one or more of the Towns or Cities in which your user-defined area is located, but are not listed in these results. This application does not provide information at the level of Town or City on state-listed animals and on other sensitive animals and plants. A list of the restricted animals and plants documented at the corresponding county level can be obtained via the County link(s) on the original User Defined Search Results page. Any individual plant or animal on this county's restricted list may or may not occur in this particular user-defined area.

This list only includes records of rare species and significant natural communities from the databases of the NY Natural Heritage Program. This list is not a definitive statement about the presence or absence of all plants and animals, including rare or state-listed species, or of all significant natural communities. For most areas, comprehensive field surveys have not been conducted, and this list should not be considered a substitute for on-site surveys.

## APPENDIX C

The EAF Mapper Summary Report regarding Part 1 question 20 of the Short Environmental Assessment Form automatically generated a yes answer regarding ongoing or completed hazardous waste remediation on or adjoining the site. Since there are obviously no known hazardous waste remediation ongoing or completed on the project site further investigation into this answer was conducted. The EAF Mapper uses a two thousand foot (2000') buffer zone from the project site to any remediation and hazardous waste sites. Therefore a yes answer suggest the presence of remediation sites within 2000' of the project site.

A review of the New York State Department of Environmental Conservation Environmental Site Remediation Database indicates the presence of six (6) environmental remediation sites within 2000' of the project site. Each remediation site is assigned an individual site code. A List of these site codes are as follows:

V00293  
C314112  
314069  
V00096  
V00299  
546031

Attached are copies of the individual Environmental Site Remediation details for each of the above site codes.



## Environmental Site Remediation Database Search Details

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### Site Record

#### Administrative Information

**Site Name:** Hudson River PCB Sediments

**Site Code:** 546031

**Program:** State Superfund Program

**Classification:** 02

**EPA ID Number:**

#### Location

**DEC Region:** 5

**Address:** Hudson River, Hudson Falls-NYC Battery

**City:** Zip: 12180

**County:** Saratoga

**Latitude:** 43.286475666

**Longitude:** -73.595363441

**Site Type:**

**Estimated Size:** 0 Acres

#### Site Owner(s) and Operator(s)

**Current Owner Name:** New York State

**Current Owner(s) Address:**

,ZZ,

**Current Owner Name:** STATE OF NEW YORK

**Current Owner(s) Address:**

,ZZ,

**Owner(s) during disposal:** STATE OF NEW YORK

**Current On-Site Operator:** NYS Department of Transportation

**Stated Operator(s) Address:** State Campus - Building 5

Albany, NY 12233

#### Hazardous Waste Disposal Period

**From:** 1946 **To:** present

## Site Description

**Site Location:** This site includes the nearly 200-mile stretch of the Hudson River that extends from Hudson Falls in Washington County to the Battery in New York City. The river is part of the Champlain Canal between Fort Edward and Waterford. **Site Features:** The site includes the main stem of the Hudson River, as well as the associated flood plains, river banks, riverine fringing wetlands, and backwater areas. **Current zoning / uses:** The river is currently used for recreation, transportation, and as a source of water for drinking and other purposes. The river floodplain areas include all types of land uses, from passive / recreational to residential to commercial / industrial. **Historical uses:** The General Electric Company (GE) discharged PCBs into the river from two capacitor manufacturing plants located in Hudson Falls and Fort Edward starting sometime in 1946. Previous investigations identified 40 areas or 'hot spots' in the upper Hudson that had sediments contaminated with greater than 50 ppm of PCBs. Also included in the definition of this site are five Remnant Deposits or river sediment areas that were exposed when the level of the river was lowered when the Fort Edward Dam was removed in 1973. EPA issued a Record of Decision (ROD) for this National Priorities List site on September 25, 1984 which included: in-place containment of the Remnant Deposits; evaluation of downstream domestic water quality at Waterford, New York; and interim No Action as to the PCB-contaminated river sediment. The 1984 ROD indicated that both the No Action decision for the river sediments and the containment remedy for the Remnant Deposits might be reexamined by EPA in the future. The containment remedy for the Remnant Deposits was performed by GE under a 1990 Consent Decree with EPA. In addition, in 1990, NYSDEC completed the evaluation of downstream domestic water quality at Waterford, New York, which concluded that PCB concentrations were below analytical detection limits after treatment and met standards applicable to public water supplies. In December 1989, EPA announced its decision to initiate a detailed Reassessment Remedial Investigation/Feasibility Study (RI/FS) of the September 1984 decision concerning the PCB contaminated Hudson River sediments. The Reassessment culminated with EPA's issuance of a second ROD for the site in February 2002 which included the dredging of an estimated 2.65 million cubic yards of PCB contaminated sediments from the Upper Hudson River (between Fort Edward and Troy), which was estimated in the ROD to contain about 66,300 kilograms of total PCBs (approximately 65% of the total PCB mass estimated to be present within the Upper Hudson River). The ROD also identified further evaluation of PCB contamination in the flood plains concurrent with the design phase of the project. EPA issued a series of Orders to GE for performance of the engineering design for the project. Project design has been completed for Phase 1 (the first year) of the dredging program, and is ongoing for the remainder of the project. Phase 1 dredging commenced in May 2009, and was completed in October 2009. After completion of Phase 1, EPA reviewed the environmental monitoring and operational data

to determine the changes to the project standards and to project design specifications for Phase 2. The changes to the project for Phase 2 were provided to GE in December 2010. GE, in accordance with the Consent Decree for the site, opted to implement Phase 2 of the remedy on 12/31/10. Phase 2 of the remedial project started in 2011, and is anticipated to be completed in 2017. Dredging was completed in fall 2015; habitat reconstruction was completed in 2016. Facility decommissioning was performed in 2016.

## **Contaminants of Concern (Including Materials Disposed)**

### **Contaminant Name/Type**

polychlorinated biphenyls (PCB)

PCB aroclor 1254

cadmium

lead

PCB aroclor 1242

PCB aroclor 1016

## **Site Environmental Assessment**

Nature and extent of contamination: Contaminants: The primary constituent of concern is PCBs, discharged from two GE capacitor plants in Hudson Falls and Fort Edward. The upstream extent of contamination is the portion of the river immediately above the Bakers Falls Dam at the GE Hudson Falls plant site. The downstream extent of contamination is the Atlantic Ocean. The commercial mixtures of PCBs discharged from the two GE plant sites changed over time; initially aroclor 1254, changing to aroclor 1242 and then to aroclor 1016. Contaminant Concentrations: PCBs have been found in excess of standards, criteria and guidance concentrations (SCGs) in sediments, surface water, biota, air, and soils at the Hudson River PCBs site. The primary sources at the plant sites have been almost completely abated through remedial work at the plant sites; as a result, the primary source of PCB to the surface water and biota of the river are the contaminated sediments in the river south of the plant sites. PCB concentrations in sediment range from non-detect to greater than one percent PCB (> 10,000 parts per million). In surface water typically concentrations range from 2 nanograms per liter (ng/l or parts per trillion) to 100 ng/l, except at times of high flow when scour-driven remobilization of contaminated sediments can cause much higher concentrations in excess of 1 microgram per liter (1 ug/l or part per billion). Investigations are underway to determine the extent of floodplain impacts. To date, PCB concentrations in excess of 500 milligrams per kilogram (mg/kg or part per million) have been found in limited areas. The nature and extent of floodplain soil contamination has not yet been established. Significant



threat: PCB contamination in the Hudson River sediments pose a significant threat to human health and/or the environment. Concentrations in PCBs in biota directly attributable to the waste disposal at the site have led the Department of Health to recommend that human consumption of biota be limited over a substantial portion of the Hudson River between Hudson Falls and the Battery in New York City. In the upper Hudson, the fishery is catch and release only, and the NYSDOH advisory is to eat none. The disposal of PCB into the Hudson River has also led to significant environmental damage as defined in 6 NYCRR Part 375. This site has been included in the Federal National Priorities List (NPL).

## Site Health Assessment

Consumption of fish is the major potential route of human exposure to PCBs from this site. Because of site impacts, most fish from the Hudson River downstream of Hudson Falls have elevated PCB levels, particularly near the GE Fort Edward Plant site and the GE Hudson Falls site. Fishing is restricted to catch and release from Hudson Falls to Troy. In addition, there are advisories ("eat none" or "eat no more than 1 meal per month") on consumption of several fish species caught from the Hudson River below the Troy Dam to New York Harbor. There are two downstream public drinking water supply intakes within the Upper Hudson River located in Halfmoon and in Waterford. Plans to protect these public water supplies during dredging are under development. In addition, GE under USEPA oversight will take actions at several properties along the Hudson River in 2007 to address PCB contaminated floodplain soils. These actions vary from deploying signs to installing various covers and are intended to reduce exposures to PCBs in floodplain soils until a permanent remedy is developed. Additionally, plans for further floodplain soil investigations in the Upper Hudson River Floodplain are under development.

For more Information: E-mail Us

[Refine This Search](#)



**Department of  
Environmental  
Conservation**

# Environmental Site Remediation Database Search Details

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## Site Record

### Administrative Information

**Site Name:** Dia Center for the Arts

**Site Code:** V00299

**Program:** Voluntary Cleanup Program

**Classification:** C

**EPA ID Number:**

### Location

**DEC Region:** 3

**Address:** 3 Beekman Street

**City:**Beacon **Zip:** 12508-

**County:**Dutchess

**Latitude:** 41.44914206

**Longitude:** -73.97981732

**Site Type:**

**Estimated Size:** 27.63 Acres

### Institutional And Engineering Controls

**Control Type:**

Deed Restriction

**Control Elements:**

Ground Water Use Restriction

Cover System

Landuse Restriction

Site Management Plan

### Site Owner(s) and Operator(s)

**Current On-Site Operator:** Dia Center for the Arts, Inc.

**Stated Operator(s) Address:** Dia Center for the Arts, Inc.  
Beacon, NY 12508

### Site Document Repository

**Name:** City of Beacon

**Address:** Beacon City Hall  
One Municipal Plaza Beacon, NY 12508  
**Name:** Howland Public Library  
**Address:** 313 Main Street  
Beacon, NY 12508

## Site Description

**Location:** The DIA Center for the Arts is located at 3 Beekman Street in the City of Beacon, Dutchess County. The site abuts the Metro North rail line on the east bank of the Hudson River, and is about 1/4 mile south of the Beacon Train Station. **Site Features:** The site is relatively flat and contains the large art museum. The site rises steeply on the eastern boundary. The site is bounded to the west by the Metro North Railroad tracks and a park; bounded to the north by Beekman Street and the Metro North Train Station, and bounded to the east for commercial and residential housing and the south by a vacant lot. **Zoning/ Uses:** The site is zoned commercial/light industrial. The surrounding properties are commercial establishments, a transportation corridor (Metro North Railroad) and recreational parkland along the Hudson River. **Historical Uses:** The Dia Center for the Arts site has been remediated and is in site management. The Dia Art Museum was the location of the former Nabisco and Federal Paperboard facility which operated from 1929 to 1990. The former cardboard box plant reportedly disposed of paint sludge wastes and incinerator ash in the southern portion of the site just outside the facility. In OU1 under an area of road surface, there is a capped area which contains paint sludge residue. In OU 2, the remediation program cleared all soil-type material (including any waste sludge) off the bedrock surface. Clean back fill which met residential soil cleanup objectives was placed in the excavated areas to a depth of two feet. The Final Engineering Report was approved in summer of 2011 and the release letter was issued in September 2011. **Operable Units:** The site is divided into two operable units. OU-1 is a 20.5 acre property that is the location of the main museum property which contains the large museum building, parking area and green space. OU 2 is a 7 acre vacant parcel south of the present art museum. OU2 is a low-lying undeveloped parcel. **Site Geology and Hydrology:** Groundwater flows west toward the Hudson River and site surface water also drains west to the River. Groundwater and surface water are not impacted and meet guidance levels.

## Contaminants of Concern (Including Materials Disposed)

**Contaminant Name/Type**  
Hazardous Substances

## Site Environmental Assessment

Nature and Extent of contamination: The Dia Center for the Arts site has been remediated and is in site management. OU 1 was remediated in 2002, and OU 2 was remediated in 2008. In OU1 a small area of soil contamination containing petroleum and metals contamination (from ink and ink wastes) was capped under a road ramp south of the building. There is no residual contamination in OU-2. A Site Management Plan and Institutional Controls are in place. Groundwater and surface water are not impacted and meet groundwater guidance values. Special Resources: There are no impacts to ecological or special resources at the site. The site drainage flows west to the Hudson River (a distance of 400 feet from the site).

## Site Health Assessment

Measures are in place to address residual contamination. Therefore, contact with site-related contaminants is not expected.

For more Information: E-mail Us

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## Environmental Site Remediation Database Search Details

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### Site Record

#### Administrative Information

**Site Name:** Ferry Road Waterfront Site

**Site Code:** V00096

**Program:** Voluntary Cleanup Program

**Classification:** N \*

**EPA ID Number:**

#### Location

**DEC Region:** 3

**Address:** West End of Ferry Street

**City:** Beacon Zip: 12508

**County:** Dutchess

**Latitude:** 41.504367438

**Longitude:** -73.986838475

**Site Type:**

**Estimated Size:** 0 Acres

#### Site Owner(s) and Operator(s)

#### Site Description

This site is a former multiple oil storage facility. This site along with Site #V00444 (Beacon Salvage) have been combined into Long Dock Beacon BCP Site. See site # C314112 for further information.

#### Contaminants of Concern (Including Materials Disposed)

**Contaminant Name/Type**

## Site Environmental Assessment

The Ferry Road Site is a former MOSF. Petroleum contamination has been noted in the subsurface.

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\* **Class N Sites:** "DEC offers this information with the caution that the amount of information provided for Class N sites is highly variable, not necessarily based on any DEC investigation, sometimes of unknown origin, and sometimes is many years old. Due to the preliminary nature of this information, significant conclusions or decisions should not be based solely upon this summary."

For more Information: E-mail Us

[Refine This Search](#)



# Environmental Site Remediation Database Search Details

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## Site Record

### Administrative Information

**Site Name:** CH - MGP - Beacon Street  
**Site Code:** 314069  
**Program:** State Superfund Program  
**Classification:** N \*  
**EPA ID Number:**

### Location

**DEC Region:** 3  
**Address:** River Street  
**City:**Beacon **Zip:** 12508  
**County:**Dutchess  
**Latitude:** 41.5062354  
**Longitude:** -73.98241136  
**Site Type:**  
**Estimated Size:** 0 Acres

### Site Owner(s) and Operator(s)

**Current Owner Name:** CITY OF BEACON  
**Current Owner(s) Address:** 1 MUNICIPAL PLAZA, SUITE 1  
BEACON,NY, 12508

**Current Owner Name:** GARY BLUM  
**Current Owner(s) Address:** 418 RIVER STREET  
BEACON,NY, 12508

**Current Owner Name:** Gurmukh Singh  
**Current Owner(s) Address:** 428 RIVER STREET  
BEACON,NY, 12508

**Current Owner Name:** Hassan Toy  
**Current Owner(s) Address:** 422 RIVER STREET  
BEACON,NY, 12508

**Current Owner Name:** JOSEPH HARNEY  
**Current Owner(s) Address:** 416 RIVER STREET  
BEACON,NY, 12508

**Current Owner Name:** Jeffrey L. Boetign  
**Current Owner(s) Address:** 424 RIVER STREET  
BEACON,NY, 12508

**Current Owner Name:** Jeffrey Staten  
**Current Owner(s) Address:** 420 RIVER STREET  
BEACON,NY, 12508

**Current Owner Name:** Joseph Stezel  
**Current Owner(s) Address:** 430 RIVER STREET  
BEACON,NY, 12508

**Current Owner Name:** Robert Harrington  
**Current Owner(s) Address:** 426 RIVER STREET  
BEACON,NY, 12508

**Current On-Site Operator:** 7-11

**Stated Operator(s) Address:**  
,NY

**Current On-Site Operator:** CENTRAL HUDSON GAS & ELECTRIC CORP.

**Stated Operator(s) Address:** 284 SOUTH AVENUE  
POUGHKEEPSIE,NY 126014874

**Current On-Site Operator:** Central Hudson Gas & Electric Corp.

**Stated Operator(s) Address:** 284 South Avenue  
Poughkeepsie,NY 12601

## Site Description

See V00293

## Site Environmental Assessment

See V00293. The actual site of the MGP has been redeveloped, and no trace of the original plant or surrounding soils remains. A neighboring property across the street (Dorel Hat) was found to have been impacted by tar which had migrated from the MGP site, and was remediated under V00293.

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\* **Class N Sites:** "DEC offers this information with the caution that the amount of information provided for Class N sites is highly variable, not necessarily based on any DEC investigation, sometimes of unknown origin, and sometimes is many years old. Due to the preliminary nature of this information, significant conclusions or decisions should not be based solely upon this summary."

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# Environmental Site Remediation Database Search Details

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## Site Record

### Administrative Information

**Site Name:** CH - Beacon MGP

**Site Code:** V00293

**Program:** Voluntary Cleanup Program

**Classification:** C

**EPA ID Number:**

### Location

**DEC Region:** 3

**Address:** 416 & 418 & 420 & 422 & 424 & 426 &

**City:**Beacon Zip: 12508

**County:**Dutchess

**Latitude:** 41.50621157

**Longitude:** -73.98240676

**Site Type:**

**Estimated Size:** 4 Acres

### Site Owner(s) and Operator(s)

### Site Description

**Site Location:** The CHGE Beacon MGP Dorel Hat property is located in a suburban area in the City of Beacon, Dutchess County, N.Y. The site is approximately 4 acres in size, and is bounded by West Main St. to the north, River St. to the east, an open field owned by the Metropolitan Transportation Authority to the south and by Railroad Drive and the Beacon Railroad station to the west. **Site Features:** The main site features include: an approximately 32,000 square foot building surrounded by a grass covered area in the southern portion of the property and an asphalt paved parking lot in the northern half. **Current Zoning/Uses:** The site is currently used for storage and office space and is zoned commercial. The surrounding parcels are commercial and residential. The nearest residential area is comprised of townhouses located approximately 100 feet to the east on River St. **Past Uses of the Site:** The

1 Main Street site is adjacent to a former manufactured gas plant (MGP). The MGP, located on River Street, operated from 1871 to approximately 1946. Operable Units (OU) The site was divided into 2 Operable Units. An operable unit represents a portion of a remedial program for a site that for technical or administrative reasons can be addressed separately to investigate, eliminate or mitigate a release, threat of release or exposure pathway resulting from the site contamination Operable Unit 1 (OU1) consists of the MGP site itself, which has since been redeveloped for residential use. It appears that all contaminated soils were removed prior to redevelopment. No significant amounts of MGP contamination were found to remain at the former MGP site, and it was determined that no further action was required. A release letter for the Beacon MGP was issued under the VCA on January 31, 2002. Operable Unit 2 (OU2) consists of the property across the street from the MGP, known as the Dorel Hat property. The majority of MGP contaminated soil was removed during an IRM conducted in 2007. On September 12, 2007 the Dorel Hat property was transferred to the Metropolitan Transportation Authority. On July 15, 2011 the Metropolitan Transportation Authority filed a Deed Restriction by which it is required to comply with the Department approved Site Management Plan. Site Geology/Hydrogeology: The site is underlain by unconsolidated sand and silt deposits to a depth of approximately 8 feet. Below these, a 4 foot thick clay layer lies above the slate bedrock. Groundwater on the site flows toward the Hudson River, to the west.

## **Contaminants of Concern (Including Materials Disposed)**

### **Contaminant Name/Type**

other

coal tar

## **Site Environmental Assessment**

The primary contaminant is coal tar which contains PAHs and BTEX compounds. The majority of coal tar contaminated soil was removed during an IRM conducted in 2007. Due to the presence of the Dorel Hat building, a force sewer Main and a gas line on the site, some of the coal tar contaminated soil was not removed and remains in the subsurface under the building and to the east of the building. The coal tar is located at a depth of approximately 5 to 10 feet below the ground surface. Beneath the building, sub-slab soil vapor exceeds guidance values for indoor air. A sub-slab depressurization vapor mitigation system prevents sub-slab vapor from entering the building Groundwater on the site exceeds Groundwater Quality Standards for VOCs, SVOC's, Metals and Pesticides. The area is supplied by a public water supply.

## Site Health Assessment

Measures are in place to control the potential for coming in contact with sub-surface soil and groundwater contamination remaining at the site. People are not drinking the contaminated groundwater because the site is served by a public water supply that is not affected by this contamination. Volatile organic compounds in groundwater may move into the soil vapor (air spaces within the soil), which in turn may move into overlying buildings and affect the indoor air quality. This process, which is similar to the movement of radon gas from the subsurface into the indoor air of buildings is referred to as soil vapor intrusion. A sub slab depressurization system (systems that ventilate/remove the air beneath the building) has been installed in the on-site building to prevent the indoor air quality from being affected by the contamination in soil vapor beneath the building. Sampling indicates soil vapor intrusion is not a concern for off-site buildings.

For more Information: E-mail Us

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