



frequently asked questions

# former texaco beacon research center

human energy\*

## 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 a 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, Washington Avenue and a Railroad right of way.

### 4) What is the property being used for now?

The property is not currently being utilized. The buildings associated with the main campus have been demolished and the only buildings on site are related to the operation of the hydroplant, storage of snow removal equipment and site security. Consulting personnel have been conducting environmental work to prepare the property for future re-use.

### 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. Most of the buildings were demolished in 2011.

### 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 includes semi-annual groundwater sampling 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 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 groundwater includes those associated with gasoline. 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 conducted remediation of the 90-acre parcel south of Fishkill Creek, 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. In addition, in 2011, Chevron demolished the majority of the buildings on the larger property, recycling non-hazardous materials as much as possible and transporting wastes to state-approved disposal facilities.

**9) What is the next step of the cleanup process?**

The next step is the Feasibility Study.

**10) Are there any contaminants from the site 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 due to historical Texaco operations.

**11) Is it okay to swim in the creek?**

Testing of creek water and sediment did not indicate the presence of compounds at concentrations above regulatory guidance values due to historical Texaco operations 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. This includes the portion of Fishkill Creek that runs through the Chevron property.

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 remediating the property?**

Chevron Environmental Management Company (EMC) on behalf of Texaco Inc., is responsible for the investigation and remediation of the property to meet NYSDEC regulations and approvals. However, a developer could also undertake the remediation, depending on their specific development plans.

### **13) Who says when the property remediation is complete?**

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 the site will be 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 corrective actions that may be necessary to address environmental risks.

### **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 has Chevron done to make sure the community goals and objectives have been considered in the future development of the Property?**

Chevron engaged in a detailed Design Charrette Process in which the community had the opportunity to voice their concerns and to provide input on what types of development they would like to see and support on the property.

### **17) Does the community have a guarantee that a developer will build one of the development plans that were considered as part of the Design Charrette Process?**

No. Any development scenario that is pursued needs to be economic in order for the project to move forward; and a developer must be willing to take on the risks and rewards of the development project. The elements of the Design Charrette have not yet been screened for economic viability.

### **18) Why is Chevron, particularly its Development Company (CL&D), not going to undertake the development of this site?**

Chevron is no longer participating in redevelopment projects as the developer.

### **19) What are the next steps in the development and sale of the property?**

Chevron has been marketing the site to local and regional developers.

### **20) What if no developers show an interest in purchasing the property with the current Design Charrette goals identified by the community?**

Chevron has informed the local government leaders and the Community Advisory Panel (CAP) members of our progress in attempting to find a viable partner willing to purchase the entire site.

So far, such a buyer has not come forward. We are exploring other sale options at this time, including the option of selling the lots individually.

**21) How will the community provide input to these individual buyers on what is built on the surplus property?**

Any buyer who wants to purchase a lot and use it for a particular purpose will need to go through the local planning and approval process. This process controls the development of the property very closely. Any change or exception to the local planning process will need to be reviewed and approved in a public forum.

**22) Is Chevron going to build the new bridge across Fishkill Creek?**

No. This question may be more appropriately suited for the Town of Fishkill planning department or Dutchess County.

**23) When will the site be developed?**

The exact timeline is uncertain at this point. While Chevron continues to work through the environmental process with the regulatory agencies, we are seeking a developer for the site. Environmental remedial options can be a part of that process. We will also continue to engage with municipal leadership on the development.

**24) I have concerns about future uses that may not be in alignment with the community goals. How will you incorporate the community in the redevelopment?**

Chevron will not be the developer and the site is currently zoned industrial. Any end use changes other than industrial would need to be approved by the Town of Fishkill with input from the public in a public forum.

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

This is incorrect. There was no such agreement ever in place. Future use of the “back 90” will be subject to the local planning and approval process and developer considerations.

**26) When the facility was open for business Texaco used to let the community use the ball field and picnic area located in the “back 90” parcel. Is it possible to let the community use this area again?**

No. When the technology center was open and operating, many people were dedicated to the maintenance of this facility. Since this center was closed, limited maintenance is being conducted. The facilities in the “back 90” are not maintained at a level to support the use of this area by the community without a risk of injury.

**27) What is the current environmental status of the “back 90” lot?**

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 this portion of the property. The property is currently zoned “Planned Industrial,” but the final use of the property will be determined by a future buyer with input from Town of Fishkill officials, state and federal regulatory agencies and the public.

**28) What are the next steps in finding a local, regional or national developer willing to take on the development opportunity presented by this property?**

Chevron has engaged a broker and a “For Sale” sign has been placed on the property. We listed the property in all commercial websites frequented by commercial brokers and buyers looking for property. We have also engaged major developers who are best equipped to manage a large site with environmental and other constraints.

**30) Are you going to preserve the trees?**

This is up to the future buyer with input from local laws and the community. Chevron will not preclude any buyer from utilizing the trees and the property from any lawful purpose available to a landowner.

**31) What measures have 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. 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.

**32) What is going to happen to the dam on Fishkill Creek?**

The current plan is to sell the dam with the property to a master developer. If a master developer is not involved in the purchase of the entire site, the dam will be sold to a buyer that can best maximize its value. 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.

**Communications & Engagement**

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

We have been working with the community of Fishkill on this project and will continue to proactively communicate and respond to questions through our website, [www.glenhammills.com](http://www.glenhammills.com).

Community members can also continue to engage with Chevron about the environmental work and the sales process through our regular Community Advisory Panel meetings. All are welcome to attend.