



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, more or less, 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. No buildings were found to meet the criteria to deem them historically significant.

Environment, Health & Safety

6) 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. 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 (NYSDOH). Future environmental work will be determined based on the results of these assessments and future use of the site.

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

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.

7) How has the site been impacted environmentally?

Since this was once used as a 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.

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

Yes, in addition to the considerable number of 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 1985 to the present. 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. NYSDEC has approved the remediation for its current use.

9) 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 2018 or 2019.

After that, 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. Future potential redevelopment development will dictate the required remediation per NYDEC requirements.

10) 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.

11) 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 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, NYSDOH, as well as County and regional Health Departments.

Authority

12) Who is responsible for cleaning the property?

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

13) Who says when the property is clean?

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 (NYDOH).

14) 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. All cleanup activities have met NYSDEC requirements.

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

The person who oversees the site at 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.

Development

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

Chevron recognizes the importance of economic development for the communities where we operate.

For the past few years, Chevron and the community have been working together to create a framework for the future redevelopment of Glenham Mills, the former Texaco Beacon Research Center. In 2016, Chevron initiated a design charrette process – a year-long process of public meetings and workshops – working with the Town of Fishkill and local community members.

During this effort, the Community Advisory Panel was expanded into a working group and a consulting team was assembled with expertise in architecture, engineering, landscape architecture and community planning. Working closely with the local community, the team shared and evaluated all available information about the site, better understood how it fit into the regional economy and real estate market and explored alternatives for the future.

The product of this work is summarized in the Charrette Report, a resource for the community, future developers and local government to support dialogue, debate benefits, establish limits, and promote accountability amongst the stakeholders that will shape future redevelopment of the site. The report assembles all available information about the site, outlines guiding principles for responsible development and provides alternative scenarios for future use of the currently zoned industrial site.

We are early in the process in preparing the site for possible redevelopment. Chevron will use the Charrette Report as a starting point with future developers to share with them site information and input provided by the community.

The process to determine future site uses will include participation by Chevron, Town of Fishkill officials, regulatory agencies, any potential buyer(s) and the public.

Real estate development projects for any future development must be economically viable for the potential buyer. Specific issues such as site density and type of land use will be realized by future buyer(s), Town of Fishkill officials, regulatory agencies and the public. Developers are required to obtain not only local approvals but also state approvals through the State Environmental Quality Review Act (SEQRA) that will include but are not limited to traffic studies, utilities capacity and environmental impacts related to a proposed development.

Regardless of what potential redevelopment opportunities may or may not exist, Chevron is committed to performing the environmental investigations and remediation necessary to protect human health and the environment, under oversight by NYSDEC and NYSDOH.

17) When will the site be developed?

Chevron must work through the cleanup process with the regulatory agencies. Meanwhile, Chevron will continue to refine the development framework for the site, incorporating environmental remedial options as part of that process. We will also continue to engage with municipal leadership to define the development. Overall, the process to determine future site uses will include participation by Chevron, Town of Fishkill officials, regulatory agencies, any potential buyer(s) and the public, and will use Charrette Report as a framework.

18) I have concerns about future uses that may not be in alignment with the community, such as high-density housing or trailer parks. How will you incorporate the community in the redevelopment?

Community concerns were voiced and heard during the design charrette process, and were incorporated in the final charrette report. The report will serve as a framework for redevelopment. Continued community involvement will also be needed as the project moves toward the town planning process. Specific issues such as site density and type of land use will be realized by future buyer(s), Town of Fishkill officials, regulatory agencies and the public. Developers are required to obtain not only local approvals but also state approvals through the State Environmental Quality Review Act (SEQRA) that will include but are not limited to traffic studies, utilities capacity and environmental impacts related to a proposed development.

19) 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.

20) Are you going to preserve the trees?

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

21) 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 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 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.

22) 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.

Communications & Engagement

23) 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, www.glenhammills.com, and our Facebook page, www.facebook.com/glenhammills. Community members can also continue to engage with Chevron about the environmental work and redevelopment process through our regular Community Advisory Panel meetings. Meeting times and locations are posted on our website. All are welcome to attend.