



frequently asked questions

Former Texaco Beacon Research Center

—
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Property Information/History

1) What is the history of the property?

Prior to Texaco's ownership, the property was used by a series of owners in the textile industry. The Texaco Beacon Research Center operated from 1931 – 2003. The facility served as an on-shore, non-production, non-transportation laboratory complex engaged in research, development, and technical services related to petroleum products and energy.

2) Who owns the property now?

The property is currently owned by Chevron, through its acquisition of Texaco in 2001.

3) How large is the property?

The property is a 153-acre site which is bisected by Fishkill Creek

4) What is the property being used for now?

In addition to planning for the future of the former Texaco Research Center property, we are currently conducting environmental work to prepare the property for redevelopment.

5) Are any of the buildings on the historic registry?

Any building more than 50 years old may be considered as historic. Chevron conducted a cultural/historical evaluation of the site buildings and obtained a letter of resolution with the New York Office of Parks, Recreation and Historic Preservation on this matter.

Contaminants/Investigation/Cleanup Work

1) What kinds of environmental impacts are you talking about?

Soil and groundwater tests identified the presence of compounds in certain areas associated with gasoline (BTEX - benzene, ethylbenzene, toluene and xylenes), chlorinated hydrocarbons, polynuclear aromatic hydrocarbons (PAHs) and metals (mercury), although in many cases PAHs and metals are thought to be naturally occurring in the area or from historical fill.

2) Has any of the property been cleaned (remediated) yet?

Yes, in addition to the considerable environmental investigations, we also have completed remediation of the 90-acre parcel, parts of which were used for waste disposal until the late 1970s. Soils were removed from this area during 1985 - 1986 and again from 2005 - 2006. Groundwater monitoring has continued in the area since then to the present.

- 1) **Also in 2011, Chevron demolished the majority of the buildings on the property, recycling non-hazardous materials as much as possible and transporting wastes to state-approved disposal facilities.**

3) What work is currently being done at the property?

Chevron is currently conducting environmental assessments of the property under the oversight of the state regulatory agencies. Future environmental work will be determined based on the results of these assessments and future use of the site.

Onsite environmental work being conducted include semi-annual groundwater sampling (10 wells) and the gathering of information to support human health and ecological risk assessment.

We are continuing maintenance of the site to maintain curb appeal and to comply with any town ordinance requirements, which includes snow removal, grass mowing, and fence and tree maintenance.

4) What is the next step of the cleanup process?

A human health and ecological risk assessment report is the next significant deliverable to the NYSDEC. Chevron expects to submit this report to the NYSDEC in 2017 or 2018.

The next significant deliverable to the NYSDEC is a comprehensive study evaluating potentially applicable technologies and cleanup alternatives including Chevron's preferred cleanup plan. The process then is for the regulatory agencies to review the study and propose its preferred alternative(s) for public comment and make a final remedy decision.

A second and final phase of building demolition is envisioned in the future which will be integrated into future environmental remedial activities. This phase of building demolition will address the buildings that are deemed nonessential for the redevelopment of the property that remained from the initial demolition phase. This second phase will also address the building slabs and basements that were left from the initial phase of demolition.

Environment, Health & Safety

1) Are there any contaminants found in Fishkill Creek?

Water and sediment samples from Fishkill Creek taken immediately adjacent to the facility, as well as upstream and downstream of the facility, have been analyzed and the results indicate that there is no risk to Fishkill Creek as there were no contaminants of concern at concentrations above regulatory guidance values.

2) What chemicals are present at the site?

Since this was once a motor fuels laboratory complex, the constituents identified in some soils and ground water includes those associated with gasoline, including benzene, ethylbenzene, toluene, and xylenes. Some chlorinated hydrocarbons have also been found in some locations. Metals, including mercury, and heavier hydrocarbons are also present, although in many cases they are thought to be naturally occurring in the area or from historical fill associated with 'fly ash' from extensive past burning of coal as a primary energy source by both homes and local industry.

3) Is it safe to swim in the creek?

Testing of creek water and sediment did not indicate the presence of any contaminants in the creek, however, NYSDEC (New York State Department of Environmental Conservation) guidance suggests that swimming is not advisable based on the creek's "Class C" classification. NYSDEC has classified Fishkill Creek from its mouth in Beacon to its confluence with Clove Creek approximately 5.9 miles upstream from its mouth (or 1,690 feet upstream of Interstate 84) as a "Class C" Surface Water. Therefore, Fishkill Creek in the area that runs through the Chevron property has a Class C Surface Water classification. The NYSDEC definition of Class C Surface Water is as follows: "The best usage of Class C water is fishing. These waters shall be suitable for fish, shellfish, and wildlife propagation and survival. "Class C" Surface Water can be used for fishing and all other uses except as a source of water supply for drinking, culinary or food processing purposes, and primary contact recreation."

For more information about swimming safety, we recommend you contact NYSDEC, the New York State Department of Health (NYSDOH), as well as County and regional Health Departments.

Development

1) What can Chevron tell us about the future use of the site?

The potential future uses and timing of any future redevelopment of the of the former Texaco Beacon Research Center is currently being evaluated. We are early in the process in preparing the site for possible redevelopment And, as with all Chevron real estate projects, any future redevelopment must be economically viable.

2) When will the site be developed?

Chevron must work through the cleanup process with the state and federal regulatory agencies, so the earliest that re-development could begin would likely be in three to five years. The process to determine future site uses will include

participation by Chevron, Town of Fishkill officials, state and federal regulatory agencies, any potential buyer(s) and the public through the design charrette process.

3) How can public participate in future use planning?

Chevron is currently conducting environmental assessments of the property under the oversight of the state regulatory agencies. Future environmental work will be determined based on the results of these assessments and future use of the site. A community charrette scheduled for September 13 – 16, 2017 will be an intensive multi-day planning and design exercise leading to a vision for the future of Glenham Mills.

4) I have concerns about future uses that may not be in alignment with the community, such as high-density housing or trailer parks. Let us know your concerns.

The process to determine future site use will include participation by Chevron, Town of Fishkill officials, state and federal regulatory agencies and the public.

5) Some people believe the property known as the “back 90” was promised to the town for open space.

There was no such agreement ever in place. That property is currently listed as a “Category 4” on the New York state Inactive Hazardous Waste Sites list. A Category 4 is defined as follows: “Site properly closed - requires continued maintenance.” Continued maintenance generally consists of a groundwater monitoring program that will be performed for a period of time until NYSDEC issues a “No Further Action” letter for the site. The property is currently zoned “Planned Industrial” but the final use of the property will be determined later with input from Town of Fishkill officials, state and federal regulatory agencies and the public.

6) Are you going to preserve the trees?

To every practical extent, the trees will remain and be integrated into the future site use planning.

7) What measures will you put in place to deal with storm water runoff at the site?

Chevron has in place a storm water pollution prevention plan, which is designed to prevent contamination and discharge of storm water from leaving the site. It is a modification of current storm water management plans that control surface flows across the existing site. The plan was approved by the Town of Fishkill and is was required prior to the issuance of demolition permits by the Town.

The plan describes the storm water management measures that is being implemented at the site which includes the following:

- Silt Fencing
- Sediment control “snake bags” for catch basins
- Staging areas for stockpiles with perimeter snake bags
- Good housekeeping procedures

Additionally regular monitoring and maintenance is conducted to ensure that the storm water management measures are protective.

8) What is going to happen to the Dam on Fishkill Creek?

Currently the dam is registered with the NYSDEC and meets all current New York State Dam Safety Regulations. A dam has been in place at this site since at least the late 1800s, prior to Texaco's or Chevron's ownership. The current buildings and structures surrounding the dam will remain and be incorporated in the future site redevelopment.

9) How can citizens know that Chevron is in compliance at the site?

The person who oversees the Beacon site for the New York Department of Environmental Conservation is William Bennett. You can contact him at (518) 402-9659. Additionally, if a company is not in compliance at a site, regulators will issue a Notice of Violation, which is a matter of public record. In fact, all correspondence between the agency and Chevron is a matter of public record.

Authority

1) Who is responsible for cleaning the property?

Chevron Environmental Management Company (EMC) is responsible for the cleanup of the property, and Chevron Land Development Company is responsible for redeveloping the property.

2) Who says when the property is clean?

We are early in the process in preparing the site for possible redevelopment. Regardless of any potential redevelopment opportunities that may or may not exist, Chevron is committed to protecting human health and the environment and will perform environmental investigation and remediation in compliance with The New York State Department of Environmental Conservation (NYSDEC).

The New York State Department of Environmental Conservation (NYSDEC) provides lead regulatory oversight for the site, with additional oversight provided by the New York State Department of Health.

3) How can the community have confidence that all contaminants at the site will be identified and cleaned up?

Chevron, through its Order on Consent with the NYSDEC, is required to assess the environmental condition of the property and then to take any corrective actions that may be necessary to address environmental risks. We have mostly been in the assessment mode for the past few years and will continue to be in this stage for the next year or two.

Up to this point, we have completed numerous cleanup projects under regulatory supervision, including: The excavation and removal of wastes and soil from the 90-acre parcel; the closure of Building 67 (Radiation Building) in accordance with U.S.

Nuclear Regulatory Commission (formerly the Atomic Energy Commission) regulations; removal and closure of all bulk storage tank systems; inspection and closure of the Industrial Sewer System; completion of a site-wide RCRA Facility Investigation (RFI) in 2007 and a supplemental site-wide RFI in 2009; and removal of non-asbestos regulated waste materials from all on-site buildings in 2009, including fluorescent light bulbs, A/C refrigerants, ballasts, emergency light fixtures, etc.

Public Participations Process

1) How will the redevelopment project be in alignment with the city and community goals?

The goal is to create a place that reflects the unique qualities of the region and complements the character of the local community. In mid-2016 we began working with the Fishkill Community Advisory Panel (CAP) and the Town of Fishkill to begin planning the vision for the future of the property. Steps going forward are to:

- Develop the vision (**currently we are at this stage**)
- Establish partnerships
- Scout the area for best uses, practical application
- Develop a strategy
- Fulfill the vision

2) How will you continue to update stakeholders on the status?

We have been working closely with the community of Fishkill on this project and will continue to proactively communicate and respond to questions through our website, and our Facebook page – www.facebook.com/glenhammills.

3) What is a public Charrette?

The charrette which will take place Wednesday, September 13 – Saturday September 16 will be the centerpiece of the project, and will include a variety of engaging activities designed to help community members of Fishkill express their hopes and fears regarding the project and explore alternatives for the future.

It will start with a Listening Session that will give attendees a chance to identify problems and opportunities that need to be addressed. Next will be a Bus Tour, where community members can view the site with the consulting team, and work to identify important issues and opportunities. The culmination of the public charrette will be a Modeling Exercise that allows residents, business owners and other stakeholders to explore various future scenarios using three-dimensional building models.