Environmental Management Plan

Beacon Communities - The Woods

NYSDEC Site No. 755010

Project:

Beacon SouthWorks - The Woods
Ithaca, New York 14850

Location:

620 South Aurora Street
Ithaca, New York 14850

Prepared for:

Beacon Communities LLC
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LaBella Project No. 2261797

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ACRONYMS AND ABBREVIATIONS

BGS - Below Ground Surface
BUD – Beneficial Use Determination
CP - Commissioner Policy
CP-51 - NYSDEC CP 51: Soil Cleanup Guidance, dated October 21, 2010
CREC – Controlled Recognized Environmental Condition
DER - NYSDEC's Division of Environmental Remediation
DER-10 - NYSDEC DER: Technical Guidance for Site Investigation and Remediation dated May 2010
ELAP - Environmental Laboratory Approval Program
EMP - Environmental Management Plan
ESA - Environmental Site Assessment
eV - Electronvolt
FT - Feet
ISMP – Interim Site Management Plan
mg/kg - Milligrams per Kilogram; equivalent to ppm
MDL - Method Detection Limit
NYS – New York State
NYCRR - New York Codes, Rules and Regulations
NYSDEC - New York State Department of Environmental Conservation
NYSDOH - New York State Department of Health
Part 375 - Part 375 Environmental Remediation Programs, December 14, 2006
PAH - Polycyclic Aromatic Hydrocarbon
PCB - Polychlorinated Biphenyl
PID - Photoionization Detector (units measured in ppm or ppb)
PPB - Parts Per Billion
PPM - Parts Per Million
PVC – Polyvinylchloride
QA/QC - Quality assurance/quality control
RCRA - Resource Conservation and Recovery Act
REC - Recognized Environmental Condition
SCO - Soil Cleanup Objective
SGMP - Soil and Groundwater Management Plan
STARS - Spills Technology and Remediation Series
SVI - Soil Vapor Intrusion
SVOC - Semi-Volatile Organic Compounds
SWL – Static Water Level
TAL - Targeted Analyte List
TCL- Targeted Compound List
TCLP - Toxicity Characteristic Leaching Procedure
TOGS - 1.1.1 - Division of Water Technical and Operational Guidance Series 1.1.1, June 1998, added through June 2004
ug/l - Micrograms per Liter; equivalent to ppb
USEPA - United Stated Environmental Protection Agency
UST - Underground Storage Tank
UUSCO - Unrestricted Use Soil Cleanup Objectives
VOC - Volatile Organic Compound

1.0 INTRODUCTION

This Environmental Management Plan (hereinafter "EMP" or "Plan") was developed on behalf of Beacon Communities LLC to address environmental considerations associated with the Beacon Southworks 'The Woods' Project (hereinafter referred to as the "Project"), located in the Town of Ithaca, Tompkins County, New York. The Project overlaps a discrete portion of NYSDEC Site No. 755010 (Former Emerson Power Transmission), located at 620 South Aurora Street, Ithaca, New York (hereinafter referred to as the "Site").

The utilization of an EMP is intended to allow the Development Team and their contractors to complete the Project efficiently while maintaining compliance with applicable Rules and Regulations. The EMP is designed to allow both known and unknown areas of concern to be addressed during construction without significant delays to the project.

The Development Team is planning for the construction of the "Woods" Project, which includes the construction of eight (8) new residential buildings with the following characteristics:

Building ID	No. of Stories	No. of Units
A1	4	9
A2	4	9
B1	3	6
B2	3	9
B3	3	12
C1	4	27
C2	4	26
C3	4	30

Based on plans provided to LaBella, the Project includes the construction of the aforementioned buildings on the southeast portion of the Site. The proposed development work includes earthwork associated with the construction of the aforementioned buildings. Earthwork in a discrete portion of the Project shall encroach on Operable Unit (OU)-2, triggering the Interim Site Management Plan (ISMP), completed by WSP and dated October 2022, which applies to the Site. Additional earthwork will occur within the eighty (80) foot wide Deed Restricted Area (forty (40) feet on-center) from the existing sanitary sewer line crossing the Project area.

1.1 Site History and Background

The Site known as the Former Emerson Power Transmission (EPT), is an approximately 61.5-acre tract of land within Ithaca, Tompkins County, New York. It is comprised of Operable Unit 1 (OU-1) and Operable Unit 2 (OU-2) with approximately thirty-five (35) areas of concern (AOCs), that have been identified through site investigations. The Site is designated as New York State Department of Environmental Conservation (NYSDEC) Superfund Program Site No. 755010. An approved Interim Site Management Plan (ISMP), dated October 2022, and Environmental Easement remain in place at the Site to manage residual contamination via Engineering and Institutional Controls. The ISMP contains additional detail regarding Site history.

Based on a Feasibility Study conducted in 2020, remaining contamination at the Site consists of, but is not limited to, site-wide chlorinated VOCs, barium and cyanide in groundwater, isolated areas of site-wide non-aqueous phase liquid (NAPL), seeps containing various chemicals of concerns, a historical

underground well, and soil vapor intrusion into Site buildings. A state pollution discharge elimination system (SPDES) permit, monitored natural attenuation of groundwater, monitoring and maintenance of the dual-phase extraction (DPE) and treatment system, and NAPL recovery are ongoing as part of the ISMP.

2.0 APPLICABILITY

The primary purpose of this EMP is to provide guidance concerning the proper implementation of the ISMP (including characterization and management of surface and subsurface soil, groundwater, urban fill, and other materials (construction and demolition debris such as concrete or large pieces of metal) that may be generated) during upcoming development activities planned at the Site. This EMP also provides guidance for earthwork related to the existing sanitary sewer line within the Deed Restricted Area. This EMP also provides guidance for any other earthwork associated with the Project that encounters contamination (regardless of location).

2.1 Applicability of Environmental Management Plan

This EMP applies to any Developer, Contractor, Utility Contractor, and/or Municipal Agency that disturbs the subsurface at the Site within the boundary of OU-2 and/or within the Deed Restricted Area when conducting work associated with the existing sanitary sewer line or planned storm chamber system. It also applies if contamination is encountered elsewhere during the Project. The ISMP is not triggered and this EMP does not apply when work is occurring outside of the boundary of OU-2 and outside of the Deed Restricted Area. Refer to attached Drawings and Exhibit 1 which have been demarcated to show the boundary of OU-2 and the Deed Restricted Area. Refer to the Boundary Modification Notice provided by NYSDEC and NYSDOH, dated October 2018, which explains the modified Site boundary (included as Appendix 1). Based on the history of environmental investigation activities and regulatory agency review described in the Boundary Modification Notice and ISMP, implementation of the ISMP is not warranted in the areas of the Project that are outside of OU-2. Implementation of the EMP is necessary when conducting earthwork associated with the existing sanitary sewer and proposed stormwater chambers inside the Deed Restricted Area, but is not warranted in the areas outside of the Deed Restricted Area (unless other contamination is encountered).

A separate Soil Vapor Intrusion (SVI) Work Plan has been prepared for this Project and is provided under separate cover. The SVI Work Plan addresses all elements of the NCR Sewer Line Area (Deed Restricted Area), including Engineering Controls. Refer to Exhibit 1 for the location of the Deed Restriction Area. Refer to the separate SVI Work Plan for further information related to the Deed Restriction. The Deed Restriction's primary purpose is outlining the requirements (engineering controls) to be included in the design and construction of new buildings intended for occupancy that are within the Deed Restricted Area and connecting to the sewer.

For this Project, two (2) connections to the sewer are being made; with one of the connections occurring within OU-2 (as shown on Drawing C500), requiring implementation of the ISMP and this EMP. The second connection is outside of OU-2, where the implementation of this EMP applies. In addition, re-routing of a discrete area of the sanitary sewer within the Deed Restricted Area (outside of OU-2) shall occur. The sanitary sewer re-routing work requires the implementation of this EMP.

2.2 Roles and Responsibilities

The following table outlines the roles and responsibilities for environmental management and oversight triggered by earthwork within OU-2 and/or earthwork associated with the sanitary sewer line within the Deed Restricted Area:

Company / Role	Personnel / Title	Responsibilities
Beacon Communities LLC (Owner/Developer)	Daniel Bellgraph Owner's Representative dbellgraph@beaconcommunitiesllc.com	Provide Project information during pre-development and planning process. Key contact throughout Project for updates, etc.
Pike Construction (General Contractor)	TBD Construction/Project Manager	Immersed in Project as development occurs. On-site and available for applicable questions/concerns.
LaBella Associates, D.P.C (Environmental Engineer / Consultant)	Drew Brantner Project Manager dbrantner@labellapc.com 585-287-9089	Provide regulatory agency interface and guidance to field personnel throughout project. Provide a final report verifying compliance with this EMP and documenting all excavation, reuse, and waste disposal activities.
	TBD Environmental Scientist	Provide on-site oversight to observe and document the implementation of the EMP. Daily discussion with contractor and/or Construction Manager. Provide guidance on the segregation, staging, and sampling of excavated materials and conduct community air monitoring.
TBD (Site Contractor)	TBD	Excavate, segregate, and stage materials in accordance with the EMP and alert LaBella in the event that unknown evidence of impairment is encountered. Responsible for arranging appropriate handling/transportation and reuse or disposal of material going off-site.
NYSDEC (Regulatory Agency)	Karen Cahill, P.E. Environmental Engineer karen.cahill@dec.ny.gov 315-426-7432	Must be notified prior to commencement of earthwork or related activities triggering the ISMP. Receives copy of any summary or closeout reports/documents that are environmental-related.
NYSHCR	Stephen Pierson Environmental Analyst stephen.pierson@hcr.ny.gov	Responsible for the environmental review of the project in accordance with NYSHCR standards and guidance. Responsible for issuing environmental clearance letter once all items are addressed in the Environmental Review Follow-Up Letter (FUL) and Site Alteration Letter (SAL).

3.0 REGULATORY LIMITS, REGULATIONS AND GUIDANCE

Regulatory agency standards and guidelines relevant to the Site and Project are summarized below. These include Federal hazardous waste regulations, various soil reference values promulgated by New York State agencies, and New York State groundwater quality standards. These documents and standards will be utilized to effectively implement the EMP.

3.1 Solid Waste Regulations

In accordance with 6 NYCRR Part 360, discarded materials (i.e., in excess to the generator), including soil, sand, and/or gravel is considered by the NYSDEC to be a solid waste. Such soil, sand, and/or gravel that also contains one or more of the following: ash, cinders, brick, concrete, asphalt, wood, and/or metal) is commonly referred to as 'urban fill' (or other similar names such as 'historical fill materials').

The NYSDEC allows for urban fill to be relocated to other areas within the same site (i.e., within same contiguous area) in accordance with 6 NYCRR Part 360.12 assuming the fill is appropriately capped. Alternatively, these materials can be disposed of off-Site in a New York State (NYS) Part 360 permitted landfill, pending waste characterization.

3.2 Hazardous Waste Regulations

As defined by the Resource Conservation and Recovery Act (RCRA), waste (e.g., excavated soil, fill materials, or building materials removed during deconstruction/renovation activities) can be classified as "hazardous waste" if it is one of the Federal "listed wastes" or if it possesses one of the four hazardous characteristics ("D" listed wastes): (1) ignitability, (2) reactivity, (3) corrosivity, or (4) toxicity. The EPA has developed standard tests to measure these four characteristics.

The fourth characteristic, toxicity, which is most frequently exceeded by contaminated soils and fills, is tested using the Toxicity Characteristic Leaching Procedure (TCLP), which provides an estimate of the concentration of contaminants that would leach into groundwater if the materials were disposed of in an environmentally unsecured landfill. To assess whether materials are hazardous waste, representative composite samples of the material are collected and submitted to a laboratory for analysis.

Composite samples are representative samples of the material that are collected from multiple locations throughout the waste. The samples are analyzed by the laboratory in accordance with the United States Environmental Protection Agency (USEPA) test methods. If the results of the laboratory testing indicate that the physical or toxicity characteristics of the sample exceed the RCRA regulatory limits detailed in 40 CFR Part 261, the material is considered hazardous waste.

3.3 Reference Values

Reference values to assess environmental impacts include the following documents and regulations:

3.3.1 Evaluation of Soil and Fills

- NYSDEC Commissioner Policy (CP-51) Guidance Document: NYSDEC's Division of Environmental Remediation (DER) issued CP-51, "Soil Cleanup Guidance", in October 2010. CP-51 provides the framework and procedures for the selection of soil cleanup levels appropriate for each of the remedial programs in the NYSDEC's DER. CP-51 replaces TAGM

#4046, the Petroleum Site Inactivation and Closure Memorandum, and Sections III and IV of Spills Technology and Remediation Series (STARS) #1.

- NYSDEC DER-10: NYSDEC Division of Environmental Remediation: Technical Guidance for Site Investigation and Remediation dated May 2010 (DER-10) addresses guidance procedures applicable to site investigations and remediation activities. This document will be utilized to determine the appropriate sample frequency for any excavation closure sampling and all Quality Control / Quality Assurance (QC/QA) protocols set forth by the Department.
- 6 NYCRR Part 375-6.8: Regulations set for this section is typically used for NYSDEC remedial programs sites such as inactive hazardous waste disposal sites, brownfields, or environmental restoration sites. The regulatory values in this section can be used to assess unrestricted and restricted use soil cleanup objectives. The standards contained within Part 375 are the most current regulatory guidance available for use and are referenced in 6 NYCRR Part 360 for determining fill types. The NYSDEC typically utilizes this set of guidance for projects administered by the NYSDEC Hazardous Waste Group.

3.3.2 Groundwater Reference Values

Reference values to assess groundwater impacts are included in NYSDEC's Technical and Operational Guidance Series (TOGS) 1.1.1 Groundwater Standards, dated June 1998 (and subsequent addendums). Other reference values exist for drinking water and effluent standards for wastewater discharges to state water bodies; however, this EMP is not intended to manage these subjects or discharges.

3.3.3 New York State Guidance on Petroleum Storage Tanks (if encountered)

Removal of certain types of petroleum storage tanks is regulated by NYSDEC under 6 NYCRR Part 613, which requires that tanks out of use for 12 months or longer be closed in place or removed. Tank decommissioning procedures are included in 6 NYCRR Part 613.3. Contaminated soils surrounding the tanks (if present), separate phase product on the water table, or contaminants dissolved in the groundwater must be removed.

3.3.4 Guidance for Evaluation Soil Vapor Intrusion

The NYSDOH provides guidance in the Guidance for Evaluating Soil Vapor Intrusion in the State of New York, dated October 2006 (and associated amendments), that presents the approach to identifying and addressing current and potential human exposures to contaminated subsurface vapors associated with known or suspected volatile chemical contamination. This guidance provides an overview of vapor intrusion issues, guidance on collecting data that can be used to identify current or potential human exposures, discusses data evaluation, and provides an overview of soil vapor intrusion mitigation methods and recommendations pertaining to their selection for use, installation and design, post-mitigation testing, operation, maintenance and monitoring, termination of operation, and annual certification. The NYSDEC provides additional guidance in *DER-13*, *Strategy for Evaluating Soil Vapor Intrusion at Remedial Sites in New York*, and the Environmental Protection Agency (EPA) provides additional guidance in the *Indoor Air Vapor Intrusion Mitigation Approaches.*

A separate Soil Vapor Intrusion (SVI) Work Plan has been prepared for this Project and is provided under separate cover.

3.3.5 Excavation of Asbestos Containing Materials

The New York State Department of Labor (NYSDOL) provides the Industrial Code Rule 56 for guidance relating to hazards to the public safety and health during the removal, encapsulation, enclosure, repair,

or disturbance of friable and non-friable asbestos, or any handling of asbestos material that may result in the release of asbestos fiber. The USEPA also provides guidance in Part 763-Asbestos.

4.0 ENVIRONMENTAL MANAGEMENT PLAN (EMP)

This EMP has been designed for all earthwork related activities at the Site (excavation, grading, etc.) within Operable Unit (OU)-2, which has the potential to disturb impacted media (i.e., urban fill, chemically-contaminated soil (if encountered), etc.). This EMP also applies when conducting earthwork related to the existing sanitary sewer line within the Deed Restricted Area, or installation of stormwater chambers in the Deed Restricted Area.

A pre-construction meeting will be conducted with the contractor(s) and environmental consultant (LaBella) to review the ISMP, this EMP, and planned excavation and grading activities. The contractor(s) shall be aware that they must notify the Owner and Labella in advance of any existing sewer work within the deed restricted area. The contractor(s) shall also be aware that they must immediately notify the Owner and LaBella if any contaminated material is encountered anywhere during the Project.

Intrusive earthwork (i.e., excavation, grading), disturbance to soil, and load-out of all excavated material within OU-2 will be overseen by a LaBella representative, who represents a qualified environmental professional (QEP) or person under their direct supervision. The same oversight will also be provided when excavation related to the existing sanitary sewer line is occurring within the Deed Restricted Area (including new stormwater chamber systems when the work will disturb existing grade).

4.1 Context and Key Issues

Contaminated materials that exist in different media such as structures, utilities, soil, soil gas, and/or groundwater can present health risks to workers, the public, and the environment during construction and/or operation, if not properly managed. The Contractor will need to manage these materials in accordance with the applicable Rules and Regulations and clearly understand the waste characterization and disposal process so as not to compromise construction/operation schedules, budgets, and long-term liability for the Owner/Developer (Beacon Communities LLC). Even if no contaminated materials are discovered, appropriate due diligence must be exercised so that the proper documentation can be secured to reduce long-term liability for the project and/or the Site.

On-site media within the Site may be contaminated by historical uses and operations conducted at the Site and/or adjacent properties. Potential sources of contamination include urban fill materials and/or other hazardous substances such as VOCs, SVOCs, fuel oils, solvents, metals, and/or ACM.

4.2 Potential Contaminants of Concern

The contaminants described in this section may encountered at the Site. Refer to the ISMP for a summary of contaminants which have been or are suspected to be present at the Site.

Certain background concentrations can be expected from both natural and human sources. When concentrations exceed regulatory thresholds, an analysis of potential environmental health effects and the need for mitigation measures may be necessary.

Volatile Organic Compounds (VOCs)

These include aromatic compounds such as benzene, toluene, ethylbenzene, and xylenes, which are found in petroleum products, as well as chlorinated VOCs such as trichloroethene and tetrachloroethene, which are common ingredients in solvents and commercial cleaners. Naturally produced VOCs may also be present including methane and hydrogen sulfide, which are breakdown products of organic materials. Inhaling toxic VOC vapors can be a health hazard, and some VOCs can be flammable if the circumstances are suitable for combustion. In contrast to contaminants such as metals, PAHs, and PCBs, VOCs generate soil gas vapors that may be a source of exposure even if the source (e.g. VOC-impacted soil or groundwater) is not directly exposed. During construction, soil disturbance, or disturbance of VOC containing materials, VOCs could be released into the air and produce toxic or oxygen-deficient atmospheres.

Semi-Volatile Organic Compounds (SVOCs)

These include poly-aromatic hydrocarbons (PAHs), which are common constituents of partially combusted coal or petroleum-derived products, such as waste oils, creosote, coal and coal ash, wood ash, and asphalt. The compounds are often found in historical urban fill and asphalt-covered areas. SVOCs and PAHs can pose a risk to human health.

Heavy Metals

Heavy metals are used in metal works, and can be present in paint, ink, petroleum products, coal ash, and mechanical waste fluids. Certain heavy metals can be toxic to humans at elevated concentrations and are often found in historical urban fill material (e.g. cinders and ash, brick, etc.).

4.3 Field Screening Methods

Visual, olfactory, and instrument-based (i.e., PID) soil screening will be performed by LaBella during redevelopment activities that disturb the subsurface at the Site. Soil screening will be performed during all soil disturbance and/or removal work performed during redevelopment at the Site that occurs within OU-2 or in connection with the sanitary sewer line in the Deed Restricted Area. The Contractor will be responsible to alert LaBella if evidence of impairment if encountered. In the event that evidence of impairment is noted by the Contractor, a LaBella environmental professional will aid in the classification and management of the impacted material.

Soils will be segregated based on in-field soil screening results into material that is suitable for on-site reuse, disposal at a landfill, material that requires additional testing, material that can be returned to the subsurface, and material that can be used as “cover” soil.

4.4 Identification of Solid Waste Impacted Soil

Based on the site history and their prevalent occurrence in long-time urban environments, urban fill materials (AKA historical fill materials) may be encountered at the Site during earthwork.

Urban fill materials are considered by the NYSDEC to be a solid waste. In accordance with 6 NYCRR Part 360.13(c), urban fill materials may be managed and placed into similar filled areas within the same site under appropriate cover. Alternatively, these materials can be disposed of off-site in a New York State (NYS) Part 360 permitted landfill or at the Case-Specific BUD approved by the NYSDEC.

The presence of cinders, ash, and other urban fill material can be visually identified during excavation. If questions arise during identification of the solid waste, LaBella shall make the final determination on the classification and how the spoils generated during the construction activities at the Site will be managed.

4.5 Identification of VOC Impacted Material

VOC impacted materials can be identified by the media exhibiting a chemical or petroleum-like odor, gray to black staining, and/or elevated readings of total VOCs on a Photo-Ionization Detector (PID). Groundwater impacted by VOCs may exhibit a petroleum or chemical odor or sheen. If questions arise during identification of VOC impacted media, LaBella will make the final determination for the classification on how the spoils generated during the construction activities at the Site will be managed.

The volatilization of contaminants present in VOC impacted media may represent a worker health and safety concern for construction workers at the Site.

4.6 On-Site Management of Solid Waste Impacted Media and VOC Impacted Media

Solid waste impacted media that is excavated should not be used within two feet of the overburden groundwater table. Solid waste impacted media may be relocated on-site as approved by the Engineer and in accordance with 6 NYCRR Part 360.13, legally disposed of off-site at a NYS Part 360 Landfill, or reused at the Case-Specific BUD site approved by the NYSDEC. The relocation of solid waste impacted media on-site will require approval by LaBella prior to final placement.

The staging of solid waste impacted media shall be performed in a manner where it is segregated from non-solid waste impacted media (i.e. clean soils). Staging locations of solid waste media should be reviewed with LaBella prior to staging, to prevent potential concerns related to placement, run-off, and/or cross contamination.

All excavated soil/fill stockpiled will be placed by the contractor on minimum 6-mil polyethylene (poly) sheeting with perimeter berms and covered with weighted down poly at the end of each day.

Prior to excavating in areas where solid waste is anticipated, the Contractor shall remove the top layer of non-solid waste impacted media (i.e. topsoil, asphalt, etc.) as practicable and keep the material segregated from any solid waste impacted media. If the material is to be relocated for re-use on-site, the solid waste impacted media shall be directly placed in the fill area or placed on and covered with polyethylene sheeting pending final on-site placement.

Subsurface solid waste impacted media is not allowed to leave the Site without express written consent from LaBella.

If encountered, solid (non-aqueous) VOC impacted media will be segregated from non-VOC impacted media into separate stockpiles and staged on and covered with one layer of 6-mil thick polyethylene sheeting at the end of each workday. The Contractor shall implement reasonable care to secure sheeting and maintain such stockpiles' integrity. VOC impacted media will then be tested for USEPA Target Compound List (TCL) and NYSDEC CP-51 list VOCs as well as CP-51 listed SVOCS. If concentrations of VOCs and SVOCs are below the CP-51 Soil Cleanup Levels (SCLs), then the VOC impacted media may be re-used on-site. Conversely, if concentrations of VOCs and/or SVOCs are above the NYSDEC CP-51 SCLs, then the VOC impacted media shall be disposed of at a NYCRR Part 360 Landfill (pending landfill approval) or at the Case-Specific BUD approved by the NYSDEC. The 6 NYCRR Part 375-6.8(b) Restricted Use Soil Cleanup Objectives (RUSCO) for Restricted Residential Use may be used as guidance for petroleum and chemical compounds not included in the CP-51 guidance document.

If necessary, liquid or aqueous VOC impacted media (i.e. groundwater) shall be pumped into a holding tank approved by LaBella. LaBella will assist the Contractor to obtain a temporary discharge permit form the Municipality (if acceptable). This will include preparing paperwork, coordination with the Municipality, collection and analysis of samples, and the following:

- The Contractor shall collect, handle, filter, or otherwise treat as necessary and properly dispose of VOC impacted groundwater removed as need for project construction. The Contractor shall conduct all tasks associated with these items in accordance with all Federal, State, County, and local regulations.
- If additional analysis and testing is required as identified by the accepting Publicly Owned Treatment Works (POTW), LaBella will collect samples from final or batch product collection. LaBella shall perform all required analyses at a laboratory approved by the New York State Department of Health Environmental Laboratory Approval Program (ELAP) for the intended analyses. LaBella shall provide a copy of the analysis report to the Contractor. No disposal shall occur prior to LaBella's receipt and acceptance of any laboratory reports and approval from POTW.
- In the event that off-site transportation of wastewater is necessary, a valid 6 NYCRR Part 364 Waste Transporter Permit shall be required. The Contractor will also be required to provide all disposal documentation at an approved treatment storage and disposal facility to LaBella prior to disposal.

VOC impacted media shall not leave the Site without expressed written consent from LaBella.

4.7 Management of Demolition and Solid Waste Material

Non-impacted demolition and solid waste material including any wood, metal scrap, drainage piping, masonry (e.g. concrete, bricks, etc.), or other miscellaneous solid waste, which are determined to be physically unacceptable for re-use shall be separately stockpiled for off-site disposal or recycling.

Impacted demolition and solid waste material that cannot be cleaned to the satisfaction of LaBella shall be staged on and covered with a minimum of one layer of 6-mil polyethylene sheeting pending waste characterization by LaBella. The Contractor shall secure the sheeting and maintain such stockpiles' integrity to the satisfaction of LaBella. Stockpiling locations shall be approved by LaBella. Stockpiling locations shall be approved by LaBella. Impacted demolition and solid water material will be disposed of off-site at a permitted NYCRR Part 360 Permitted Landfill.

Cleaning of impacted demolition and solid waste material shall be by physical methods such as scraping, shaking, brushing, etc. Should the Contractor utilize methods that generate liquid waste streams or if liquid waste streams (e.g. oily water, pipes or sumps filled with sludge) are present that require removal, the Contractor is responsible for proper containerization and disposal of each waste stream. The Contractor shall segregate each waste stream to the satisfaction of LaBella. Once impacted demolition and solid waste material is determined to be clean to the satisfaction of LaBella, the material can be managed in accordance with the EMP.

4.8 Management of Buried Asbestos-Containing C&D Debris

If buried asbestos-containing material (ACM) is encountered, the Contractor will be required to remove and dispose of the ACM in accordance with all applicable Federal, State, and local laws and regulations. The removal of any ACM shall be completed by a licensed Asbestos Contractor with appropriately certified workers.

4.9 Management of Water

If impacted groundwater is required to be pumped to advance earthwork activities, the Contractor shall pump the impacted groundwater into a holding tank and stage on-site pending off-site disposal. LaBella shall perform all characterization testing. If the water is determined by characterization testing to be suitable for discharge to the sewer, the Contractor shall be responsible for obtaining applicable permits from the municipality.

Adequate erosion/siltation control measures must be employed prior to and during construction.

Stormwater must be managed in accordance with any required municipal permits and the NYSDEC State Pollutant Discharge Elimination System (SPDES) General Permit, including a Stormwater Pollution Prevention Plan (SWPPP).

4.10 Management of Orphan Underground Storage Tanks and Sub-Grade Structures

If orphan UST(s) or sub-grade structures are encountered by the Contractor, work shall stop immediately in the vicinity of the tank or structure and LaBella must be notified. LaBella will assess the condition of the tank or structure, where practicable. LaBella shall determine when it is practicable to resume work in the vicinity of the tank or structure. Tanks shall be decommissioned in accordance with 6 NYCRR Part 613 and any applicable Town of Ithaca regulations.

The Contractor shall immediately notify LaBella upon any known environmental release from and/or encountered but not limited to any tank or sub-grade structure. LaBella shall notify the Owner of any known release. The Owner and their legal attorney / consultant(s) shall make the determination of any spill reporting requirements with 6 NYCRR Part 613-2.4 and 6 NYCRR 597.4 or any other local, state, or federal agency laws and regulations.

If a tank or sub-grade structure is damaged during discovery such that the contents of the structure are released, the Contractor shall provide the appropriately trained personnel and equipment to address the release. Possible action items include; sludges, non-aqueous liquids, or contaminated water shall be removed from the subsurface structure, and the sludges or liquids shall be containerized by the Contractor, characterized by LaBella, and staged on-site pending off-site disposal.

Tanks and sub-grade structures may contain sludges, non-aqueous liquids, or contaminated water. To the extent feasible the Contractor shall avoid damaging such structures upon discovery. Based on the special nature of the work associated with the decommissioning and removal of tanks or sub-grade structures that contain regulated or hazardous wastes, the removal of such structures will be completed by others (e.g. Specialty Environmental Contractor) as determined by LaBella. The subsurface structures will be decontaminated in accordance with NYSDEC CP-51, and the sludges or liquids containerized, characterized, and staged on-site pending off-site disposal. Coordination between the Contractor and Specialty Environmental Contractor will be completed by LaBella. The removal of any tank or sub-grade structures will be completed as soon as possible based on each discrete situation.

Demolition of non-suspect sub-grade structures (i.e. storm distribution boxes, etc.) will be the responsibility of the Contractor. During removal/decommissioning of the sub-grade structures LaBella shall evaluate the soils adjacent to each structure. All sub-grade structures shall be inspected by LaBella to determine suitability for reuse, recycling, or disposal in accordance with the Specifications.

LaBella shall be responsible for all testing and characterization of Impacted Media and demolition materials described in this Section.

4.11 Solid Waste and VOC Impacted Media Summary

The table below details requirements and re-use of anticipated materials (and certain non-anticipated but potentially present materials) at the Site during the Project.

Table A – Material Classification

LaBella Classification of Material	NYS Part 360 Fill Type	Description / Screening Parameter	End Use
Green	F1	Soil, gravel, and/or rock with no evidence of or potential for contamination (i.e., no historical releases/spills, no suspect historical uses, etc.). No non-soil constituents.	No Restrictions
Yellow	Pending analytical testing results, F2 or "higher" (F3, F4 etc.)	Soil, gravel, or rock with no petroleum/chemical odors, staining, product or PID readings greater than 5 ppm. No non-soil constituents.	On-Site Reuse: Dependent upon Part 360 Fill Type (determined by analytical testing results). Refer to Table B. Off-Site Reuse/Disposal: Dependent upon Part 360 Fill Type (determined by analytical testing results). Refer to Table B.
Blue	Pending analytical testing, F3 or "higher" (F4, F5, etc.)	Soil, gravel, and/or rock with *de minimis* brick, concrete, and/or asphalt. No petroleum/chemical odors, staining, product, or PID readings greater than 5 ppm.	On-Site Reuse: Dependent upon Part 360 Fill Type (determined by analytical testing results). Refer to Table B. Off-Site Reuse/Disposal: Dependent upon Part 360 Fill Type (determined by analytical testing results). Refer to Table B.
Orange	Pending analytical testing, F4 or "higher" (F5, etc.)	Material contains non-soil constituents (including material such as ash, cinders, slag, brick, asphalt/concrete fragments, etc.). Material does not exhibit characteristics of gross contamination (e.g., significant petroleum/chemical odors, staining, or product). No PID readings above 25 ppm.	On-Site Reuse: Dependent upon Part 360 Fill Type (determined by analytical testing results). Refer to Table B. Off-Site Reuse/Disposal: Dependent upon Part 360 Fill Type (determined by analytical testing results). Refer to Table B.
Red	Not Applicable (analytical testing determines the material is contaminated beyond the allowable limits of NYS Part 360.	Material contains non-soil constituents (including material such as ash, cinders, slag, brick, asphalt/concrete fragments, etc.). Material may exhibit characteristics of gross contamination (e.g., significant petroleum/chemical odors, staining, product, and or PID readings above 25 ppm.	On-Site Reuse: Not allowed. Off-Site Reuse/Disposal: Off-site disposal at a permitted NYS landfill is required.
Purple	Not Applicable	Any material containing 1% or more asbestos	On-Site Reuse: Not allowed. Off-Site Reuse/Disposal: Shall be legally disposed of at a permitted NYS landfill in accordance with all applicable regulations for ACM.

Table B – NYCRR Part 360 Beneficial Use Fill Types – End Uses

NYS Part 360 Fill Type	Fill End Use
Fill Type 1 (F1)	Any end use (no restrictions).
Fill Type 2 (F2)	Any setting where the fill meets the engineering criteria for use, except: agricultural land used for raising livestock or producing animal products for human consumption. Fill Type 2 may also be used in the same manner as Fill Type 3, Fill Type 4 and Fill Type 5.
Fill Type 3 (F3)	Any setting where the fill meets the engineering criteria, for use, except: 1. Undeveloped land; and 2. Agricultural crop on land used for raising livestock or producing animal products for human consumption. If used on residential property, material must be under impermeable surface (i.e., parking lot or building foundation) or under a minimum three (3) inches of Fill Type 1, Fill Type 2 or commercial soil A person must not receive payment or other form of consideration for allowing beneficial use of Fill Type 3 on land under that person's control. Fill Type 3 may also be used in the same manner as Fill Type 4 and Fill Type 5.
Fill Type 4 (F4)	Engineered use for embankments or subgrade: A) in transportation corridors, or B) on sites where in-situ materials contain higher levels of contaminants than Fill Type 4 or Fill Type 5 criteria. Must be placed above the seasonal highwater table. May also be used in the same manner as Fill Type 5, except in locations where using Fill Type 5 is prohibited in accordance with paragraph 360.13(g)(2). Placement of Fill Type 4 is prohibited within the following counties, with the exception that Fill Type 4 can be reused as described in this section within the same county in which it was generated: Putnam, Westchester, Nassau and Suffolk. Use of Fill Type 4 can only occur at a project that is authorized by an approved local building permit or other municipal authorization, if required. The material must be used within 30 days of arriving at the project site. A person must not receive payment or other form of consideration for allowing beneficial use of Fill Type 4 on land under that person's control. For Fill Type 4, the NYSDEC must be notified at least five (5) days before the first load greater than 10 cubic yards is planned to be transported directly from the site of excavation to the site of reuse. Notification must be made on forms acceptable to the NYSDEC and must include any information required by the NYSDEC, including the analytical data required by NYS Part 360. The department reserves the right to inspect any site receiving fill

NYS Part 360 Fill Type	Fill End Use
Fill Type 5 (F5)	Engineered use under foundations and pavements above the seasonal highwater table. If foundation or pavement is not installed within 365 days of fill placement, then the fill placement will constitute a prohibited disposal. Placement of Fill Type 5 is prohibited in the following counties: Putnam, Westchester, Nassau and Suffolk. Use of Fill Type 5 can only occur at a project that is authorized by an approved local building permit or other municipal authorization, if required. The material must be used within 30 days of arriving at the project site. A person must not receive payment or other form of consideration for allowing beneficial use of Fill Type 5 on land under that person's control. For Fill Type 5, the NYSDEC must be notified at least five (5) days before the first load greater than 10 cubic yards is planned to be transported directly from the site of excavation to the site of reuse. Notification must be made on forms acceptable to the NYSDEC and must include any information required by the NYSDEC, including the analytical data required by NYS Part 360. The department reserves the right to inspect any site receiving fill

Reference: 6 NYCRR Part 360.13 - Table 2 and associated footnotes and definitions

An **Excavated Material Classification Flow Chart is included with this EMP as Exhibit 2** to provide further guidance for reuse and disposal requirements in accordance with this EMP. As noted throughout, LaBella shall make the final determination for the classification on how the spoils generated during the construction activities at the project location will be managed.

Upon disturbance of Impacted Media, the Contractor shall follow the procedures outlined in the following sections, as well as the Contractor's Site-Specific Health and Safety Plan.

4.12 Off-Site Disposal of Solid Waste

All Treatment, Storage and Disposal (TSD) facilities and waste transporters must provide evidence of applicable NYSDEC permits prior to handling, transporting, and/or receiving solid waste. Removal of any site materials shall be approved in writing by LaBella, including submission of completed Waste Profiles and Waste Manifests for signature by an authorized representative of the Site owner.

Copies of all waste disposal manifests, and landfill receipts **shall be submitted to LaBella** by the Contractor within five (5) business days from which time the Solid Waste was removed from the site.

Solid Waste Impacted Media that cannot be re-used on-site in accordance with the conditions in the waste summary table shall be transported off-site by a NYS Part 364 permitted vehicles to a NYS Part 360 Permitted Landfill approved by LaBella.

The Contractor shall not dispose of Solid Waste or any on-site derived subsurface material without expressed written permission from the Site owner and LaBella.

4.13 Waste Disposal Tracking

LaBella shall track the off-site disposal of waste on an appropriate spreadsheet tracking log to allow for accurate material quantification. Contractors are required to **submit waste disposal receipts to LaBella** within five (5) business days upon disposal from the Site.

All operators necessary for the removal and disposal of contaminated and hazardous impacted media shall comply with the applicable Federal, State, and local laws and regulations and policies. Waste disposal material shall not leave the Site without permission of LaBella. The Contractor shall provide LaBella and the Site owner with documentation that the receiving facility is permitted to receive the accepted waste and the waste transporter is permitted to haul such wastes. The Contractor shall be responsible for the safe and proper management of all wastes addressed herein in accordance with all State and Federal regulatory requirements, including, but not limited to:

- 6NYCRR 360 – Solid Waste Management Facilities
- 6NYCRR 364 – Waste Transporter Permits
- 6NYCRR 370 – Hazardous Waste Management System: General
- 6NYCRR 371 – Identification and Listing of Hazardous Wastes
- 29 CFR 1910.120 – Hazardous Operations and Emergency Response
- 40 CFR 260 – Hazardous Waste Management System: General
- 40 CFR 261 – Identification and Listing of Hazardous Wastes
- 40 CFR 100 to 179 – DOT Hazardous Materials Transport and Manifest System
- NYSDEC CP-51 – Soil Cleanup Guidance
- 6NYCRR Part 375-6 – NYSDEC Remedial Program Soil Cleanup Objectives

Waste Disposal procedures are categorized below.

LaBella Class Yellow Material (Non-Impacted Soil)

This material may be used off-site as clean soil and fill material provided sample results are below the appropriate reuse guidelines per 6 NYCRR Part 360.13(f) Table 2 (Fill Type 2). Non-impacted soil material will be sampled in accordance with 6 NYCRR Part 360.13(e) Table 1. LaBella will provide the associated analytical data of the material being shipped and the relocation site to the Site owner or authorized representative at least 48 hours prior to any non-impacted material being removed from the Site.

LaBella Class Blue Material (Non-Impacted Soil with de minimis brick, concrete, and/or asphalt)

This material may be used off-site as clean soil and fill material provided sample results are below the appropriate reuse guidelines per 6 NYCRR Part 360.13(f) Table 2 (Fill Type 3). Non-impacted soil and fill material will be sampled in accordance with 6 NYCRR Part 360.13(e) Table 1. LaBella will provide the associated analytical data of the material being shipped and the relocation site to the Site owner or authorized representative at least 48 hours prior to any non-impacted material being removed from the Site.

LaBella Class Orange Material (Potentially-Impacted Soil and Fill Material)

This material contains non-soil constituents (including material such as ash, cinders, slag, brick, asphalt/concrete fragments, etc.). Material does not exhibit characteristics of gross contamination (e.g., significant petroleum/chemical odors, staining, or product). The material does not exhibit PID readings above 25 ppm.

This material may be reused off-site provided sample results are below the appropriate reuse guidelines per 6 NYCRR Part 360.13(f) Table 2 (Fill Type 4). Potentially-impacted fill material will be sampled in accordance with 6 NYCRR Part 360.13(e) Table 1. LaBella will provide the associated analytical data of the material being shipped and the relocation site to the Site owner or authorized representative and the NYSDEC at least five (5) days prior to any Fill Type 4 (or higher) material being removed from the Site.

LaBella Class Red Material (Impacted Soil and Fill Material)

This material contains non-soil constituents (including material such as ash, cinders, slag, brick, asphalt/concrete fragments, etc.). The material may exhibit characteristics of gross contamination (e.g., significant petroleum/chemical odors, staining, product, and/or PID readings above 25 ppm).

This material must be disposed of at a properly permitted facility (landfill). The material must be transported by a NYCRR Part 364 permitted waste hauler. This material must be removed from the Site within 60-days of being generated.

LaBella Class Purple Material (ACM Demolition Debris)

ACM demolition debris excavated during redevelopment must be disposed of in accordance with NYSDOL Code Rule 56 at an appropriately permitted landfill.

Hazardous Waste Impacted Media

If encountered, any hazardous waste shall be disposed of in accordance with applicable Federal, State, and local regulations and requirements. This material must be removed from the Site within 90-days of being generated.

Non-Impacted Demolition and Solid Waste Material

This material consists only of separable solid waste such as brick, concrete, or metal (i.e., no soil (silt, sand, gravel) present or the material is able to be cleaned/segregated from any soil).

This material may be disposed off-site at a recycling facility in accordance with 6 NYCRR Part 360, provided waste characterization sample results (if applicable) indicate the material is free of contaminants of concern or is below the 6NYCRR Part 375-6(a) Unrestricted Use Soil Cleanup Objectives for suspect contaminants of concern.

Alternatively, this material can be disposed of at a NYCRR Part 360 Landfill.

Potentially-Impacted Water

If water (i.e., groundwater or stormwater) is encountered during the Project and is required to be pumped out of the excavation, it must be containerized on site and characterized by LaBella.

Water from the Site cannot be discharged to the local sewer system unless all local and state requirements are met (including receipt of an approved permit).

If characterization of the water indicates it is contaminated, the water shall be disposed off-site at a permitted TSDF consistent with NYSDEC 6NYCRR Part 360, 364, and 370. The onsite discharge of groundwater with contaminants of concern at concentrations above the NYSDEC TOGS 1.1.1 Groundwater Standards is a direct violation of the General Stormwater Permit.

4.14 Waste Disposal Documentation

Removal or disposal of any site materials or items shall be approved in advance by LaBella, including submission of completed Waste Profiles and Waste Manifests for signature by the Site Owner or their designative representative. Copies of all waste disposal manifests, and receipts shall be submitted to LaBella by the Contractor within five (5) business days upon removal from the project location.

4.15 Follow-up / Confirmation Sampling

In the event that petroleum impacts or other impacts (other than typical urban fill material) are excavated, subsequent to removal of such impacts, post-excavation confirmatory soil samples will be collected in accordance with the requirements of NYSDEC DER-10 Section 5.4(b)(5).

4.16 Unknown Environmental Issues

If unknown subsurface environmental impacts are encountered, LaBella will determine procedures and protocols to manage any additional environmental impacts. It is the responsibility of the Contractor to alert LaBella if unknown subsurface environmental impacts are encountered, including the following:

- soils and/or groundwater with a VOC odor or sheen;
- soils containing solid wastes including demolition debris, ash, or cinders in areas not previously identified; and,
- soils containing evidence of VOC staining.

5.0 IMPLEMENTATION OF THE EMP

This EMP applies to all earthwork associated with the Project within OU-2 and/or earthwork associated with the existing sanitary sewer line within the Deed Restricted Area. However, implementation of the EMP will vary based on the specific activity being conducted. The EMP implementation guidelines associated with specific phases of the project are provided below.

5.1 Subsurface Excavations, Material Reuse, and Off-Site Disposal

LaBella will provide oversight of any subsurface disturbance, subsurface material reuse, and/or off-site disposal of subsurface materials from the Site. Oversight may not be required in the event the material being disturbed was previously imported to the Site under LaBella oversight or was previously inspected by LaBella.

5.2 EMP Roles and Responsibilities

LaBella Associates (Environmental Engineer / Consultant):

The responsibilities of LaBella with regard to the EMP are as follows:

- Working with the Contractor, Construction Manager (CM) and Owner to pre-determine on-site reuse and/or off-site disposal locations (including the preparation of case-specific BUD petition(s)).
- Working with CM and Owner as necessary to characterize excavated material and to determine reuse and/or disposal of excavated material.
- Work with the Contractor(s) to monitor excavations for evidence of environmental impairment.

- Assist the CM as to proper staging, covering, and containment of excavated materials as needed.
- Sampling, analysis, and any additional waste stream profiling as required by a receiving NYS Part 360 landfill.
- Assist the Contractor to obtain a temporary discharge permit from the POTW, if needed. This will include preparing paperwork, coordination with the POTW, and collection and analysis of samples.
- Implementation of the Community Air Monitoring Plan (CAMP) for the Site during the disturbance or handling of subsurface impacted media or impacted solid waste (see Section 7.0).
- Implementation of the Health and Safety Plan (HASP) for LaBella personnel at the Site (see Section 8.0. Contractors and other personnel working at the Site are responsible for their own HASP).

TBD (Site Contractor):

The Contractor shall provide all labor, equipment, and materials necessary to perform the following work items as specified in this Section, including but not limited to:

- Coordination of utilities clearance (811 / *UDig NY* stakeout, etc.).
- The Contractor shall notify LaBella at least 48-hrs in advance of any soil disturbances so that an environmental monitor can be mobilized to the site to implement the required environmental monitoring.
- The Contractor shall, prior to mobilizing to the site, provide a health and safety plan (HASP) to LaBella for their records. The HASP shall include proper procedure and protocols for the work based on the environmental information in the ISMP and other prior reports.
- Segregation of impacted media from non-impacted media.
- Dewatering of excavation, containerization of all removed wastewaters and discharge/disposal of said waters.
- Implementation of dust suppression measures as determined by LaBella or the CM.
- Loading, containerizing, and transportation of impacted media from the excavation area to an on-site staging area.
- The Contractor shall not remove any material from the project site without approval from LaBella.
- Decontamination of equipment in accordance with Section 7.0, if necessary.
- The Contractor shall be responsible for providing all necessary and legally required training for its workers, and if necessary, OSHA 40-hour HAZWOPER training and respirator fit testing.
- The Contractor shall attend a meeting with the CM and LaBella to discuss Impacted Media management concerns. The Contractor shall coordinate the meeting.
- The Contractor shall coordinate the planned staging of Impacted Media with LaBella. Specific areas shall be designated for the staging of each type of impacted media so as to allow for a smooth workflow and minimize exposure routes to the public and the environment.
- The Contractor shall transport impacted media off-site using appropriately tarped/covered and placarded vehicles (i.e. dump trucks) in accordance with applicable Federal, State, Local, and NYSDOT requirements.

- The Contractor shall be responsible for ensuring that all egress points for truck and equipment traffic from the Site are clean of soil/fill and other debris derived from the Site during excavation activities. Cleaning of the adjacent streets shall be performed by the Contractor as needed, to maintain a clean condition with respect to site-derived materials in accordance with the Case-Specific BUD Petition/Approval.
- All off-site transport of materials shall be performed by licensed haulers in accordance with appropriate Federal, State, and Local regulations (including 6 NYCRR Part 364).
- The Contractor shall queue trucks on-site to minimize off-site disturbance to the maximum extent feasible. Trucks shall be prohibited from stopping and idling in the neighborhood outside the Site.
- The Contractor shall rely on the judgment of LaBella regarding the implementation of the EMP.
- The Contractor is solely responsible for the means, methods, techniques, sequences and procedures for all activities under the direct control of Contractor.
- The Contractor shall perform all work at the Site in accordance with all local, state and federal laws, regulations, and requirements including but not limited to New York State Department of Environmental Conservation, United States Environmental Protection Agency, United States Department of Transportation, and Occupational Safety and Health Administration.

6.0 DECONTAMINATION OF EQUIPMENT

All equipment/tools used at the Site that come in contact with any VOC impacted soil and/or urban fill/solid waste (i.e., C&D debris, coal ash, cinders, etc.) must be decontaminated prior to departing the Site. Bulk decontamination shall occur by the use of shovels and brooms. No equipment visibly covered by soil/fill shall be permitted to depart the Site, in accordance with NYSDEC regulations and Best Management Practices.

Personal decontamination procedures shall follow the procedures set forth in the HASP and the Contractor shall supply a suitable container for disposal of personal protective equipment, such as a steel drum. Disposal of PPE is the responsibility of the Contractor.

7.0 COMMUNITY AIR MONITORING PLAN (CAMP)

The NYSDOH Generic Community Air Monitoring Plan (CAMP) and Fugitive Dust and Particulate Monitoring will be utilized for this EMP implementation and is included as Appendix 1. The CAMP describes required VOC vapor and/or particulate monitoring that will be conducted during activities that disturb the subsurface at the Site, unless the materials being disturbed were previously inspected by LaBella or imported to the Site under LaBella oversight.

The intent of the CAMP is to provide for a measure of protection of the downwind communities from potential airborne releases of compounds of concern during activities that disturb the subsurface at the Site. As such, the CAMP specifies the potential air emissions, air monitoring procedures, and monitoring schedule.

If exceedances of the permissible exposure limits defined in the CAMP are identified by real-time monitoring, the Contractor will be required to implement dust and/or VOC suppression measures as directed by LaBella that may include one or more of the following methods:

- Apply water on exposed soil.
- Wetting equipment and excavation faces.
- Restricting vehicle speeds to <10 mph.
- Hauling material in properly tarped containers.
- Spraying water in buckets during excavation and dumping.
- Reducing size of open excavation area and/or number of open excavations.

Upon request of the Owner or LaBella, the Contractor shall have an onsite designated water truck or other dust suppression system. The Contractor shall obtain any necessary permits for hydrant usage, etc., if necessary.

8.0 HEALTH AND SAFETY PLAN (HASP)

This EMP contains a Site-Specific HASP for the site developed by LaBella. This HASP is designated for LaBella personnel only. A copy of this HASP is included in Appendix 2.

The LaBella HASP is included as an example only. Each Contactor will need to develop and rely on their own HASP to manage health and safety issues associated with potential exposure to site chemicals of concern and any other potential issues.

9.0 LABORATORY TESTING

All samples collected during the Project and implementation of the EMP will be submitted under chain of custody procedures to a NYSDOH ELAP certified laboratory for testing. All samples will be placed in laboratory-supplied sample jars containing appropriate preservative and placed in coolers with ice.

10.0 REPORTING

Following completion of the earthwork-related portions of the project within OU-2, the sewer work within the deed restricted area, and any other earthwork where contamination is encountered (if any), LaBella will develop an Environmental Management Plan Implementation Report documenting the excavation activities and waste disposal work completed. The EMP Implementation Report will document excavation materials generated, regulated solid waste, impacted groundwater handling (if any), and any other impacted materials generated. The report will include mapping depicting the areas excavated, the extent of any regulated materials encountered, and any sampling completed. The report will also include waste disposal documentation (weight tickets, manifests), any laboratory data received, and updated waste tracking information/forms.

Per 6 NYCRR Part 360, the generator, processor, and receiver of fill subject to sampling under Part 360 must retain records of fill quantities, with analytical data, for a minimum of three (3) years after the fill is removed or received, as applicable. These records must be made available to the NYSDEC upon request.

DRAWINGS

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LEGEND

- PROPERTY LINE
- EXISTING EASEMENT
- EXISTING EDGE OF ROADWAY
- EXISTING CURB LINE
- EXISTING SANITARY SEWER
- EXISTING GAS MAIN
- EXISTING UTILITY LINE (UG-UNDERGROUND, OH-OVERHEAD, T-TELEPHONE, E-ELECTRIC, C-CABLE)
- EXISTING FENCE LINE
- EXISTING WATER LINE
- EXISTING CONTOUR LINE
- PROPOSED LIMIT OF DISTURBANCE
- PROPOSED CONTOUR LINE
- PROPOSED EASEMENT
- PROPOSED STORM SEWER
- PROPOSED EDGE OF ROADWAY
- PROPOSED CURB LINE
- PROPOSED SANITARY SEWER
- PROPOSED GAS LINE
- PROPOSED UTILITY LINE (UG-UNDERGROUND, OH-OVERHEAD, T-TELEPHONE, E-ELECTRIC, C-CABLE)
- PROPOSED WATER LINE
- PROPOSED SILT FENCE
- PROPOSED COMPOST SOCK
- EXISTING SANITARY MANHOLE
- EXISTING FIRE HYDRANT ASSEMBLY
- EXISTING CLEANOUT
- EXISTING SPOT ELEVATION
- PROPOSED SANITARY MANHOLE
- PROPOSED WATER VALVE
- PROPOSED THRUST BLOCK
- PROPOSED FIRE HYDRANT ASSEMBLY
- PROPOSED CLEANOUT
- PROPOSED LIGHTING FIXTURE
- PROPOSED SPOT ELEVATION
- PROPOSED DRYWELL
- PROPOSED CATCH BASIN
- PROPOSED INLET PROTECTION
- PROPOSED TOP/BOTTOM CURB
- PROPOSED FIELD DRAIN
- OU-2 BOUNDARY
- DEED RESTRICTED AREA

0 30' 60'

Note :
Utility information has been plotted from available sources and their locations and size should be considered approximate only. The contractor is responsible for determining exact utility locations, sizes, and elevations prior to commencing construction. If uncharted or misplotted utilities are encountered, the contractor is required to notify the owner immediately.

New York State law requires excavators to contact the one-call notification system prior to digging to prevent damage to buried facilities.
IT'S THE LAW!
Call three days before you dig!
1-800-962-7962
Dig Safely New York
(non-members must be contacted separately)

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STATE OF NEW YORK — JOHN B. GUTH — No. 077601 — LICENSED PROFESSIONAL ENGINEER

Drawn By: RSN
Checked By: JBG
Project Manager: JBG

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Revisions

4/16/2026	Town Sketch Plan Comments
6/29/2026	Addendum #1
7/07/2026	Town Preliminary Plan Submission
7/27/2026	Addendum #2

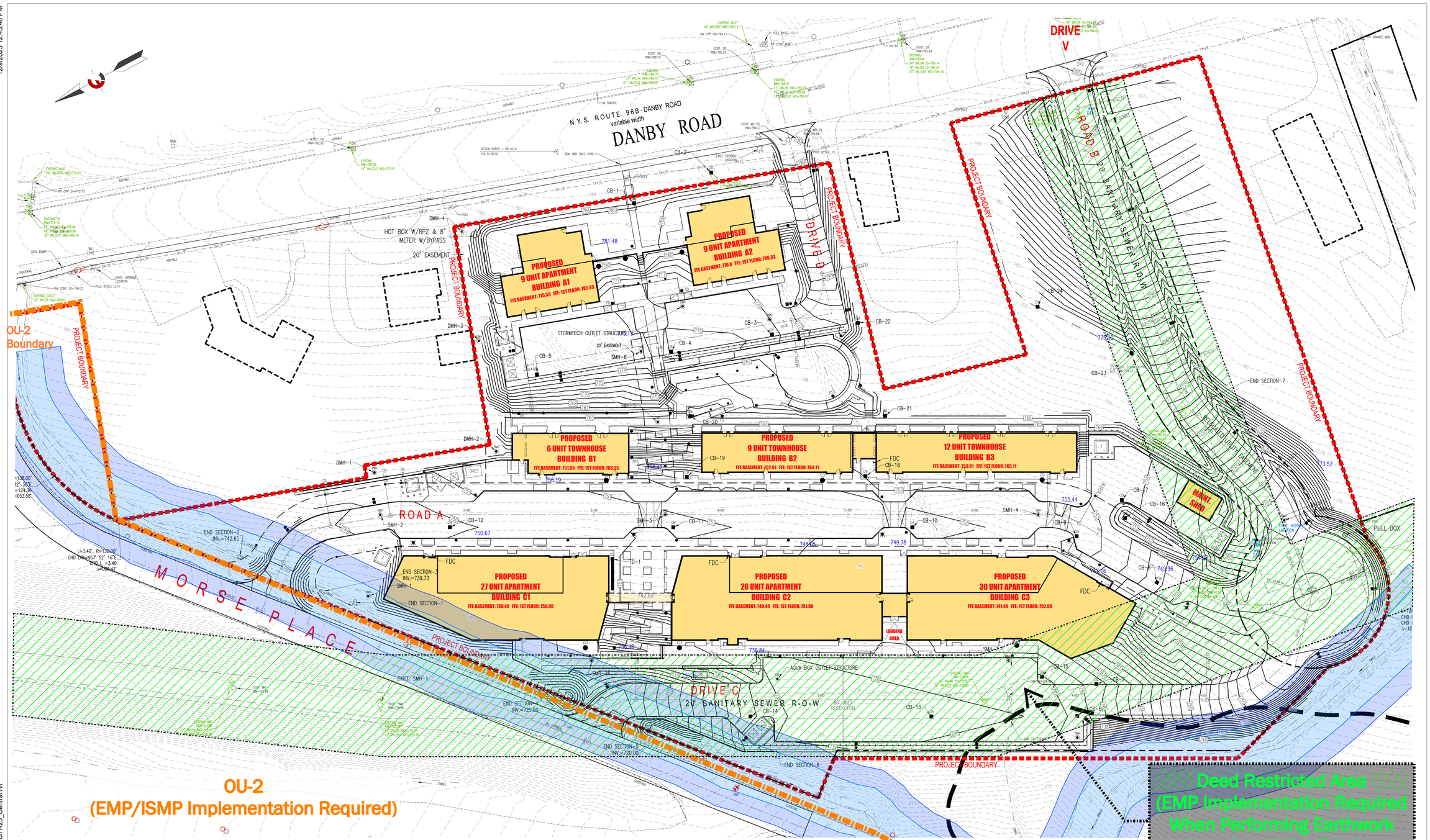
Beacon Southworks - The Woods
Ithaca, NY
SWBR Project Number 25189.00
FE Project Number 2011.104-008

BEACON COMMUNITIES - THE WOODS
505 Ellicott St. Suite 44
Buffalo,
NY 14203

C300
OVERALL SITE PLAN

07/27/2026
100% CONSTRUCTION DOCUMENTS

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LEGEND

- PROPERTY LINE
- EXISTING EASEMENT
- EXISTING EDGE OF ROADWAY
- EXISTING CURB LINE
- EXISTING SANITARY SEWER
- EXISTING GAS MAIN
- EXISTING UTILITY LINE
- EXISTING FENCE LINE
- EXISTING WATER LINE
- EXISTING CONTOUR LINE
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- PROPOSED CONTOUR LINE
- PROPOSED EASEMENT
- PROPOSED STORM SEWER
- PROPOSED EDGE OF ROADWAY
- PROPOSED CURB LINE
- PROPOSED SANITARY SEWER
- PROPOSED GAS LINE
- PROPOSED UTILITY LINE
- PROPOSED WATER LINE
- PROPOSED SILT FENCE
- PROPOSED COMPOST SOCK

(UG-UNDERGROUND, OH-OVERHEAD, T-TELEPHONE, E-ELECTRIC, C-CABLE)

- EXISTING SANITARY MANHOLE
- EXISTING FIRE HYDRANT ASSEMBLY
- EXISTING CLEANOUT
- EXISTING SPOT ELEVATION
- PROPOSED SANITARY MANHOLE
- PROPOSED WATER VALVE
- PROPOSED THRUST BLOCK
- PROPOSED FIRE HYDRANT ASSEMBLY
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- PROPOSED DRYWELL
- PROPOSED CATCH BASIN
- PROPOSED INLET PROTECTION
- PROPOSED TOP/BOTTOM CURB
- PROPOSED FIELD DRAIN
- OU-2 BOUNDARY
- DEED RESTRICTED AREA

LEGEND

- STREAM SETBACK ZONE 2
- STREAM SETBACK ZONE 1
- LIMITS OF APPALACHIAN OAK - HICKORY FOREST

OU-2 Boundary

0 30' 60'

Note :
Utility information has been plotted from available sources and their locations and size should be considered approximate only. The contractor is responsible for determining exact utility locations, sizes, and elevations prior to commencing construction. If uncharted or misplotted utilities are encountered, the contractor is required to notify the owner immediately.

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IT'S THE LAW!
Call three days before you dig!
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STATE OF NEW YORK — JOSEPH B. GRAHAM — LICENSED PROFESSIONAL ENGINEER — NO. 077601

Drawn By: RSN
Checked By: JBG
Project Manager: JBG

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Revisions

4/16/2026	Town Sketch Plan Comments
6/29/2026	Addendum #1
7/07/2026	Town Preliminary Plan Submission
7/27/2026	Addendum #2

Beacon Southworks - The Woods

Ithaca, NY

SWBR Project Number 25189.00
FE Project Number 2011.104-008

BEACON COMMUNITIES - THE WOODS

505 Ellicott St. Suite 44
Buffalo,
NY 14203

C306
OVERALL GRADING PLAN

07/27/2026
100% CONSTRUCTION DOCUMENTS

FILE PATH: Autodesk Docs://25189.00 Beacon The Woods/25189_Beacon The Woods_Arch R25_Central.rvt

12/9/2025 12:45:46 PM

LEGEND

- PROPERTY LINE
- EXISTING EASEMENT
- EXISTING EDGE OF ROADWAY
- EXISTING CURB LINE
- EXISTING SANITARY SEWER
- EXISTING GAS MAIN
- EXISTING UTILITY LINE (UG=UNDERGROUND, OH=OVERHEAD, T=TELEPHONE, E=ELECTRIC, C=CABLE)
- EXISTING FENCE LINE
- EXISTING WATER LINE
- EXISTING CONTOUR LINE
- PROPOSED LIMIT OF DISTURBANCE
- PROPOSED CONTOUR LINE
- PROPOSED EASEMENT
- PROPOSED STORM SEWER
- PROPOSED EDGE OF ROADWAY
- PROPOSED CURB LINE
- PROPOSED SANITARY SEWER
- PROPOSED GAS LINE
- PROPOSED UTILITY LINE (UG=UNDERGROUND, OH=OVERHEAD, T=TELEPHONE, E=ELECTRIC, C=CABLE)
- PROPOSED WATER LINE
- PROPOSED SILT FENCE
- PROPOSED COMPOST SOCK
- EXISTING SANITARY MANHOLE
- EXISTING FIRE HYDRANT ASSEMBLY
- EXISTING CLEANOUT
- EXISTING SPOT ELEVATION
- PROPOSED SANITARY MANHOLE
- PROPOSED WATER VALVE
- PROPOSED THRUST BLOCK
- PROPOSED FIRE HYDRANT ASSEMBLY
- PROPOSED CLEANOUT
- PROPOSED LIGHTING FIXTURE
- PROPOSED SPOT ELEVATION
- PROPOSED DRYWELL
- PROPOSED CATCH BASIN
- PROPOSED INLET PROTECTION
- PROPOSED TOP/BOTTOM CURB
- PROPOSED FIELD DRAIN
- OU-2 BOUNDARY
- DEED RESTRICTED AREA

N.Y.S. ROUTE 96B-DANBY ROAD
variable width
DANBY ROAD

DRIVE V

PROJECT BOUNDARY

OU-2 Boundary

PROPOSED 9 UNIT APARTMENT BUILDING A1
FFE BASEMENT: 775.50 FFE: 1ST FLOOR: 785.92

PROPOSED 9 UNIT APARTMENT BUILDING A2
FFE BASEMENT: 776.0 FFE: 1ST FLOOR: 786.5

PROPOSED STORM WATER TREATMENT CHAMBERS (UPPER)

PROPOSED 6 UNIT TOWNHOUSE BUILDING B1
FFE BASEMENT: 751.85 FFE: 1ST FLOOR: 763.35

PROPOSED 9 UNIT TOWNHOUSE BUILDING B2
FFE BASEMENT: 752.61 FFE: 1ST FLOOR: 764.11

PROPOSED 12 UNIT TOWNHOUSE BUILDING B3
FFE BASEMENT: 753.61 FFE: 1ST FLOOR: 765.11

PROPOSED 27 UNIT APARTMENT BUILDING C1
FFE BASEMENT: 720.40 FFE: 1ST FLOOR: 750.90

PROPOSED 26 UNIT APARTMENT BUILDING C2
FFE BASEMENT: 740.40 FFE: 1ST FLOOR: 751.90

PROPOSED 30 UNIT APARTMENT BUILDING C3
FFE BASEMENT: 741.40 FFE: 1ST FLOOR: 752.90

SANITARY SEWER INSTALL (INCL. TRENCH PLUGS) REQUIRE EMP/ISMP IMPLEMENTATION

SANITARY SEWER INSTALL (INCL. TRENCH PLUGS) REQUIRE EMP/ISMP IMPLEMENTATION

SANITARY SEWER RELOCATION ACTIVITIES REQUIRE EMP IMPLEMENTATION

PROPOSED STORM WATER TREATMENT CHAMBERS (LOWER)

PROPOSED STORM WATER TREATMENT CHAMBERS (LOWER)

Deed Restricted Area (EMP Implementation Required When Performing Earthwork Associated With Existing Sanitary Sewer Line)

OU-2
(EMP/ISMP Implementation Required)

BY OTHERS

STORMTECH OUTLET STRUCTURE

AQUA BOX OUTLET STRUCTURE

ARCADIA SEPERATOR (UPPER)

ARCADIA SEPERATOR (LOWER)

20' EASEMENT

HOT BOX W/RPZ & 8" METER W/BYPASS

24" GANTRY CRANE (TYP.)

RELOCATED UTILITY EASEMENT

NEW RIM EL. = 758.37

EXISTING RIM=783.64
12" INV.IN (S)=789.14
18" INV.OUT (E)=789.24
21" INV.OUT (NE)=789.14

EXISTING RIM=788.97
21" INV.IN (SW)=785.72
18" INV.IN (SE)=785.82
21"INV.OUT (NE)=785.67

EXISTING RIM=792.92
18" INV.OUT (SW)=784.92

EXISTING RIM=793.25
21" INV.IN (SW)=784.75
21" INV.OUT (NW)=784.25

EXISTING RIM=793.27
21" INV.IN (SW)=784.77
21" INV.OUT (NW)=784.27

EXIST. MH TEL RIM=789.27

EXIST. MH TEL RIM=789.64

EXIST. MH TEL RIM=788.92

EXIST. MH TEL RIM=788.92

EXIST. MH TEL RIM=788.92

EXHIBIT 1

Figure 2 (Site Layout) from ISMP dated October 2022

THE WOODS

LATERAL

NCR SANITARY SEWER

SOUTH AURORA STREET

STORM WATER FLOW PATH

PARKING LOT #5

SOUTH CHERRY STREET

SOUTH TIOGA STREET

WEST SPENCER STREET

SOUTH ALBANY STREET

PARK STREET

ELMIRA ROAD

HOOD STREET

HOOVER PLACE

HOOVER PLACE

SOUTH TIOGA TERRACE

10' R/W

24 21 11A 13B 13A 14 15 35 10A 10 9 8 6A 34 33 30 2 3 4 5 6 17 18 19 1

LEGEND

34	BUILDING NUMBER
	SANITARY SEWER
	PROPERTY LINE
	DEED RESTRICTION PLACED BY EMERSON
	BOUNDARY FOR OU-1 (RETAINED PROPERTY)
	BOUNDARY FOR OU-2

N

150 0 150 300

SCALE, FEET

THE ORIGINAL VERSION OF THIS DRAWING IS IN COLOR. BLACK & WHITE REPRODUCTION MAY NOT ACCURATELY DEPICT CERTAIN INFORMATION.

D

ENVIRONMENTAL MANAGEMENT PLAN
EXHIBIT 2

R:\Shared_GIS\CAD\Sheets\CAD\Acad_CLIENTS\EMERSON\NY-Ithaca\314P1545.001\314P1545.001-D132.dwg 10/13/2022 1:55 PM USR\201165

REVISIONS

REV	DESCRIPTION		
1	Revised:	Chkd:	Appr.:
2	Revised:	Chkd:	Appr.:
3	Revised:	Chkd:	Appr.:

SEAL

DATE

DRAWN BY RJK 09/22/2022

CHECKED CMS 09/30/2022

APPROVED SMR 10/13/2022

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SITE LAYOUT

SITE MANAGEMENT PLAN
FORMER EMERSON POWER TRANSMISSION
ITHACA, NEW YORK

PREPARED FOR
EMERSON – ST. LOUIS, MISSOURI

WSP USA Inc.
11 STANWIX STREET, SUITE 950
PITTSBURGH, PA 15222
TEL: +1 412.604.1040

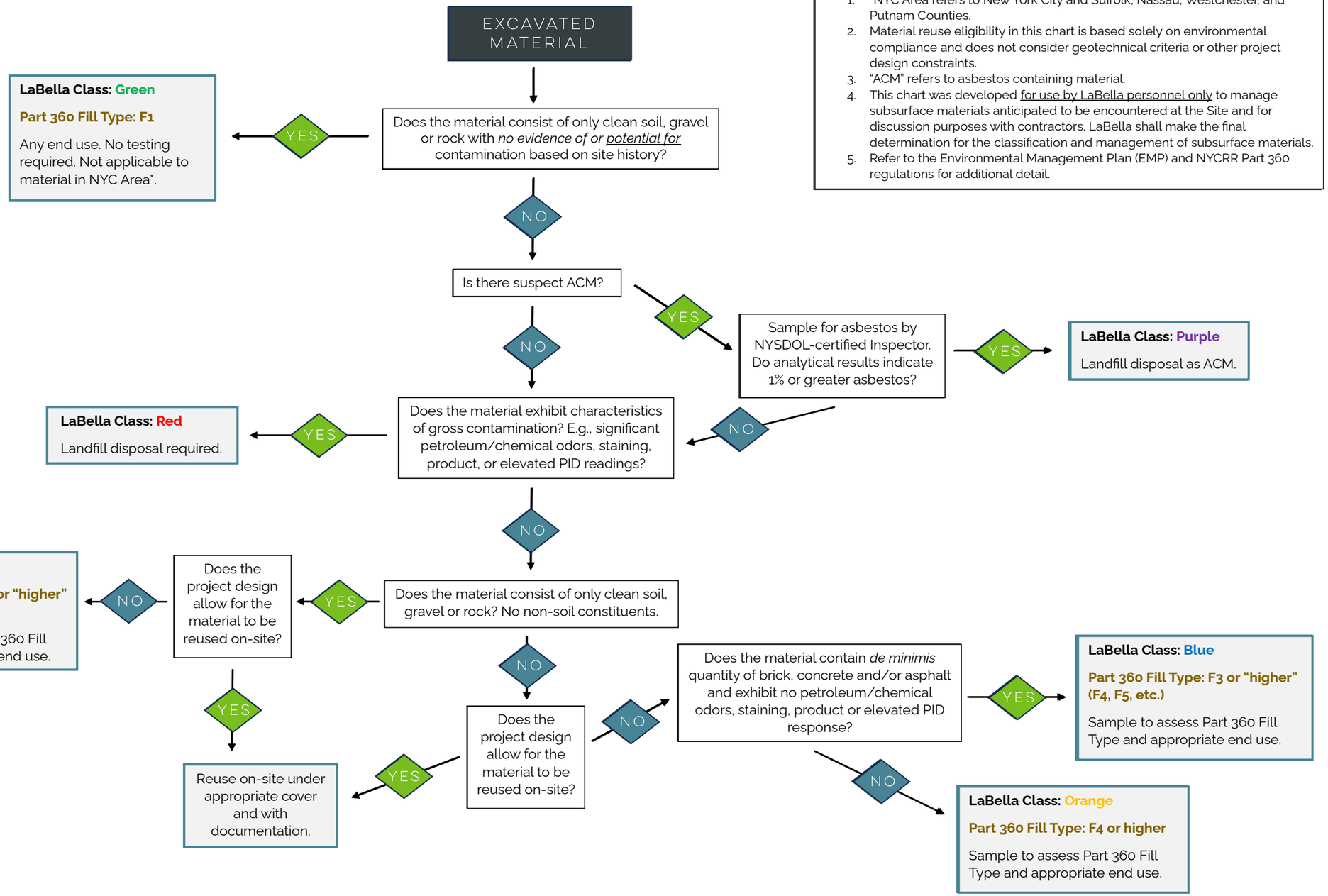
FIGURE 2

Drawing Number
314P1545.001–D132

EXHIBIT 2

Material Classification Flow Chart

Creator: DB/JG



Notes:

1. "NYC Area refers to New York City and Suffolk, Nassau, Westchester, and Putnam Counties.
2. Material reuse eligibility in this chart is based solely on environmental compliance and does not consider geotechnical criteria or other project design constraints.
3. "ACM" refers to asbestos containing material.
4. This chart was developed for use by LaBella personnel only to manage subsurface materials anticipated to be encountered at the Site and for discussion purposes with contractors. LaBella shall make the final determination for the classification and management of subsurface materials.
5. Refer to the Environmental Management Plan (EMP) and NYCRR Part 360 regulations for additional detail.

LaBella
Powered by partnership.

Environmental Management Plan

Beacon Communities
The Woods
NYSDEC Site No. 755010

Excavated Material Classification Flow Chart

EXHIBIT 2

APPENDIX 1

Boundary Modification (October 2018)

NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

PUBLIC NOTICE | **State Superfund Program**

Receive Site Information by Email. See next page to Learn How.

Site Name: Morse Industrial Corporation **October 2018**
Site No. 755010 **Tax Map Nos. 106.-1.8 and 40.-3-3 (partial)**
Site Location: City and Town of Ithaca

Inactive Hazardous Waste Disposal Site Boundary Modification Notice

The Inactive Hazardous Waste Disposal Site Program (State Superfund Program) is the State's program for identifying, investigating, and cleaning up sites where the disposal of hazardous waste may present a threat to public health and/or the environment. The New York State Department of Environmental Conservation (DEC) maintains a list of these sites in the Registry of Inactive Hazardous Waste Disposal Sites (Registry). The boundary of the Class 2 site identified above, and located on the attached map, has been modified on the Registry for the following reasons:

The modification includes the removal of 34.34 acres of undeveloped land on the southern portion of the site. Approximately 25 acres of this area has a slope equal to or greater than 15%, inhibiting access/development. Historical aerial photographs show no evidence of disturbance of this area which is bounded to the north by a creek which effectively isolates this area from the remainder of the site. A sanitary sewerline, originating at the adjacent former NCR facility, extends across this area, with an easement of 10 feet on either side. Logs and samples from soil borings show no evidence of fill material or debris within the 34.34-acre area and only slight exceedances of soil cleanup objectives in a few subsurface locations. There were no exceedances of site related constituents in groundwater. The property owner has filed a deed restriction with the Town of Ithaca that covers an area of 40 feet wide on either side of the sewer which requires that an evaluation of soil vapor intrusion be conducted prior to any construction activity that involves connecting to the sewerline or erection of any structure within 40 feet of the sewer. The resultant size of the remaining site area will be approximately 60 acres.

DEC will continue to keep you informed throughout the investigation and cleanup of the site.

If you own property adjacent to this site and are renting or leasing your property to someone else, please share this information with them. If you no longer wish to be on the contact list for this site or otherwise need to correct our records, please contact DEC's Project Manager listed below.

FOR MORE SITE INFORMATION

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the Site ID, 755010) at:
www.dec.ny.gov/cfmx/extapps/derexternal/index.cfm?pageid=3

Comments and questions are always welcome and should be directed as follows:

Project Related Questions
Karen Cahill, Project Manager
NYS Department of Environmental Conservation
615 Erie Blvd W
Syracuse, NY 13204
315-426-7551
karen.cahill@dec.ny.gov

Site Related Health Questions
Steve Karpinski
NYS Department of Health
Empire State Plaza-Corning Tower, Room 1787
Albany, NY 12237
518-402-7860
BEEI@health.ny.gov

DEC is sending you this notice in accordance with Environmental Conservation Law Article 27, Title 13 and its companion regulation (6 NYCRR 375-2.7(b)(6)(ii)) which requires DEC to notify all parties on the contact list for this site of this recent action.

Approximate Site Location
Morse Industrial Corporation Site, 755010
620 South Aurora Street, Ithaca, NY 14850

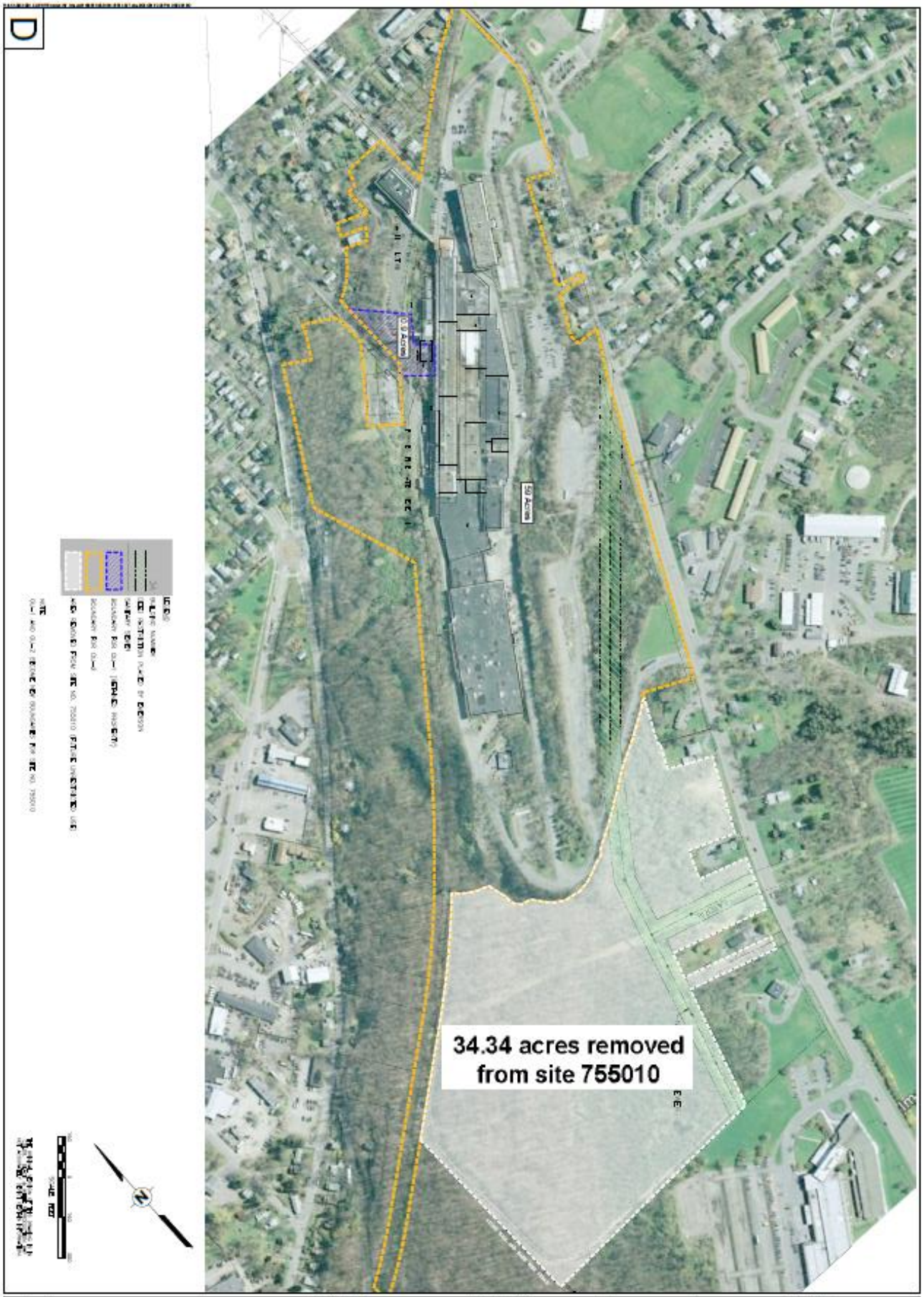


Receive Site Updates by Email
Have site information such as this public notice sent right to your email inbox. DEC invites you to sign up with one or more contaminated sites county email listservs available at the following web page: www.dec.ny.gov/chemical/61092.html . It's *quick*, it's *free*, and it will help keep you *better informed*.

As a listserv member, you will periodically receive site-related information/announcements for all contaminated sites in the county(ies) you select.



Note: Please disregard if you received this notice by way of a county email listserv.



SITE LAYOUT

FORMER EMERSON POWER TRANSMISSION
ITHACA, NEW YORK

PREPARED FOR
EMERSON
ST. LOUIS, MISSOURI

FIGURE 2

3140551-027

Electronic copies:

M. Ryan, Director, Division of Environmental Remediation
J. Quinn, Director, Bureau of Technical Support
K. Lewandowski, Chief, Site Control Section
S. Edwards, Director, Remedial Bureau D
H. Warner, RHWRE, Region 7
D. Bimber, Regional Permit Administrator, Region 7
S. Webb, Regional CPS, Region 7
S. Karpinski, NYSDOH
M. Schuck, NYSDOH Regional Chief
L. Ennist, DER, Bureau of Program Management
K. Cahill, Project Manager
K. Lewandowski, Site Control Section

APPENDIX 2

Community Air Monitoring Plan (CAMP)

Appendix 1A
New York State Department of Health
Generic Community Air Monitoring Plan

Overview

A Community Air Monitoring Plan (CAMP) requires real-time monitoring for volatile organic compounds (VOCs) and particulates (i.e., dust) at the downwind perimeter of each designated work area when certain activities are in progress at contaminated sites. The CAMP is not intended for use in establishing action levels for worker respiratory protection. Rather, its intent is to provide a measure of protection for the downwind community (i.e., off-site receptors including residences and businesses and on-site workers not directly involved with the subject work activities) from potential airborne contaminant releases as a direct result of investigative and remedial work activities. The action levels specified herein require increased monitoring, corrective actions to abate emissions, and/or work shutdown. Additionally, the CAMP helps to confirm that work activities did not spread contamination off-site through the air.

The generic CAMP presented below will be sufficient to cover many, if not most, sites. Specific requirements should be reviewed for each situation in consultation with NYSDOH to ensure proper applicability. In some cases, a separate site-specific CAMP or supplement may be required. Depending upon the nature of contamination, chemical- specific monitoring with appropriately-sensitive methods may be required. Depending upon the proximity of potentially exposed individuals, more stringent monitoring or response levels than those presented below may be required. Special requirements will be necessary for work within 20 feet of potentially exposed individuals or structures and for indoor work with co-located residences or facilities. These requirements should be determined in consultation with NYSDOH.

Reliance on the CAMP should not preclude simple, common-sense measures to keep VOCs, dust, and odors at a minimum around the work areas.

Community Air Monitoring Plan

Depending upon the nature of known or potential contaminants at each site, real-time air monitoring for VOCs and/or particulate levels at the perimeter of the exclusion zone or work area will be necessary. Most sites will involve VOC and particulate monitoring; sites known to be contaminated with heavy metals alone may only require particulate monitoring. If radiological contamination is a concern, additional monitoring requirements may be necessary per consultation with appropriate DEC/NYSDOH staff.

Continuous monitoring will be required for all ground intrusive activities and during the demolition of contaminated or potentially contaminated structures. Ground intrusive activities include, but are not limited to, soil/waste excavation and handling, test pitting or trenching, and the installation of soil borings or monitoring wells.

Periodic monitoring for VOCs will be required during non-intrusive activities such as the collection of soil and sediment samples or the collection of groundwater samples from existing monitoring wells. “Periodic” monitoring during sample collection might reasonably consist of taking a reading upon arrival at a sample location, monitoring while opening a well cap or

overturning soil, monitoring during well baling/purging, and taking a reading prior to leaving a sample location. In some instances, depending upon the proximity of potentially exposed individuals, continuous monitoring may be required during sampling activities. Examples of such situations include groundwater sampling at wells on the curb of a busy urban street, in the midst of a public park, or adjacent to a school or residence.

VOC Monitoring, Response Levels, and Actions

Volatile organic compounds (VOCs) must be monitored at the downwind perimeter of the immediate work area (i.e., the exclusion zone) on a continuous basis or as otherwise specified. Upwind concentrations should be measured at the start of each workday and periodically thereafter to establish background conditions, particularly if wind direction changes. The monitoring work should be performed using equipment appropriate to measure the types of contaminants known or suspected to be present. The equipment should be calibrated at least daily for the contaminant(s) of concern or for an appropriate surrogate. The equipment should be capable of calculating 15-minute running average concentrations, which will be compared to the levels specified below.

1. If the ambient air concentration of total organic vapors at the downwind perimeter of the work area or exclusion zone exceeds 5 parts per million (ppm) above background for the 15-minute average, work activities must be temporarily halted and monitoring continued. If the total organic vapor level readily decreases (per instantaneous readings) below 5 ppm over background, work activities can resume with continued monitoring.

2. If total organic vapor levels at the downwind perimeter of the work area or exclusion zone persist at levels in excess of 5 ppm over background but less than 25 ppm, work activities must be halted, the source of vapors identified, corrective actions taken to abate emissions, and monitoring continued. After these steps, work activities can resume provided that the total organic vapor level 200 feet downwind of the exclusion zone or half the distance to the nearest potential receptor or residential/commercial structure, whichever is less - but in no case less than 20 feet, is below 5 ppm over background for the 15-minute average.

3. If the organic vapor level is above 25 ppm at the perimeter of the work area, activities must be shutdown.

4. All 15-minute readings must be recorded and be available for State (DEC and NYSDOH) personnel to review. Instantaneous readings, if any, used for decision purposes should also be recorded.

Particulate Monitoring, Response Levels, and Actions

Particulate concentrations should be monitored continuously at the upwind and downwind perimeters of the exclusion zone at temporary particulate monitoring stations. The particulate monitoring should be performed using real-time monitoring equipment capable of measuring particulate matter less than 10 micrometers in size (PM-10) and capable of integrating over a period of 15 minutes (or less) for comparison to the airborne particulate action level. The equipment must be equipped with an audible alarm to indicate exceedance of the action level. In addition, fugitive dust migration should be visually assessed during all work activities.

1. If the downwind PM-10 particulate level is 100 micrograms per cubic meter (mcg/m^3) greater than background (upwind perimeter) for the 15-minute period or if airborne dust is observed leaving the work area, then dust suppression techniques must be employed. Work may continue with dust suppression techniques provided that downwind PM-10 particulate levels do not exceed 150 mcg/m^3 above the upwind level and provided that no visible dust is migrating from the work area.

2. If, after implementation of dust suppression techniques, downwind PM-10 particulate levels are greater than 150 mcg/m^3 above the upwind level, work must be stopped and a re-evaluation of activities initiated. Work can resume provided that dust suppression measures and other controls are successful in reducing the downwind PM-10 particulate concentration to within 150 mcg/m^3 of the upwind level and in preventing visible dust migration.

3. All readings must be recorded and be available for State (DEC and NYSDOH) and County Health personnel to review.

December 2009

APPENDIX 3

Site-Specific Health and Safety Plan (for LaBella personnel)

Site-Specific Health and Safety Plan (HASP)

Project Title:

The Woods

Location:

620 South Aurora Street, Ithaca, New York 14850

Prepared For:

Beacon Communities LLC

LaBella Project No. 2261797

Contact List		
Contact	**Name**	**Phone**
LaBella Project Manager	Drew Brantner	585-287-9089
Corporate Safety Manager	Shawn Johnston	716-796-1759
Environmental Division Safety Program Manager	Tim Ruddy	315-440-5125
Site Safety Officer	TBD	
Site Contact	TBD	
Emergency Personnel including Police and Fire Dept and Ambulance – Dial 911		
Hospital- *see Hospital Route Section below for directions*	Cayuga Medical Center Emergency Department	607-274-4411
Poison Control		800-336-6997
NYSDEC Spill Response Hotline		800-457-7362

0.00 Addendum

The following changes have been made since the original adoption of this HASP on this date: _____. A summary of changes follows:

_____
_____
_____
_____
_____

The below staff have read and acknowledged these changes:

Name	Company	Date

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ATTACHMENTS

APPENDIX A - Directions to Medical Facility

APPENDIX B - Task Hazard Analysis Forms

APPENDIX C - Safety Data Sheets

APPENDIX D - Daily Tailgate Safety Meeting Form

0.0 HASP Acknowledgment

All LaBella project personnel are required to sign the following agreement prior to conducting work:

1. I have read and fully understand the requirements of this site-specific HASP including my individual responsibilities listed above.

2. I agree to abide by the provisions of the HASP and participate in any health and safety meetings or modifications to the HASP criteria during the implementation of work.

Name	Company	Date

1.0 Introduction

The purpose of this Health and Safety Plan (HASP) is to provide guidelines for responding to potential health and safety issues that may be encountered at the project site, located at 620 South Aurora Street, Ithaca, New York 14850 This HASP only reflects the policies of LaBella Associates D.P.C. and its affiliated company, LaBella Environmental, LLC, collectively referred to as "LaBella". The requirements of this HASP are applicable to all approved LaBella personnel at the work site. This document's project specifications are to be consulted for guidance in preventing and quickly abating any threat to human safety or the environment. The provisions of the HASP do not replace or supersede any federal, state or local regulatory requirements.

2.0 Responsibilities

This HASP presents guidelines to minimize the risk of injury to project personnel, and to provide rapid response in the event of injury. The HASP is applicable only to activities of approved LaBella personnel and their authorized visitors specific to this project. The Project Manager shall implement the provisions of this HASP for the duration of the project. It is the responsibility of LaBella employees to follow the requirements of this HASP, and all applicable company safety procedures.

3.0 Daily Pre-Job Safety Meetings

Prior to the beginning of work each day the Field Supervisor/Foreman or on-site Project Manager will review upcoming daily job requirements, anticipated hazards and hazard control measures with the project team members. At this meeting information such as personal protective equipment, site conditions, emergency procedures, and other applicable topics may be addressed. A copy of the **Daily Pre-Job Safety Tailgate/Toolbox Meeting Form** is attached to this HASP.

4.0 Site Information

Project Name:	The Woods
LaBella Project No.:	2261797
Project Location:	620 South Aurora Street, Ithaca, New York 14850
Current Use of Project Location:	Vacant/Wooded Land to be Redeveloped as Residential Housing
Uses of Surrounding Areas (Res Vacant Land, Commercial, etc.):	Mixed-Use (Residential, Educational, Commercial, and Former Industrial)

Proposed Date(s) of Field Activity - Start:	2026-12-07
Proposed Date(s) of Field Activity - End:	2027-12-31

5.0 Scope of Work

The proposed field work covered under this HASP includes the following:

- Environmental Monitoring / Oversight During Re-Development (i.e., Implementation of the Environmental Management Plan (EMP))

6.0 Emergency Information

The personnel and emergency response contacts associated with the proposed scope of work are presented below and are to be posted onsite during all field activities. The Site Safety Officer (SSO) is the primary authority for directing site operations and relaying communications under emergency conditions. During the SSO's absence, the Project Manager or Site Supervisor will lead emergency operations.

Project Personnel		
Contact	**Name**	**Phone**
LaBella Project Manager	Drew Brantner	585-287-9089
Director of Health and Safety	Shawn Johnston, CSP	716-241-2952 direct 716-796-1759 mobile
Environmental Division Safety Program Manager	Tim Ruddy	315-440-5125 mobile
Site Safety Officer	TBD	
Site Contact	TBD	
Emergency Personnel including Police and Fire Dept and Ambulance – Dial 911		
Hospital- *see Hospital Route Section below for directions*	Cayuga Medical Center Emergency Department	607-274-4411
Poison Control		800-336-6997
NYSDEC Spill Response Hotline		800-457-7362

First Aid

A First Aid Kit will be located as follows: **Contractor Trailer**

The injured person may be transported to a trained medical center for further examination and treatment. The preferred transport method is a professional emergency transportation service; however, if this option is not readily available or would result in excessive delay, other transport is authorized.

Under no circumstances should an injured person transport themselves to a medical facility for treatment, no matter how minor the injury may appear.

Incident Reporting

Employees shall report all incidents and injuries to their supervisor as soon as possible, including those involving employees operating vehicles and other equipment. All reporting procedures contained in LaBella Safety Policy 1.22 must be followed.

During emergencies employees should seek medical care immediately. When contacting their Supervisor/Safety Manager/HR, employees should discuss medical care options. If an employee is asked by medical personnel for a worker's compensation number they should tell them that LaBella should be billed directly.

When emergency medical care is not imminent, employees shall immediately report events to their immediate Supervisor, the Safety Manager and Human Resources, and participate in the investigation process as well as the corrective action process, as needed. An Accident-Incident-Near Miss-Hazard Form must be submitted online or by e-mail to the Supervisor, Safety Manager and HR as soon as possible but no later than 24 hours after the event. The Form can be found on LaBella's intranet under "Operations".

7.0 Potential Health and Safety Hazards and Controls

This section lists potential health and safety hazards that project personnel may encounter at the project site and actions to be implemented by approved personnel to control and reduce the associated risk to health and safety. This is not intended to be a complete listing of any and all potential health and safety hazards. New or different hazards may be encountered as site environmental and site work conditions change. The suggested actions to be taken under this plan are not to be substituted for good judgment on the part of project personnel. At all times, the Site Safety Officer has responsibility for site safety and their instructions must be followed.

Physical Hazards		
Work Action or Condition	**Potential Safety Hazard**	**Controls (including PPE)**
Cold Weather	Frost nip, Frost bite, Hypothermia	Engineering: • Basic wind block • Heated shelter • Barriers or insulation placed on metal surfaces to reduce heat loss from extremities Administrative: It is recommended that multiple vehicles be utilized during periods of extreme cold unless a warm shelter is within reasonable proximity to the work site. Number of vehicles depends on number of employees. Warm liquids should be considered to combat dehydration and to manage core temperatures. Note that caffeinated beverages will lessen circulation and are discouraged. Adequate Breaks - Break periods will be at least ten (10) minutes long. While on break personnel should remove outer layers of clothing to ensure adequate warming of the core and extremities. Individuals should assess their physical condition during breaks. Do not return to work in the cold until adequately warmed. If engineering controls, such as shelters are used, the ambient temperature/wind chill where the work is taking place will be used to determine the work / warm–up schedule. Personal Protective Equipment: The outer layer of clothing must be fire retardant. • The outer most layers should consist of winter clothing (i.e. bibs, bomber or parka, head sock, winter /arctic boots). • Under layers (insulation) should consist of one or more thin garments. Outer winter layers should be removed prior to insulation layers becoming wet with perspiration. • Wet clothing should not be worn. A best practice is to bring extra insulating clothing and change clothes if they become wet. • PPE that is in direct contact with the skin should be changed if it becomes wet. • Exposed skin shall be avoided in extreme cold temperatures to minimize the risk of frostbite. • Hand / foot warmers are available on all sites.
Excavations and Trenches	Injury from fall into or cave-in of trench/excavation. Asphyxiation, engulfment, or	An open excavation or trench may be present during site activity, or could be present during demolition or remediation activities. No Labella employees should enter a trench or excavation unless authorized to by the designated Competent Person. During heavy precipitation, excessive runoff may create slippery

	explosion (if pipe bursts)	surfaces and also weaken the excavation sidewalls making the excavation more susceptible to collapse. The following hazard control measures will be applied: • All materials must be placed greater than 2 feet from the edge of the trench and LaBella employees should remain at least 2-feet from the edge of any excavation or trench. • LaBella employees are not to enter excavations greater than 4-feet in depth unless they have received appropriate training, stabilization measures are in place and a competent person has determined that the conditions are safe. • Any samples must be collected from the equipment bucket or from the spoils pile.
Heavy Equipment - Working Near	Struck by, Caught in between, Causing an obstruction on existing roadway, Rollaway, and hearing damage.	Working near heavy equipment presents struck-by and caught-in or in-between risks. Heavy equipment can also rollaway or obstruct roadways, limiting visibility. The following hazard control measures will be applied: • Maintain 360 degrees of awareness of your surroundings. • Meet the Operator, discuss work operations, and stay in line of sight. • Wear high visibility clothing (outer layer), hard hat, safety glasses, work boots. • Stand in safe zone away from blind areas. Never walk behind or to the side of heavy equipment without the operator's knowledge. Have an escape plan. • Stay out of the swing zone of heavy equipment such as excavators or traditional auger rigs. The swing zone is defined as an entire 360 degree circle equipment may move within as measured from a central location point. • Only approach drill rig after auger has stopped rotating and the operator has given the OK for you to approach to collect a sample. • Wear hearing protection when working near heavy or moving equipment.
Hot Weather & Sun, Other Heat Hazards	Prickly Heat (Heat rash), Heat Cramps, Heat Exhaustion Heat Fatigue, Heat Collapse, Heat Stroke, Sunburn	Environmental heat hazards, whether indoors or outdoors, present physical injury risks. Exercise caution when working in hot temperatures or around hot tar or other materials, hot ovens or other equipment, heat absorbing surfaces such as roofs and roads, and reflective surfaces such as water or metal. The following hazard control measures will be applied: • Have sunscreen available for ultraviolet protection on sunny days. • Have water or electrolyte drinks for dehydration. • Check the weather and adjust work schedules if heat is excessive. Work early or later in day.

		• Perform work during cooler hours of the day or at night if adequate lighting can be provided. • Utilize shelter (air-conditioned, if possible) or shaded areas to protect personnel during rest periods. • Use cooling devices such as fans and water misters. • Allow workers to take breaks in air-conditioned vehicles.
Slip-Trip-Fall	Injury	• Reduce and avoid slippery (wet, icy, oily, muddy, etc.) surfaces. • Workers will watch where they step and wear proper footwear. • Keep work areas free of obstructions and debris.
Uneven or Wet Terrain (Slopes, Leaves, Holes, etc.)	Slip, Trip, Fall	• Wear appropriate footwear for the site and conditions: steel toe or composite boots for construction sites, skid-resistant, hiking boots for other field work if indicated. • Use walking stick or other object for additional support/balance and to check for animal burrows/holes. • Watch for trip hazards such as uneven terrain, holes, ditches, puddles (if raining) stretched wires or ropes, or other materials or pieces of equipment in path.

Biological and Environmental Hazards		
Work Action or Condition	**Potential Safety Hazard**	**Controls (including PPE)**
Hazardous Insects	Injury from hazardous insects, including allergic reactions	Hazardous animals and insects may be encountered on a variety of properties, including rural sites. The following hazard control measures will be applied: • Apply bug repellant spray or lotion to exposed skin. • If you have been prescribed medication for stings, bring it with you. • Be cautious of walking path and foot placement to avoid places where snakes/spiders may be, (e.g., stepping over logs). • Stay on trails away from high grassy areas/bushes. Tuck pants into boots, wear tall boots if going through tall grass/bush. • For Ticks: Conduct daily tick check, wear long pants/long-sleeved shirts/hates/socks that are light in color, put hair up, carry tick removal kit.

		• For Spiders: Don't put unprotected hands inside items that might have spiders and be careful moving undisturbed piles of materials. • For Bears: Make noise and use bear spray. • For Snakes: Stay away - striking distance is 1/2 to 2/3 their body length.
Hazardous Plants	Injury from Hazardous Plants	Hazardous plants may be encountered on rural sites. The following hazard control measures will be applied: • Create a narrow path or route when possible. • Wear appropriate PPE for the vegetation (i.e. leather gloves, Carhart coveralls, and face shield for vegetation that could cause cuts/punctures and/or is higher than waist level) • Become familiar with and avoid poisonous plants, see Safety Manual section '3.05 Plants' • Separate clothes from normal laundry if you've been in contact with poisonous plants. • Use soap/water or Technu to wash poisonous plant oils from skin.
Thunderstorms, Lightning	Lightning, Severe Thunderstorms, Tornados	• Check the weather and adjust work schedules. • Do not begin or continue work until lightning subsides for 20 minutes. • Take shelter immediately, 360 degrees of awareness. • Thunderstorms - do not stand under a tree, near water or in the middle of a field. • Tornado: lie flat on the ground, preferably a low shallow space (ditch)

Chemical Hazards (General)		
Work Action or Condition	**Potential Safety Hazard**	**Controls (including PPE)**
Chemical Exposure - Volatile Organic Compounds (VOC)	*Contaminants identified in testing locations at the Site include various volatile organic compounds (VOCs), primarily VOCs associated with Site contamination.*	Volatile Organic Compound (VOC) gases may be emitted from a number of materials and products. The presence of organic vapors may be detected by their odor and by monitoring instrumentation and can lead to physical harm. VOC concentrations at this Site are not anticipated to exceed PELs. The following hazard control measures will be applied, however: • Workers should be wearing appropriate PPE, following listed decontamination procedures

	Volatile organic vapors may be encountered during subsurface activities at the project work site. Inhalation of high concentrations of volatile organic vapors can cause headache, stupor, drowsiness, confusion and other health effects. Skin contact can cause irritation, chemical burn, or dermatitis. Relevant Safety Data Sheets are included as Appendix 1.	and be periodically screening the work zone to prevent against and evaluate for unexpected exposures. Refer to the relevant sections of this HASP for more detail regarding PPE, decontamination procedures and work zone screening.
Chemical Exposure - Semi-Volatile Organic Compounds (SVOC)	*Contaminants identified in testing locations at the Site include SVOCs. SVOC-impacted media including fill material may be encountered during subsurface activities at the project work site.*	The presence of SVOCs in site media may be detected by their odor and monitoring instrumentation. SVOC concentrations at this Site are not anticipated to exceed PELs. The following hazard control measures will be applied, however: • Workers should be wearing appropriate PPE and following listed decontamination procedures to prevent exposures. Refer to the relevant sections of this HASP for more detail regarding PPE and decontamination procedures.
Chemical Exposure - Heavy Metals	*Contaminants identified in testing locations at the Site include low-level heavy metals, primarily associated with Site contamination. Heavy metal-impacted media including fill material may be encountered*	The presence of heavy metals in site media may be difficult to ascertain in the field. Heavy metal concentrations at this site are not anticipated to exceed PELs. The following hazard control measures will be applied, however: • Workers shall wear appropriate PPE and follow listed decontamination procedures to prevent exposures. Refer to the relevant sections of this HASP for more detail regarding PPE and decontamination procedures.

	during subsurface activities at the project work site.	
Sample Collection - Soil or Groundwater	*Exposure to contaminants. Hand injury from cutting, crushing, tool or glass breakage. Back strain from lifting cooler.*	• When collecting samples, workers will utilize nitrile gloves, safety glasses or goggles. If material being sampled potentially contains fill or other sharp material, use a stainless steel spoon (or similar) as a tool to collect the sample. Any such tools should be dedicated or properly decontaminated between samples. • When lifting sample coolers, workers will use proper lifting techniques and get assistance when possible, especially for containers heavier than 50 lbs.

Individual Contaminant Hazards			
Chemical	**OSHA Permissible Exposure Limit (PEL)/ NIOSH Recommended Exposure Limit (REL) or Immediately dangerous to life or health air concentration values (IDLH)**	**Routes of Exposure**	**Symptoms of Overexposure**
Trichloroethylene (VOC)	**TWA: 50 ppm 270 mg/m3 Ceiling: 200 ppm STEL: 200 ppm NIOSH REL/IDLH: IDLH: 1000 ppm**	The substance can be absorbed into the body by inhalation and by ingestion.	dizziness, headaches, sleepiness, confusion, nausea, unconsciousness

8.0 Personal Protective Equipment (PPE)

All site workers will have appropriate training as identified in Section 7.0. Training includes the identification of PPE necessary for various tasks; how to don, doff, adjust, and wear PPE; limitations of PPE; and proper care, inspection, testing, maintenance, useful life, storage, and disposal of the PPE. PPE will be inspected on a regular basis.

Level D: A work uniform affording minimal protection, used for nuisance contamination, only.	• Coveralls or long-sleeves and pants • Gloves • Nitrile sampling gloves (as needed) • Boots/shoes, chemical-resistant steel toe and shank • Safety glasses or chemical splash goggles • Hard hat

9.0 Employee Training

All workers and other personnel shall receive appropriate training prior to engaging in site activities. All workers must recognize and understand the potential hazards to health and safety that are associated with the proposed scope of work and must be thoroughly familiar with programs and procedures contained in this Safety Plan.

The following training levels were determined to be needed:

- OSHA 40 Hour - HAZWOPER

10.0 Exposure Monitoring

No - Exposure Monitoring not required or applicable

11.0 Recordkeeping

An electronic or hardcopy version of this HASP will be present at the Site during all field work activities. Copies of field logs, including daily pre-job safety meeting logs, will be filed by LaBella and available for the duration of the project.

Employees will be able to provide physical or electronic copies of required training certificates.

Incident reporting will be completed in accordance with LaBella policies.

APPENDIX A

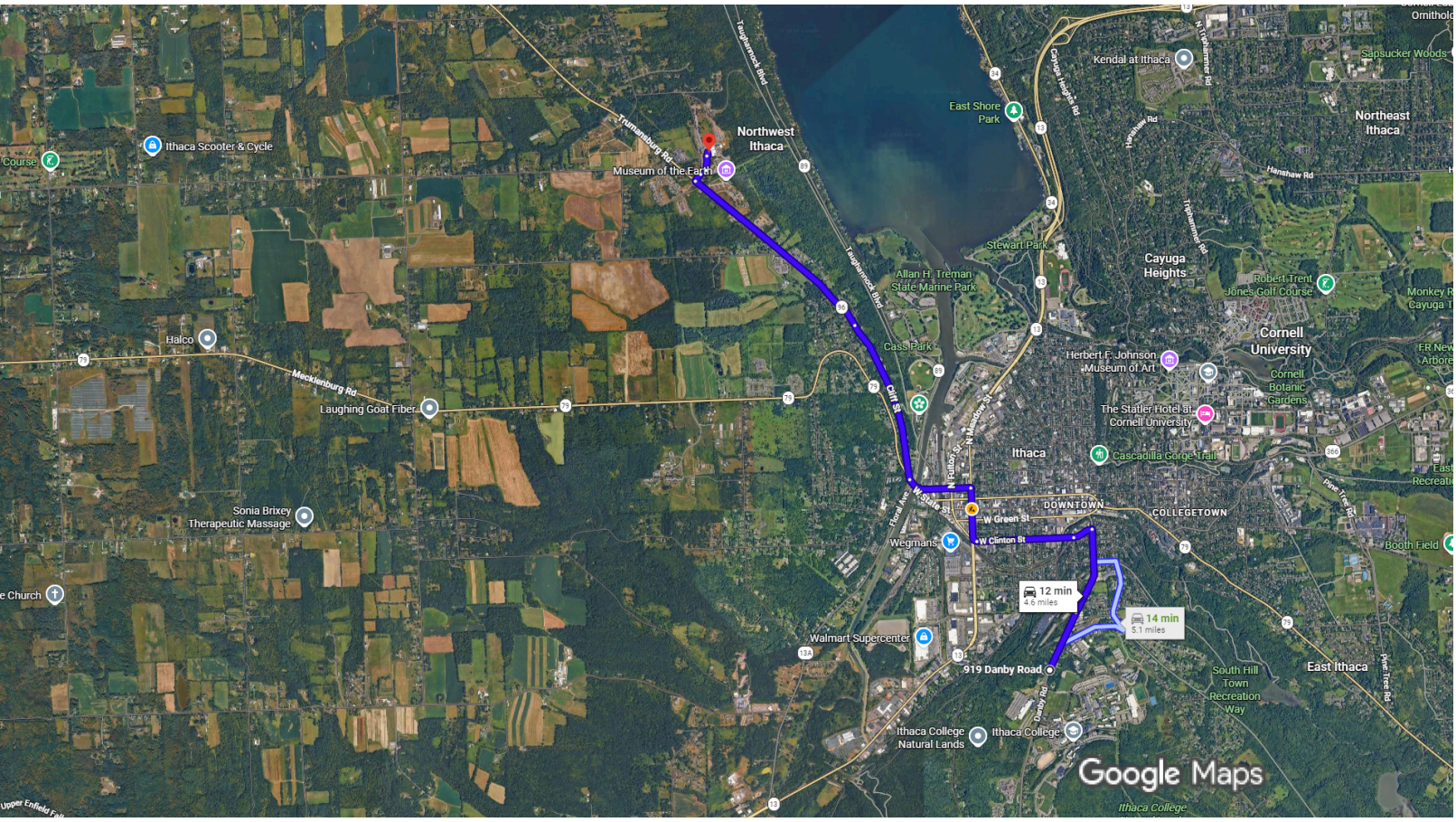
Directions to Nearest Medical Facility

Google Maps

919 Danby Rd, Ithaca, NY 14850 to Cayuga Medical Center Emergency Department, 101 Dates Dr, Ithaca, NY 14850

Drive 4.6 miles, 12 min

Starting Address is Nearest the Future "Woods" Development Project at the SouthWorks Site



Imagery ©2026 Airbus, CNES / Airbus, Maxar Technologies, Map data ©2026 Google 2000 ft

919 Danby Rd
Ithaca, NY 14850

Take S Aurora St and E Clinton St to S Meadow St in Ithaca

4 min (1.5 mi)

1. Head toward Morse Chain

0.4 mi

2. Continue onto S Aurora St

0.5 mi

3. Turn left onto Prospect St

0.1 mi

4. Continue onto E Clinton St

0.6 mi

Take Cliff St and Trumansburg Rd to Harris B Dates Dr Exn in Northwest Ithaca

6 min (2.9 mi)

5. Turn right onto S Meadow St

0.3 mi

6. Turn left onto W Buffalo St

0.4 mi

7. Continue onto Cliff St

1.0 mi

8. Continue onto Trumansburg Rd

1.2 mi

Take County Hospital Rd to your destination

1 min (0.2 mi)

9. Turn right onto Harris B Dates Dr Exn

256 ft

10. Continue straight onto County Hospital Rd

217 ft

11. Turn left to stay on County Hospital Rd

433 ft

12. Turn right

Destination will be on the right

128 ft

Cayuga Medical Center Emergency Department

101 Dates Dr, Ithaca, NY 14850

APPENDIX B

Task Hazard Analysis Forms

6.02 TASK HAZARD ANALYSIS (THA) FORM

THA Title:		THA ID #:	Date: ☐ New ☐ Revised
Work Activity:		Risk Code (Table Page 2):	Division:
Person Preparing THA:		Person Assisting with THA:	
Sequence of Steps or Activities	Materials, Equipment & Tools Needed	Hazards	Recommended Controls Measures / PPE/ Training
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			

Risk Assessment Codes (RACs) Likelihood & Severity Classification			
Likelihood of Harm (People, Environment, Facility)	**Severity of Harm/Consequences** (People, Environment, Facility, Supply Chain Disruption, Brand Impact)		
	Slight Harm	**Moderate Harm**	**Extreme Harm**
Very Unlikely	Very low risk	Very low risk	High risk
Unlikely	Very low risk	Medium risk	Very high risk
Likely	Low risk	Medium risk	Very high risk
Very Likely	Low risk	High risk	Very high risk
Definitions			
Likelihood of Harm Categories: -Very Unlikely: Will not occur except in rare instances under certain conditions -Unlikely: Typically would not occur -Likely: May occur on a regular basis -Very Likely: Will occur in most instances	Severity of Harm Categories: -Slight harm: Only first aid required -Moderate harm: Injury or illness resulting in inability to work for a short period of time -Extreme harm: Death or serious injury or illness resulting in inability to work indefinitely		

PREPARATION SIGN OFF			
Role	Name	Signature	Date
Preparer			
Reviewer with Relevant Task Technical Experience or Safety Expertise			
Safety Manager – Needed for High Risk or Very High Risk THAs			

ACKNOWLEDGEMENT IF THA IS USED AS A TRAINING RESOURCE By signing I am indicating that I have read and understand the contents of this Task Hazard Assessment and the controls required to mitigate the risks from identified hazards.			
Name	Signature	Company	Date

APPENDIX C

Safety Data Sheets

Safety Data Sheet Digital Library for Reference



APPENDIX D

Daily Tailgate Safety Meeting Form

6.08 PRE-JOB SAFETY TAILGATE/TOOLBOX MEETING FORM

Date		Time	
Location or Address		Temperature	
Project Number		Humidity	
Conducted by		Conditions	
Were all workers reminded that COVID is still prevalent and that appropriate measures should be taking to prevent infection of themselves and others?			Yes ☐ No ☐

911	**If 911 is unavailable at this location, please state the procedure for reporting emergencies** _____

List Safety Topic of Discussion and/or Any Specific Hazards for the Work Being Performed Today	
1	
2	
3	
4	
5	
6	
7	
List Control Measures for Each Specific Hazard Listed Above	
1	
2	
3	
4	
5	
6	
7	

PLEASE SIGN THE BACK OF THIS SHEET

The presenter and all attendees shall print and sign in the appropriate areas on the back of this sheet

By signing, you declare that you understand the information presented in today's meeting, and that you have had the opportunity to ask questions and to clarify any uncertainty regarding such information.

All Visitors and Contractors Must Print Their Company Name

Name	Signature	Company