III. EXISTING CONDITIONS, IMPACTS AND MITIGATION

O. Building Demolition and Construction

O. Building Demolition and Construction

1. Existing Conditions

Approximately 10.15 acres of the existing 18.75 acre site have previously been developed. The existing developments include a former motel, King Gates & Fence, Inc., Zino's Wholesale Nursery and two residences. Construction of the Proposed Action will require disturbance of approximately 14.06 acres, which includes removal of approximately 4.15 acres of previously undeveloped woodlands. All the structures associated with the existing development, including eight buildings, two sheds, pavement, surface and subsurface utilities must be demolished to facilitate the proposed development. (Refer to Exhibit III.O-1, Existing Conditions Plan.)

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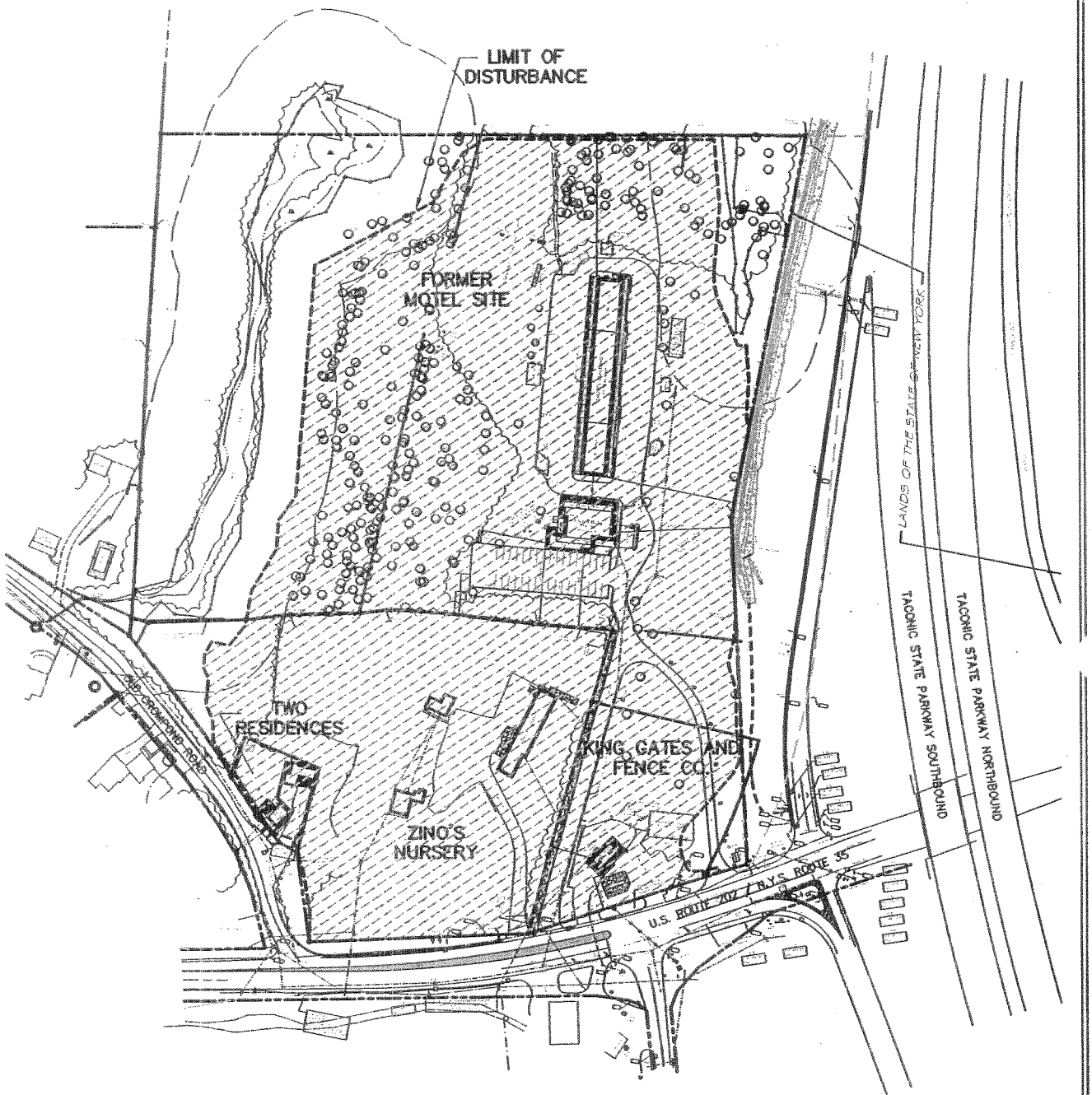
Items of special concern that are to be removed include environmental hazards as described in Section D of this DEIS. They include, but are not necessarily limited to nursery stock, mechanical/electrical equipment, above ground storage tanks (ASTs), former underground storage tanks (USTs) and pipes associated with the former service station (presently King Gates & Fence Inc.) and subsurface sanitary disposal systems.

The motel parcel contains one AST and two USTs, the former gasoline station contains two ASTs, the nursery parcel contains three ASTs, and the residential parcel contains one AST and one UST. As described in Section III.D.3.a, all of these tanks will be properly cleaned, removed, and disposed offsite by an environmental remediation contractor, and post-excavation soil samples will be collected from all the UST locations in accordance with NYSDEC guidelines.

The majority of the nursery stock associated with Zino's Nursery will likely be sold and removed prior to demolition. Unsold nursery stock will be salvaged and replanted onsite or removed as part of the demolition process. Soil sampling conducted by EcolSciences during the Phase II Environmental Site Assessment did not reveal any areas of pesticide contamination throughout the nursery yard. As such, the wood chip/mulch/soil ground covering throughout a large portion of this parcel will be re-used onsite, to the extent possible.

During the demolition activities, the dumping areas throughout the property will be cleaned up and the waste materials will be properly disposed offsite. Where possible, metallic debris will be separated and transported to a metal recycling facility. The remaining debris that cannot be recycled will be disposed of as solid waste.

Removal of all potentially hazardous materials identified in the Environmental Site Assessment shall be performed in accordance with all environmental regulatory requirements.



TRC

TRC Engineers, Inc.
7 Skyline Drive
Hawthorne, New York 10532

Exhibit III.O-1
Existing Conditions Plan

COSTCO WHOLESALE
Town of Yorktown, New York

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2. Potential Impacts

a. Construction Schedule

Construction is anticipated to take approximately 14 months beginning in October 2012, with completion by November 2013.

Construction of the Project shall be done in strict conformance with the detailed sequencing provided in this document below and as part of the soil erosion and sediment control plans. As detailed, the construction will need to disturb greater than five (5) acres of soil at any one time, with a proposed maximum disturbed area of around fourteen (14) acres, exclusive of the excavated area for the permanent pond. In accordance with Part II.C.3 of GP-0-10-001, written authorization from the NYSDEC will be required prior to starting construction. The Owner/Operator shall comply with the following requirements in order to be authorized to disturb greater than five (5) acres of soil at any one time:

- The Owner/Operator shall have a *qualified inspector* conduct **at least** two (2) site inspections every seven (7) calendar days, for as long as greater than five (5) acres of soil remain disturbed. When two (2) inspections are performed every seven (7) calendar days, the inspections shall be separated by a minimum of two (2) full calendar days.
- In areas where soil disturbance activity has been temporarily or permanently ceased, temporary and/or permanent soil stabilization measures shall be installed and/or implemented within seven (7) days from the date the soil disturbance activity ceased. The soil stabilization measures selected shall be in conformance with the most current version of the technical standard, *New York Standards and Specifications for Erosion and Sediment Control*.
- A phasing plan shall be prepared that defines maximum disturbed area per phase and shows required cuts and fills.
- The Owner/Operator shall install any additional site specific practices needed to protect water quality.

which we don't have

Once disturbed areas have been stabilized, demolition or construction activities may advance to new areas. Stabilization of disturbed areas must be provided by employing temporary and permanent erosion control measures.

The sequence of construction will begin with site preparation in which the limits of construction disturbance will be identified by placement of silt fence barrier or construction fencing. Protection of sensitive areas, including the onsite wetlands shall be a priority. Contractor setup will include establishing a field office, contractor parking and construction staging area. After initial setup has been completed, demolition of existing facilities including

buildings, pavements and utility infrastructure will proceed. Demolition will include removal of previously identified hazardous wastes, above and underground storage tanks and subsurface sewage disposal fields in accordance with applicable environmental regulations and the Health and Safety Plan.

Clearing and grubbing activities followed by mass grading have the largest potential for soil erosion and sedimentation. Rough mass grading will include construction of the detention basin that will function to trap sediment and control storm water runoff during the construction phase. All soil disturbance activities have the potential to create erosion which may result in downstream sedimentation impacts. Soil erosion control measures must be continually employed at the source to control soil migration.

Rough mass grading will be followed by construction of the building pad, roads, parking areas and utility infrastructure. Construction of the building will proceed once the pad has been completed. Once the parking areas have been stabilized with the aggregate base layer and the embankments have been stabilized, the potential for erosion and offsite sedimentation is significantly reduced. See Table III.O.1 for an estimated construction schedule. A detailed sequence of construction is provided under Part 3 of this section.

Table III.O.1
Proposed Estimated Construction Schedule

Construction Task	Duration
Site Preparation	1 Month
Site Demolition	2 months
Site Construction	9 months
Building Construction	4 months
Offsite Utility Extensions	2 months
Offsite Highway Improvements	14 months
Total	14 months
Note: Time periods associated with construction tasks may be concurrent.	

b. Earthwork and Rock Removal

Site construction includes earth moving activities. Cut and fill operations will consist of stripping and stockpiling topsoil for later use in final landscaping

and permanent vegetative stabilization. Excess topsoil will be sold and removed from the site. Excavated earth will be placed and compacted in fill areas. Earthwork operations are generally expected to balance. Engineered fill will be imported as needed for placement under the proposed building slab and behind the retaining walls in accordance with the Soils Engineer's recommendations.

How much?

Soil borings were performed throughout the site by Tectonic Engineering & Surveying Consultants, P.C. to determine subsurface soil conditions. Depth to rock was determined and ranges from three to twenty-four feet below the surface. Depths of proposed cuts generally range from zero to around 20 feet. Therefore, rock may be encountered within the areas of proposed excavation. Based on the subsurface investigation, the bedrock consists of variably weathered and fractured gneiss. Only the upper zones of the bedrock should be considered rippable. Rock not able to be removed by ripping should be assumed to require the use of excavator mounted hydraulic hammers for removal. The use of blasting as a means of rock removal may be a feasible alternative. Should significant amounts of rock be encountered, rock crushing operations will likely be performed onsite. The crushed rock will be used as fill.

Blasting - Depths to onsite rock may vary throughout the Site. The areas of deeper cuts are generally located under the proposed building and in the southern parking area. Analysis indicates that rock will be encountered and the quantity of rock excavation is estimated to be approximately 6,700 cubic yards.

Should blasting be required, the Applicant shall retain the services of a qualified professional blasting specialist. Prior to the start of any blasting, the specialist shall perform a systematic detailed inspection to determine, photograph and document the pre-blasting condition of all existing adjacent structures. The inspection shall include assessment of existing wells within a specified radius of the blasting operations. A report shall be prepared documenting the assessed existing conditions.

All operations related to blasting shall be performed in accordance with all applicable local, State and Federal regulations. These regulations shall include, but not be limited to Section 107 of the New York State Department of Transportation Standard Specifications and Chapter 124, Blasting and Explosives of the Town of Yorktown Code. The blasting contractor shall be licensed and obtain all required permits including a blasting permit from the Town of Yorktown Building Inspector.

Prior to blasting, the contractor shall develop an overall blasting plan. The plan shall be designed to maximize protection of workers while also minimizing health and safety impacts to the public. The plan shall include a

sequence of blasting operations. Potential impacts related to blasting primarily include noise and interruption of pedestrian and vehicular traffic.

c. Construction Impacts

Traffic and Parking - Construction-related traffic to and from the site is anticipated on a weekday basis from contractors, equipment and material deliveries, and truck trips required to export waste and demolition material from the site. These vehicle trips will generally occur during work hours between 7 a.m. and 5 p.m. Parking required during construction is generally associated with that required for contractors. The number of trips and parking spaces required varies throughout the duration of the construction process. Manpower requirements are generally less at the beginning and ending of a project as construction gears up and winds down. The highest demand for parking and vehicle trips could be anticipated during the middle of the construction schedule. The Project Site is large enough to provide adequate parking onsite.

Demolition debris will be removed from the site and transported to approved landfills, and/or recycling stations. The Applicant's engineer estimates approximately 75 trips from the site will be required to remove the demolition debris. Earthwork operations will require the import of approximately 23,300 cubic yards of earth. Assuming truck loads of 20 cubic yards each with an equal distribution over the 11-month site construction period calculates to an average of approximately 6 truckloads per day over the course of construction.

Construction truck traffic is anticipated to access the site directly from Route 202/35. Area roadways that will be used to bring traffic to and from the site will include Route 202/35 as well as the Route 9, 100 and I-684 corridors. Worker generated traffic will access the site from Route 202/35 and the Taconic State Parkway with local workers also using Route 132, Granite Springs Road and other main collector roadways in the area.

Impacts to adjacent roadways are anticipated. Ingress to and egress from the site will be at the signalized intersection of Rte 202/35 with Mohansic Avenue, thereby minimizing impact to mainline traffic. The Proposed Action includes offsite roadway improvements to Route 202/35 and utility work within Old Crompond Road. Construction to be performed within the roadways include: pavement widening, pavement and shoulder reconstruction, restriping, trench excavation, utility connections and extensions. Roadway shoulders and traffic lanes may be temporarily closed to facilitate construction. Traffic will be maintained in accordance with the approved Maintenance and Protection of Traffic Plans.

As construction on adjacent roadways (i.e. Route 202/35 and Old Crompond Road) is performed, unforeseen wear and damage may occur to these roads

resulting from contractors' work. The contractor will be responsible to repair any and all construction related damage to curbs, pavements and other roadway appurtenances.

Air Quality - Air quality impacts during construction are generally related to fugitive dust and mobile source emissions. Fugitive dust typically occurs during land clearing, debris handling, excavation and demolition. Mobile sources typically include construction equipment, and construction worker vehicles, which produce emissions such as VOCs, CO, NO2 and CO2. Exhaust emissions of particulate matter may also result from the use of diesel-powered vehicles. The construction air quality impacts are addressed in more detail in Section M. Air Quality.

Noise - Localized noise impacts will result from construction activity. Construction equipment utilized differs in each part of the construction sequence, but in general, heavy equipment such as bulldozers, loaders, dump trucks, is used during excavation. Noise is generated during construction primarily from diesel engines that power the equipment. Exhaust noise is usually the predominant source of diesel engine noise. In addition, rock excavation and blasting are anticipated. Construction activity and related noise is regulated by Chapter 216-2 of the Town of Yorktown Code. Construction generated noise is limited to the hours of 7:00 a.m. to 11:00 p.m. on Monday through Thursday, 7:00 a.m. to 10:00 p.m. on Friday, 8:00 a.m. to 10:00 p.m. on Saturday and 8 a.m. to 11 p.m. on Sunday. (Also see Section N. Noise.)

Table III.O.2
Noise Levels of Major Construction Equipment

Equipment Type	Noise Level at 50 Feet (dBA)
Cement Trucks	85
Front Loaders	79
Graders	85
Bulldozers	85
Pickup Trucks	55
Backhoes	80
Concrete Mixers	85
Excavator	85

Source (BBN, 1971; NYSDEC, 1974; MADEP, 2002)

Table III.O.3
Typical Site Average Noise Levels
by Construction Activity (dBA)

Construction Phase	Noise Level (dBA) at 50 Feet	
	Maximum Number of Equipment in Operation	Minimum Required Equipment in Operation
Ground Clearing	84	83
Demolition	89	83
Excavation	89	71
Foundations	77	77
Building Construction	84	72
Restoration/Finishing	89	74

Note: Demolition noise sources are anticipated to be similar to those associated with the building construction phase
Source (BBN, 1971)

d. Hazardous Materials

Demolition and construction are not anticipated to impact the presence, remediation, or handling of any hazardous materials associated with the ASTs, USTs, petroleum-contaminated soil, septic systems, hydraulic lifts, or asbestos containing materials (ACMs). The remediation and/or abatement of these hazards and materials will be completed prior to and during demolition activities and prior to the start of construction.

As discussed in Section III.D.3.a, demolition of the buildings containing lead-based paint will be conducted in accordance with USEPA, State, and local regulations to minimize the unwanted release of lead containing dust. While it is possible that the demolition of these buildings will result in the temporary generation of dust containing elevated concentrations of lead, the demolition contractor will take the appropriate steps (i.e. dust suppression through wetting or other techniques) to reduce or eliminate the generation of dust during demolition of the buildings containing lead-based paint. This issue is further discussed in the EHASP/CAMP presented in Appendix B2 of this DEIS and in Section III.D.3.a.

Demolition and construction activities will also require the movement and handling of soil containing naturally elevated concentrations of metals. All soil handled as part of construction will be addressed in accordance with the procedures set forth in Section III.D.3.a and the EHASP/CAMP presented in Appendix B2 of this DEIS. The safe handling of onsite soil in accordance

with these procedures will greatly reduce or eliminate any adverse impacts (i.e. dust generation) during demolition and construction.

e. Water Quality and Erosion Control

Soil disturbance resulting from construction activities creates the potential for soil erosion and sedimentation to occur, thereby impacting stormwater runoff quality. Soil eroding from the construction site could result in sedimentation within downstream low-lying areas including, the onsite wetlands and intermittent stream. Deposition into the onsite intermittent stream could result in further impacts to downstream, offsite water resources by transporting sediment offsite during larger storm events. In addition to filling in low-lying depressions, water turbidity could result from transporting even fine suspended solids to offsite water resources. Offsite resources that could be impacted include the Crompond Wetland, located west of the site and south of Old Crompond Road. Downstream facilities and resources including the enclosed NYSDOT storm pipe system for Route 202/35 and the Hunter Brook could be negatively impacted.

3. Proposed Mitigation Measures

a. Construction Sequence

Short-term impacts due to construction will be mitigated through the implementation of construction management plans. Prior to the onset of construction, the General Contractor will prepare a construction management plan identifying the locations of the construction field office, staging and storage areas, site ingress/egress and onsite parking areas. Construction management will include sequencing construction to minimize environmental impacts. Table III.O.4 includes a detailed sequence of construction.

Have to provide for Mitigation, identify measures.

A site erosion and sediment control plan has been prepared for the project as outlined in the Stormwater Pollution Protection Plan (SWPPP) (see Appendix D) in accordance with Chapter 165 of the town of Yorktown Zoning Code and in accordance with the *New York State Standards and Specifications for Erosion and Sediment Control* dated August 2005.

Table III.O.4
Proposed Construction Sequence

Construction Task	Best Management Practice
Site Preparation ▪ Establish the contractor's field office and sanitary facilities. ▪ Identify parking and staging areas. ▪ Secure the Site. ▪ Determine proposed limits of disturbance. ▪ Install initial erosion and perimeter sediment controls in accordance with the Erosion and Sediment Control Plan. ▪ Protect existing wetlands	▪ Install stabilized construction entrance ▪ Install construction fencing ▪ Install erosion control measures ▪ Protect wetlands with double row of sediment barrier ▪
Site Demolition ▪ Demolish existing buildings and pavements ▪ Remove existing utility infrastructure; cap existing utilities at property line ▪ Remove hazardous materials identified in and in accordance with Phase II Assessment (including but not limited to USTs, hydraulic lifts, sewage disposal systems and wells ▪ Remove demolition debris to approved landfills or recycling centers ▪	▪ Maintain sediment barriers ▪ Implement temporary erosion control/stabilization measures as necessary ▪ Implement dust control
Site Construction ▪ Identify limits of construction; ▪ Install/adjust sediment and erosion control measures on an ongoing basis as construction and demolition progress ▪ Strip, stockpile topsoil; chipping and removal of waste material ▪ Rough mass grading. ▪ Stockpiling of fill material for onsite use and removal of waste material ▪ Excavation/fill and preparation of building pad ▪ Temporary stabilization of rough graded areas to remain exposed without further disturbance for more than 7 days ▪ Construction of building ▪ Installation of utility infrastructure. ▪ Construction of roads, curbs, walks and parking areas. ▪ Planting of landscaped areas ▪ Miscellaneous construction including site lighting	▪ Install/adjust sediment barrier in disturbed areas ▪ Install sediment barrier around stockpiles ▪ Implement dust control ▪ Maintain stabilized construction entrance ▪ Install inlet protection ▪ Install sediment traps ▪ Install detention pond ▪ Establish temporary vegetative cover or other method of stabilization on disturbed areas within 7 days ▪ Establish permanent vegetative cover on areas no longer to be disturbed ▪ Clean up and remove erosion and sediment control measures after completion and establishment of permanent vegetative cover

Table III.O.4
Proposed Construction Sequence

Construction Task	Best Management Practice
Offsite Utility Extensions (Old Crompond Road) ▪ Implement maintenance and protection of traffic plan ▪ Determine daily work limit ▪ Excavate trench, install utility and backfill ▪ Pavement and/or shoulder restoration	▪ Coordinate with residents and minimize disruption to private driveways ▪ Install and maintain traffic control using cones, signs, flagmen, etc. ▪ Employ erosion and sediment control measures as necessary, keep streets clean
Offsite Highway Improvements (Route 202/35) ▪ Install temporary construction warning signs ▪ Install temporary traffic control measures i.e. cones, drums, etc ▪ Clear, grub and demolish pavements as needed ▪ Remove and dispose demolition waste ▪ Install drainage/utilities ▪ Install curbing ▪ Construct pavement widening ▪ Establish temporary/permanent vegetative cover ▪ Remove and install permanent pavement markings and traffic signs ▪ Install replacement traffic signals ▪ Pavement and/or shoulder restoration	▪ Install and maintain temporary maintenance and protection of traffic plan ▪ Install and maintain erosion and sediment control measures as needed

Source: TRC Engineers, Inc.

Blasting - Where rock is encountered, the preferred method of removal shall be by mechanical methods. Where mass excavations with conventional heavy construction equipment fitted with rippers, hammers, hydraulic rock splitters and other rock removal features cannot be performed effectively below the refusal depths, jack-hammering and/or blasting will be necessary.

Rock blasting shall be performed in compliance with all applicable Federal, State, County and local codes and regulations including Chapter 124, Blasting and Explosives, of the Town of Yorktown Code. The blasting plan will include such mitigation measures as performing a pre-blasting surveillance of nearby structures. Blasting will be conducted so that the resulting vibrations at the nearest structure do not exceed the maximum particle velocity stipulated in the applicable regulations. Vibration and noise levels will be measured and recorded in accordance with applicable regulations and industry standards. Blasting will be limited to days and times as permitted by code and as stipulated

in the approved blasting plan. Use and transportation of explosives will be limited in accordance with applicable regulations.

The blasting plan will address other protective requirements such as scheduling and coordination with local officials, pre-notification of anticipated blasts, securing and delineating the blasting site, use of protective mats, protection of pedestrian and vehicular traffic and implementation of all protective measures to ensure the safety, health and welfare of the community.

Erosion and Sediment Control - Potential for sediment-laden stormwater to leave the Site will be managed in accordance with the detailed Erosion and Sediment Control Plans and the Stormwater Pollution Prevention Plan (SWPPP). Both Plans are prepared in accordance with the Chapter 248, Stormwater Management and Erosion and Sediment Control, of the Yorktown Code. The Erosion Control Plans are prepared in accordance with the *New York Standards and Specifications for Erosion and Sediment Control*. The SWPPP (see Appendix D) is prepared in accordance with the New York State Department of Environmental Conservation (NYSDEC) SPDES General Permit for Stormwater Discharges from Construction Activity.

Performing site construction in accordance with the soil erosion and sediment control plan will minimize the downstream erosion hazard by proactively controlling erosion and runoff at its source. Erosion control measures shall include but not be limited to the following: stabilized reinforcement mat, hydromulch, hydroseeding, dust control and establishment of permanent vegetation. In areas where soil disturbance activity has been temporarily or permanently ceased, temporary and/or permanent soil stabilization measures shall be installed and/or implemented within seven (7) days from the date the soil disturbance activity ceased.

Sediment control measures shall include but not be limited to the following: silt fence, stabilized construction entrance, soil stockpiling, water bars, sediment traps, and inlet protection,

Throughout construction, regular site assessment and inspections in accordance with the requirements of the SPDES General Permit for Stormwater Discharges from Construction Activity, Town of Yorktown and as incorporated in the SWPPP will be performed. Inspections will be performed by the Operator's Qualified Professional. Since greater than five (5) acres will be disturbed at any one time, at least two (2) site inspections every seven (7) calendar days will be conducted for as long as greater than five (5) acres of soil remain disturbed. When two (2) inspections are performed every seven (7) calendar days, the inspections shall be separated by a minimum of two (2) full calendar days. The purpose of the inspections shall be to confirm that proper erosion and sediment control practices are installed, maintained and to ensure their integrity and effectiveness. Required corrective actions shall be

identified. Inspection reports shall be completed, issued to the appropriate agents and maintained at the project site. The objectives of the erosion and sediment control plan will be achieved through the management of stormwater runoff through erosion and sediment control practices applied during construction.

b. Traffic and Parking

Site demolition and construction will be staged in such a manner to provide sufficient onsite space to meet the anticipated need for temporary contractor parking and staging areas. As construction progresses, new onsite areas for parking will be developed to replace those originally used. Stabilized ingress to and egress from the site will be at the signalized intersection of Rte 202/35 with Mohansic Ave., thereby minimizing impact to offsite traffic.

The Proposed Action includes offsite roadway construction. Roadway construction at Route 202/35 will include pavement widening, shoulder reconstruction, restriping, pavement overlay, utility connections / extensions and pavement restoration. Impacts to Old Crompond Road include installation of proposed sanitary sewer and gas mains as well as pavement resurfacing. Short term open trenches will be necessary for utility connections and extensions.

Offsite roadway construction will be performed and traffic maintained in accordance with the approved Temporary Maintenance and Protection of Traffic (MPT) Plan. Traffic will be maintained by the use of traffic signage, placement of barrels and cones, flagmen and temporary striping. Detouring traffic to alternate routes is not anticipated. Short-term lane closures may be necessary to facilitate construction. Open trenches, required for utility installations will be closed at the end of each work day.

c. Air Quality

Vehicular criteria pollutant emissions can occur as a result of traffic and/or added trip length from private vehicles that encounter delays, roadway diversions or detours associated with the Project, as well as from emissions from the actual construction vehicles. If the diversions and detours are significant, or impact a large number of private vehicles, an air quality analysis is recommended by the regulatory agency. For the construction of the Proposed Action, there are no anticipated road closures or diversions. Therefore, an air impact analysis for this aspect of construction (i.e., private vehicles) is not required.

A series of safeguards will be implemented to minimize impacts to air quality associated construction-related activities. Fugitive dust will be monitored while earthwork is ongoing in accordance with the EHASP/CAMP presented

in Appendix B2 of this DEIS. In addition, onsite travel speeds on unpaved roads will be limited to 15 miles per hour to limit the generation of dust.

In order to minimize emissions associated with construction equipment and diesel-powered trucks, the contractors will only use equipment in good working order and that complies with all applicable Federal Emission Standards. The use of construction equipment that emits excessive exhaust or does not appear to be in good working order will be prohibited and will be monitored by the onsite Environmental Health and Safety Officer. In addition, the idling of truck or construction equipment will be prohibited during construction activities and after the development has been completed. Impacts from construction vehicles are expected to be minimal and proposed mitigation measures are addressed in Section M, Air Quality, of this DEIS.

d. Noise

Chapter 216-2 of the Town of Yorktown Code is designed to minimize potential noise impacts due to construction by limiting construction activities. Construction generated noise is limited to the hours of 7:00 a.m. to 11:00 p.m. on Monday through Thursday, 7:00 a.m. to 10:00 p.m. on Friday, 8:00 a.m. to 10:00 p.m. on Saturday and 8 a.m. to 11 p.m. on Sunday. Limiting the hours of construction as provided in the code is considered to be a practical mitigation measure, and project construction hours will be in compliance with the ordinance.

The short-term nature of construction activities does not warrant any mitigation measures. However, as a general good construction practice to reduce construction noise to the greatest extent possible and practical, functional mufflers will be maintained on all construction equipment. Accordingly, no long term or permanent noise impacts are anticipated due to Project construction activities.

Blasting - Where rock is encountered, the preferred method of removal shall be by mechanical methods. Where mass excavations with conventional heavy construction equipment fitted with rippers, hammers, hydraulic rock splitters and other rock removal features cannot be performed effectively below the refusal depths, jack-hammering and/or blasting will be required.

Rock blasting shall be performed in compliance with all applicable Federal, State, County and local codes and regulations including but not limited to Chapter 123, Blasting and Explosives of the Town of Yorktown Code. The contractor will be required to obtain a blasting permit from the Town Building Inspector to authorize any blasting activity. A professional blasting plan will be prepared, coordinated with and approved by the Town Building Inspector.

The blasting plan will include such mitigation measures as performing a pre-blasting surveillance of nearby structures. Blasting will be conducted so that

the resulting vibrations at the nearest structure do not exceed the maximum particle velocity stipulated in the applicable regulations. Vibration and noise levels will be measured and recorded in accordance with applicable regulations and industry standards. Blasting will be limited to days and times as permitted by code and as stipulated in the approved blasting plan. Use and transportation of explosives will be limited in accordance with applicable regulations.

The blasting plan will address other protective requirements such as scheduling and coordination with local officials, pre-notification of anticipated blasts, securing and delineating the blasting site, use of protective mats, protection of pedestrian and vehicular traffic and implementation of all protective measures to ensure the safety, health and welfare of the community. Blasting will be prohibited by Code on Sunday and between the hours of 5:00 p.m. and 8:00 a.m. on Monday through Saturday.

e. Hazardous Materials
Safety and monitoring procedures to be employed during the removal and disposal of hazardous materials are discussed in detail in the EHASP/CAMP presented in Appendix B2 of this DEIS.