



ADVANCED ENVIRONMENTAL REDEVELOPMENT, LLC

RESEARCH • REMEDIATE • REBUILD

**OPERATIONS AND MAINTENANCE PLAN
ENGINEERING CONTROL MANAGEMENT PLAN
ANNUAL CERTIFICATION
PERIOD JULY 2010 – JULY 2011
PARCELS E AND F
YONKERS, NEW YORK
Voluntary Clean-up Agreement B0045-3 and V00190-3**

Prepared for:


Hudson Park Investors, LLC
C/O Collins Enterprises, LLC
2001 West Main Street
Stamford, Connecticut 06902



Prepared by:

ADVANCED ENVIRONMENTAL REDEVELOPMENT
900 Madison Avenue – Suite 213
Bridgeport, Connecticut

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Christopher J. Kopley, L.E.P., P.G.
Principal

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As part of the planned development of the Yonkers Waterfront sites, the majority of the study sites were capped with a building, paved roadway, sidewalk or other “hardscape” along the promenade. In the areas which were not capped with impermeable surfaces, the site contractor placed approximately two feet of clean fill to act as a soil cap. A high visibility barrier fence (orange snow fence) was placed on top of the affected native soil remaining in place and beneath the clean fill approximately two feet below the final grade. The visual demarcation barrier consisted of a horizontal layer of orange snow fence.

The necessary operation and maintenance of the cap is provided in this Engineering Control Management Plan. Maintenance of the cap is minimal, however, AER recommends the following to ensure the integrity and function of the soil cap:

Condition #1: Landscaped areas must be maintained with a pitch away from buildings to keep water from entering the building and the pooling of water in the landscaped areas.

Result #1: The few landscaped areas on the site pitch away from the building as designed; no water pools in these areas.

Condition #2: The soil cap above the orange snow fence must be maintained at approximately two feet thick.

Result #2: The soil cap above the orange snow fence remains at an approximate two foot thickness as installed.

Condition #3: The vegetation in the landscaped areas must be kept in-place and maintained to retain the cover and prevent soil erosion.

Result #3: The vegetation in these areas has been maintained as designed; no soil is eroding.

Condition #4: If the soil cap is breached for any reason, any native soils removed from below the orange snow fence must be stockpiled on and covered with a PVC liner and then returned to the same location below the orange snow fence. The breached snow fence must be repaired or replaced.

Result #4: No breach of the cap has occurred during this period.

Condition #5: Imported fill soils from above the orange snow fence must be segregated from the deeper soils during any excavation. The imported fill may be returned to any portion of the excavation.

Result #5: The soil/hardscape cap has been maintained.

Condition #6: Any additional soils needed to be placed above the orange snow fence and imported from off-site must be analyzed for semivolatile organic compounds (EPA 8270 PAH's only) volatile organic compounds (EPA 8260) and total and TCLP TAL metals. The analytical results should be compared to NYSDEC TAGM 4046 guidelines.

Result #6: No additional soils have been placed at the property since construction has been completed.

Condition #7: If the native stockpiled soils removed from below the snow fence cannot be returned to their original area, these soils must be disposed of off-site as special waste at a licensed soil recycling facility.

Result #7: No native soils have been excavated requiring off-site disposal.

Condition #8: Soils beneath buildings or hardscape must be considered affected soil. Therefore, if any soils are excavated from beneath these areas, they must be treated as special waste and placed back into the excavation and capped with "hardscape" or orange snow fence and two feet of clean fill. Any soil not returned to the excavation must be disposed of at a licensed facility.

Result #8: The cap has remained in-place as designed.

Condition #9: A copy of this O&M Plan must be kept on file in the maintenance office of both buildings.

Result #9: A copy of the O&M Plan is on file at both buildings.

Condition #10: An annual certification must be made to the NYSDEC indicating that the requirements of this Plan have been met and denote areas where deficiencies have occurred, if any.

Result #10: This document certifies that the conditions of the O&M Plan have been met and no deficiencies in the cap have been noted for this period of review (July 2010 – July 2011).