

# FACILITY MANUAL

## C&D Transfer Station

Peconic Environmental Services Corp.  
Medford, New York

H2M Project No.  
GSRC1901

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**Prepared for:**

Peconic Environmental Services Corp.  
71 Peconic Avenue  
Medford, New York 11763

Facility Location  
100 Peconic Avenue  
Medford, New York 11763

**Prepared by:**

H2M architects + engineers  
538 Broad Hollow Road, 4<sup>th</sup> Floor East  
Melville, NY 11747



architects + engineers



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**Peconic Environmental Services Corp.  
Medford, New York  
Construction and Demolition Debris Transfer Station**

**FACILITY MANUAL**

Project: C&D Transfer Station  
Address: 100 Peconic Avenue, Medford, NY 11763  
Applicant: Peconic Environmental Services Corp  
SCTM No. 200-736-2-8.3

**a. WASTE CONTROL PLAN**

i. FACILITY SERVICE AREA

Residential and commercial construction projects in Suffolk County, Nassau County and New York City. Refer to Appendix A, Figure 1 Regional Map and Figure 2 Vicinity Map to see where the proposed site is located.

ii. WASTE CHARACTERIZATION

Accepted waste at the site shall consist of *processed residues from Construction & Demolition Debris recovery efforts (herein after referred to as C&D)* consisting mainly of, but not limited to the following elements:

- |   |                      |
|---|----------------------|
| a. Asphalt products; roofing, pavements | h. Insulations       |
| b. Brick & masonry materials            | i. Metals            |
| c. Concrete                             | j. Plumbing fixtures |
| d. Electrical equipment                 | k. Stone             |
| e. Glass                                | l. Wood              |
| f. Gypsum, plaster, wall coverings      |                      |
| g. Heating equipment                    |                      |

in addition to the C&D Debris material noted above, the facility will accept and comingle the following materials with the C&D

- a. Auto Recycling Residue
- b. Carpeting

The basis of the facility design is:

Work days/year	304
C&D density (CY/ton):	3.75
	Permitted Maximum
Tons/day	1,938.00
CY/day	7,268
Tons/year	589,152
CY/year	2,209,320



iii. STANDARDS OF ACCEPTANCE

Post-processed C&D residue acceptability shall be determined by visual inspection. In the event that facility staff are unsure if the waste is acceptable for the facility, NYSDEC shall be contacted for guidance. All loads entering the facility shall be visually inspected and monitored to identify unauthorized wastes.

Waste identified in Item no. ii above shall be accepted. Wastes not accepted at the property include: Regulated Medical Waste (RMW), Hazardous Waste including Hazardous Material Spills and Radioactive Waste.

iv. DISPOSAL LOCATIONS

C&D accepted at the site shall be transferred to one of two (2) Subtitle D Landfills located in Ohio:

- a. Sunny Farms Landfill in Fostoria, OH

Routing

NYA-FPONJ-CSXT-CLMBO-CUOH

Carriers

New York & Atlantic Railway (NYA)  
CSX Railway (CSXT)  
Columbus and Ohio River Railroad (CUOH)

- b. Tunnel Hill Reclamation in New Lexington, OH

Routing

NYA-FPONJ-CSXT

Carriers

New York & Atlantic Railway (NYA)  
CSX Railway (CSXT)

v. AUTHORIZED WASTE PROGRAM

Peconic Environmental Services shall institute, maintain, and enforce a waste acceptance plan. Components of this plan shall include, but not be limited to, the following measures to ensure that only authorized waste is accepted at the facility:

- a. Clear, legible signs shall be posted at all public access points indicating hours of operation and the types of waste accepted and not accepted
- b. Incoming loads of waste shall be inspected
- c. Contracts with waste suppliers shall specify which types of waste are authorized to be accepted at the facility
- d. A sign will be posted, in a conspicuous location, stating that mercury-added thermostats are not accepted at the facility.
- e. Prepare and distribute educate material to customers on the proper methods for the management of electronic waste, including:
  - Providing written information annually to all users of the facility on the proper methods of recycling electronic waste
  - Maintaining written information on-site and upon request, providing the information to users of the facility
  - Posting, in conspicuous locations at the facility, signs stating that electronic waste cannot be disposed of at the facility



vi. UNAUTHORIZED WASTE PROGRAM

In order to detect, discourage and prevent the receipt of hazardous wastes at the site, facility staff shall:

- a. Perform random inspections of incoming loads
- b. Perform inspections of suspicious loads
- c. Keep accurate records of inspections
- d. Notify the proper authorities if a hazardous waste is discovered in a load
- e. Manage the discovered hazardous waste as outlined below:

Any unauthorized waste shall be identified and separated from the construction and demolition debris. If unauthorized waste is delivered to the facility, it shall be segregated, secured, and contained in order to prevent leakage or contamination of the environment. It shall be removed within seven (7) days after receipt. Transportation shall be performed by a company authorized to transport the waste, and disposition shall be to a facility authorized to receive the waste.

If the facility accepts unauthorized waste, a record of the incident identifying the type of waste and its final disposition shall be prepared. These incident reports shall be made part of the annual facility report. For each incident, the information shall be recorded:

- The date and time
- A description of the incident
- Contact and vehicle information for the waste transporter that delivered the unauthorized waste
- Contact information for the generator of the unauthorized waste; and
- A description of the response to the incident and the disposition of the waste

vii. ADDITIONAL REQUIREMENTS

Not applicable to this site

viii. FRIABLE ASBESTOS

Friable Asbestos shall not be accepted at this facility



**b. OPERATIONS & MAINTENANCE PLAN**

**i. OPERATION OF FACILITY**

The site as depicted in Appendix A, Figure 3 – Site Plan, shall have three (3) buildings when complete including:

- a. One small existing 514 square foot building shall be retained and used for security and monitoring the flow of vehicles into and out of the site.
- b. A large new building with 38,755 square feet of space shall be constructed to house the transfer operations. The building shall be large enough to allow trucks that bring debris to the facility to off load the material completely within the building.
- c. A third building will function as a scalehouse and shall be constructed immediately adjacent to and be attached to the large transfer operations building. From this building, two scales shall weigh the incoming trucks carrying material and weigh them again before they leave the site thereby determining the weight of the material left at the site.
- d. The facility is designed to accept large volumes of C&D delivered via on-road trucks and transfer the C&D onto rail cars for the efficient removal off of Long Island via railroad and ultimate disposal at Subtitle D Landfills.
- e. In the unlikely event railroad access is interrupted; the facility shall have the ability to load C&D onto on-road tractor trailers and remove from the site. It is not the intention of this application to store waste in the event of rail disruption. The operation will switch to loading tractor trailers. Trucks transport operations will not take place during normal delivery hours. Tractor trailers will enter the transfer station building from the west door and stop along the south side of the tipping floor. They will get loaded with the onsite equipment and exit via the east door. . In the event these doors are blocked by waste delivered earlier that day, the trailers will be loaded out using the three doors on the southern side of the building, until such time that the west and east doors have been cleared of waste.
- f. The site shall have dedicated ingress approaches via one existing curb cut on the western property which shall be reused and widened, and egress via a new curb cut to the east of the existing security guard booth. One existing curb cut in the center of the property shall be closed.
- g. The site will be paved to facilitate internal site navigation, truck parking /overflow area and employee parking. Forty-two (42) parking spaces have been provided south of the scalehouse. Eight (8) employee parking stalls and four (4) ADA stalls have been provided just north of the security building. In addition, an overflow parking and container storage area is designated for parking delivery trucks who wish to visit the scalehouse, storage of empty containers for recyclables, and transfer trailer parking in the event of rail service interruption.
- h. At the north side of the site a rail spur and sidings shall be constructed to provide access to the LIRR rail system. The spur shall provide the ability to transport large quantities of material great distances in an efficient manner. By replacing diesel fueled long-haul on-road vehicles with rail transport the facility will benefit the public by reducing GHG emissions, alleviating traffic congestion on local and regional roadways and reduce the consumption of fossil fuels.
- i. By utilizing a combination of (16) 52' and (14) 65' long gondola railcars, the facility will be able to manage 150% of the permitted daily tonnage requested by the NYSDEC. The required length of track to store a minimum of (30) railcars is 1,862 linear feet. 6,999 linear feet of railroad track is available on land under the control of the facilities owner. Please refer to the following engineering drawing in Appendix A:
  - Appendix A, Figure 4 – C&D Tracks - Track Schematic

**ii. CAPACITIES**

A steel building and concrete slab are proposed for the transfer station. The purpose of the project is to move C&D in the most efficient manner from waste delivery trucks into railcars. Detention times shall be held to a minimum. In the unlikely event rail service is interrupted, the facility shall switch to tractor trailer loading and remove the waste via roadways.





The building has been designed to store in excess of one day’s maximum waste deliveries. The basis of the calculation follows:

Building Area (SF)	38,755
Building Design Basis (tons/day/1,000SF)	50
Capacity (tons/day)	1938
Delivered C&D Density (CY/ton)	3.75
Volume of waste per day (CY)	7268
Building Storage Capacity (CY)	8,006
Building Storage Capacity (Tons)	2,134
No. of days storage (Days)	1.1

The pile dimensions on the tipping floor used to calculate the storage capacity are depicted in the following:

- Appendix A, Figure 5 – C&D Storage Plan

(2) 100’L x 77’W x 30’ high piles with 1 on 1 side slopes. Each pile volume is 4,003 cy. A 25’ wide pathway for loading railcars shall remain in the center of the two (2) piles. The proposed transfer station building height is 67’.

### 1. ROADWAYS

Wastes shall not overflow out of the building. There shall be no queuing of truck traffic on public roadways. There is over 225’ of pavement between the entrance scale and the Peconic Avenue ROW. In this space ten (10) 34’ long delivery vehicles can queue. In addition to the long queuing length, preventing trucks from backing up onto the ROW, this site has a Truck Staging Area between the building and weight scale to the south. There is an approximately 144 foot by 40 foot (5,760 ft<sup>2</sup>) area for delivery vehicle staging turning and queueing, assuring that no vehicles will be staged or parked on Peconic Avenue. Please refer to Appendix A for:

- Figure 6A – On Site Traffic Flow – Incoming Loads
- Figure 6B – On Site Traffic Flow – No Rail & Tractor Trailer Waste Removal
- Figure 6C – On Site Traffic Flow – Overflow Parking & Storage
- Figure 7 – Tipping Movements.

The facility does not anticipate receiving waste via 100 cy dump trailers. As indicated in Section 1D of the Engineering Report, it is anticipated that two-thirds of the material will arrive using the 40 cubic yard trucks and one-third will arrive using the 20 cubic yard trucks. In the event a 100 cy delivery truck comes to the site with C&D waste, it will be physically able to unload within the building. The proposed building will have 38’ high overhead doors, which will permit the raising and dumping of the load inside the building. The dump trailer will enter the building via the west side overhead door (Door 1) and exit via the east side overhead door (Door 5). 20cy and 40cy delivery vehicles will utilize the three (3) overhead doors (Doors 2, 3, 4) on the south side of the building.



## 2. RAIL OPERATIONS

52' and 65' Gondola Railcars are proposed to be used at site. Upon loading with C&D each car will be covered with a Rail Tariff Compliant Tarp. 235' of track will be inside the building and available to load railcars. Four (4) 52' Gondola Railcars can fit inside the building at one time. Three (3) 65' Gondola Railcars can fit inside the building at one time.

In accordance with NYSDEC experience and review of similar operations, the number of railcars available on-site must be able to handle at least 1.5 times the daily throughput. The Peconic Environmental Services site permit capacity is 1,938 tons. 150% of this value is 2,907 tons.

*When C&D is loading into railcars its density is increased. Installing 88 ton into a 52' gondola railcar and 110 ton into a 65' gondola railcar is regularly attained in the industry.*

*As indicated in the chart below, to achieve 150% railcar storage capacity, (30) railcars will be needed, and 1,862 feet of track will be required.*

Peconic Environmental Services Corp - Transfer Station  
 Material C&D  
 Transfer Station Capacity (ton) 1938  
 Rail storage capacity 150% of TS (ton) 2907

Rail Equipment	Railcar Dimensions	Railcar volume (cy)	Waste Weight per railcar (tons)	Loaded waste Density per railcar (ton/cy)	Loaded waste Density per railcar (cy/ton)	Portion of Daily Tonnage	Required No. of Railcars	Railcar Length, coupler to coupler (ft.)	Required Length of Track (ft.)
<b>Combination 2 size Railcars</b>									
52' Gondola Railcar	52'L x 8' W x 8' H	123	88	0.71	1.40	1400	16	56	896
65' Gondola Railcar	65'L x 8' W x 8' H	154	110	0.71	1.40	1507	14	69	966
						<b>Total:</b>	<b>2907</b>	<b>30</b>	<b>1862</b>
<b>Only 52' Railcars</b>									
52' Gondola Railcar	52'L x 8' W x 8' H	123	88	0.71	1.40	2907	34	56	1904
<b>Only 65' Railcars</b>									
65' Gondola Railcar	65'L x 8' W x 8' H	154	110	0.71	1.40	2907	27	69	1863

286,000 lbs – is the maximum gross weight allowed to travel  
 66,000 lbs – is average empty weight of cars.  
 220,000 lbs or 110 tons – is maximum product loaded

The required rail track lengths and railcar storage areas are depicted on the following: Appendix A, Figure 4 - C&D Tracks - Track Schematic

Loading times for C&D into gondola railcars is estimated to be between 30 and 45 minutes.

## 3. RAIL TRACK INFRASTRUCTURE

Refer to the following:

- Appendix A, Figure 4 - C&D Tracks - Track Schematic



The proposed rail track infrastructure is located on the south side of the LIRR Mainline. There are Three (3) switches to move railcars from the mainline and service the facility. Starting at the northern most track and proceeding south, the track infrastructure can be described as follows:

- Track 1 identified as the NY&A Receiving Track is 1,845 ft. long. This track will be utilized by NY&A to enter the facility property and deliver empty railcars to Peconic Environmental Services
- Track 2 identified as the Departure Track is 1,678 ft. long. This track will be utilized by Peconic to store full railcars for removal by NY&A
- Track 3 identified as the Working Track is 2,060 ft. long. This track will be utilized by Peconic to move cars during daily operations and create space to stage on the Departure Track or while preparing to move cars to the Empty Car Storage tracks. Track 3 has access to the Scrap Metal Storage Tracks located to the east of the transfer station property.
- Empty Car Storage Track 1 is 378 ft. long
- Empty Car Storage Track 2 is also 378 ft. long.
- The Building Track is 660 ft. long and passes through the transfer station rail loading zone. This track will have a switch on both the west side and east side of the transfer building in order to facilitate full railcar movements to Tracks 2 and 3.

*iii. PROCESS*

Prior to the initiation of unloading operations, the tip floor inspector will check the incoming load for unauthorized and hazardous waste. Should any unauthorized or hazardous waste be discovered, it will be handled in accordance with the requirements of the Unauthorized Waste Program

a. C&D UNLOADING

After the inspection, the container/trailer will be unloaded onto the C&D tipping and sorting area slab. After the C&D is tipped onto the C&D tipping and sorting area slab, the handling of the C&D will commence as described below.

The handling and processing operations for the C&D will begin with the spreading of loads on the processing floor slab by the front-end loader. After the C&D is spread by the front-end loader, any readily identifiable and accessible recyclables (ferrous and nonferrous metals) will be recovered by the tipping floor inspectors from the C&D. The recovered recyclables will be placed in the designated storage bins located adjacent to the tipping floor building, to the west and north of Truck Door 1.

After the C&D is sorted for recyclables, it will be reduced and pulverized with a combination of driving over the waste with the loader and crushing with the grapple attachment on the Crawler Material Handling Machine (CMHM). The goal is to increase the density of the waste prior to transportation by rail. After the C&D is processed it will then be stockpiled and ultimately loaded into gondola railcars located in the railcar loading zone.

Waste shall enter the transfer building on the south side (Truck doors 2, 3, 4). The vehicle shall dump on the tipping floor and proceed to exit the building. The wheel loader shall be primarily utilized to feed and direct C&D material towards the larger Crawler Material Handling Machine (CMHM). The CMHM shall transfer and compact the waste into waiting rail cars. The railcars shall be stacked on adjacent railroad sidings and leave the facility after midnight each evening. The wheel loader can be utilized to load railcars also.

The design waste quantities are as follows:

Work days/year	304
C&D density (CY/ton):	3.75
	Permitted Maximum
Tons/day	1,938.00
CY/day	7,268
Tons/year	589,152
CY/year	2,209,320

*b. RAILCAR LOADING*

The removal of processed C&D from the Peconic Transfer Station will be accomplished by use of gondola railcars. The gondola cars will enter the Building for loading through Rail Doors 1 & 2 as depicted on the Site Plan. The railcars will then proceed into the railcar loading zone. Once the railcar is in position, the car's tare weight, index number and name of the shipper will be entered into the Facility's daily log. At this point, the railcar will be ready for loading.

The C&D will be loaded by the Crawler Material Handling Machine (CMHM) or Payloader into the gondola in the railcar loading zone. When the car is completely loaded with the C&D, it will exit the railcar loading zone.

Upon the completion of the loading of the gondola car with C&D, the gondola car will be tarped with a rail tariff compliant cover, and then exit the railcar loading zone and the Building through Rail Door 1 or 2. This entry will include the name of the facility accepting the waste from Peconic Transfer Station, the railcar's index number and the disposal destination of the C&D.

C&D residual waste will be shipped to disposal sites listed in the Waste Control Plan – Disposal Locations, for disposal. All shipments of C&D residual waste leaving Peconic Transfer Station will be accompanied by either a Bill of Lading Form or the New York State Department of Environmental Conservation (NYSDEC) Tracking Document contained in Appendix D, NYSDEC Part 360 Series Waste Tracking Document – C&D Debris, rev, May 2018, version 1

*c. RAIL CAR SEQUENCING*

Refer to the following:

- Appendix A, Figure 4 - C&D Tracks – Track Schematic
1. NY&A pulls loaded C&D railcars from Track 2 Departure
  2. NY&A delivers empty railcars to Track 1 Receiving
  3. Peconic pulls empty railcars from Track 1 Receiving to Empty Car Storage 1 & 2
  4. Peconic pull railcars from Empty Car Storage tracks 1 & 2 into transfer facility for loading with C&D
  5. Peconic moves full railcars to Track 2 Departure track and Track 3 Working as necessary
  6. Peconic repeats steps 3-5 until all C&D removed from transfer station
  7. NY&A repeats steps 1-2 for same or next day operations

iv. MACHINERY

The literature for the machinery and equipment planned for the facility listed below can be found in Appendix C:

- Sennebogen 835E – Crawler Material Handling Machine
- Caterpillar 966 G Wheel Loader
- Ludlum Measurements, Inc. – Model 4525 Series Radiation Portal Monitor
- Emery Winslow Genesis II Low Profile Truck Scale
- Fogmaster Corp. Handheld Fogger for odor control
- Fogmaster Corp. Micro Jet ULV 7401 Ultra Low Volume Fogger

v. FLOOR DRAINS

The facility shall not collect leachate and store it in underground tanks. These are prone to clogging and produce foul odors. Instead, the concrete slab shall be pitched towards the center region of the tipping floor. Moisture is typically absorbed within the C&D material. In the event standing water is discovered, absorbent pads or booms shall be utilized and then disposed of with the C&D material.

vi. COMPOSTING

No composting shall occur at the facility

vii. MAINTENANCE

The facility shall be designed to be maintenance free. Other than the overhead doors, there shall be no moving parts. Light sources shall be replaced as needed. The largest anticipated maintenance item is the concrete tipping floor. The cutting edge of the wheel loader can abrade and prematurely wear away the top of the concrete slab. To combat this, composite cutting edges can be used on the bucket and surface hardeners can be added to the concrete.

viii. HOURS OF OPERATION

The hours of operation planned are Monday through Saturday, 6:00 am to 7:00 pm

ix. CALIBRATION

The two (2) weigh scales shall be permitted with the Suffolk County Department of Weights and Measures. The calibration schedule of the scale load cells shall be in accordance with the Departments requirements to conduct transactions based on weight.

x. TRAFFIC

The proposed transfer facility shall generate approximately 32 new entering and 32 new exiting traffic trips per hour. The increase is minimal and shall have no noticeable impact. The proposed site plan shall provide 16 parking spaces, less than the 106 required by Town Code. The site shall have only five full time employees on-site and, other than haulers bringing debris to the site, shall have no visitors. The 16 parking spaces provided shall be more than sufficient.

The assessment and traffic engineering analysis of the proposed project indicates the site shall not have a detrimental impact on traffic conditions on the surrounding road network in the vicinity of the site. The traffic engineering analysis also concludes that the 16 parking spaces provided is sufficient.

Trucks bring the material to the site shall typically have 20 and 40-yard carrying capacities. It is anticipated that two-thirds of the material shall arrive using the 40-yard trucks and one third of the material shall arrive using the 20-yard trucks. Based on these assumptions the site shall generate 21 forty-yard deliveries and 11 twenty-yard deliveries per hour, assuming the Facility operates at maximum capacity.

xi. TREATMENT

No treatment shall occur at the facility

xii. COMPLIANCE WITH OPERATING REQUIREMENTS OF 360.19, PART 361 & PART 362

**PART 360.19 OPERATING REQUIREMENTS**

**(a) Applicability.**

This transfer facility requires a permit and is subject to operate under Part 360.19 Operating Requirements.

**(b) Water protection.**

- (1) Waste shall be prevented from being deposited in or entering surface waters or groundwater. All operations shall occur indoors. All concrete tip floors shall be pitched towards the inside of the building.
- (2) The facility shall operate in a manner that minimizes the generation of leachate and that does not allow any leachate to enter surface waters or groundwater.

**(c) Waste acceptance and control.**

- (1) The owner of the facility shall institute, maintain, and enforce a waste control plan. The plan must ensure that only authorized waste is accepted at the facility:
  - (i) The waste acceptance protocol shall be as outlined in this Facility Manual, Section A, Item no. v Authorized Waste Program, page 13 above.
- (2) The facility intends on only accepting waste generated within municipalities of NYS that have department-approved comprehensive recycling analysis (CRA) or a department-approved local solid waste management plan (LSWMP).
- (3) The facility owner shall train all staff in accordance with the Training Plan, depicted within this Facility Manual, Section C – Training Plan, pages 18-19.
- (4) The unauthorized waste acceptance protocol shall be as outlined in this Facility Manual, Section A, Item no. vi. Unauthorized Waste Program, page 13 above
- (5) The facility shall not accept waste unless the vehicle transporting the waste is adequately covered or the waste is containerized. When leaving the facility, all vehicles containing waste must utilize a cover which prevents waste and leachate from escaping the vehicle, or the waste must be containerized
- (6) Mercury-containing devices or mercury-added consumer products shall be listed as an unauthorized waste, not to be accepted at the site. In the event a mercury-containing device is identified at the site, it shall not be transported to the landfill.
- (7) A residential drop-off area for non-commercial vehicles is not part of the facility design. No recyclable collection is anticipated
- (8) All waste leaving the facility is destined to be managed at a facility authorized by the department if located in New York State or authorized by the appropriate governmental agency or agencies if located in another state, territory, or nation.
- (9) The facility is designed to ensure that all unloading and loading areas are adequate in size and designed to facilitate efficient movement of waste to and from the collection vehicles and to facilitate the unobstructed movement of vehicles.
- (10)The facility shall ensure that all areas containing waste are strictly and continuously secured to prevent unauthorized access by use of fencing, gates, signs, and natural barriers. Waste shall not be used as a barrier.
- (11)The facility shall ensure that storage volumes and throughput limits established by the Department for the facility are not exceeded.
- (12)An attendant shall be on duty at the facility to operate mechanical equipment whenever the facility is open.

**(d) Operation and maintenance.**

The owner or operator of a facility shall ensure that the following criteria are satisfied:

- (1) All maintenance and operating activities at the facility are performed in accordance with the facility manual
- (2) The facility shall accommodate expected traffic flow in a safe and efficient manner. Facility roadways shall be passable in all weather conditions.
- (3) Tracking of soil, waste, leachate, and other materials from the facility onto off-site roadways shall be prevented.
- (4) All equipment, storage containers, and storage areas shall be sufficient for the quantity and type of waste managed at the facility. Adequate numbers, types, and sizes of properly maintained equipment shall be available during all hours of operation.
- (5) All floors and working areas shall be adequately drained, properly maintained, to have standing water minimized. All drainage and wash waters shall be collected and handled in a manner acceptable to the department.
- (6) The facility shall be properly graded to prevent soil erosion and to minimize ponding.
- (7) Equipment and systems required to manage waste at the facility shall be properly operated, calibrated, and maintained at all times.
- (8) Prior to leaving the facility, any vehicle containing waste shall be covered with, at a minimum, a mesh or fabric cover acceptable to the Department.
- (9) If an unscheduled total facility shutdown exceeds 24 hours, the facility shall immediately notify the Department describing the incident and the proposed waste management activities.

**(e) Routine inspection.**

The on-site staff shall monitor and inspect the facility for malfunctions, deteriorations, operator errors, and incidents no less frequently than on a daily basis when the facility is open. The facility staff shall immediately undertake any and all measures needed to eliminate any violation of an operational, closure, or post-closure care requirement of this Part and of Part 361, 362, 363, and 365 of this Title. Measures taken do not preclude the Department from exercising its enforcement powers.

**(f) Confinement of waste.**

The facility shall ensure that waste at the facility is confined to an area that can be effectively maintained, operated, and controlled; and that blowing litter is confined to waste holding and operating areas by fencing or other suitable means. Any litter found outside the building shall be removed and discarded by staff.

**(g) Dust control.**

The facility staff shall ensure that dust is effectively controlled so that it does not constitute a nuisance. This will be accomplished with misting sprinklers, which along with water hoses is standard industry practice, in the event the need for dust control arises. The Hose Station is depicted in Appendix A, Figure 8 – Emergency Equipment.

It is located on the southern wall of the transfer station just west of the westernmost overhead door. The hose will be used on an as needed basis only. It will be manually operated by Facility Staff in the event a particularly dusty load is deposited on the tipping floor. It will be turned on manually and the water will be directed above the deposited waste to suppress the dust. A water misting system will be proposed in the rafter area of the building to suppress dust if needed. This system will be manually controlled as well by Facility staff and will not be in operation on a continual basis.

**(h) Vector control.**

The facility staff shall effectively control on-site populations of vectors. Traps and or contracting with an extermination company shall be employed when and if needed.

**(i) Odor control.**

C&D operations typically do not generate offensive odors due to the nature of C&D waste, and as such, we do not anticipate any odor issues. In the event, odors are encountered at the site, they will be controlled by a Fogmaster Micro-Jet Drum ULV 7401 Unit dispensing AiReactor OWD Organic Waste and Decomposition Odor Counteractant Concentrate. The manufacturers literature for these devices can be found in Appendix C – Equipment Data.

**(j) Noise.**

The fully enclosed facility and its physical distance from receptors shall ensure that noise resulting from equipment or operations at the facility does not exceed the following energy equivalent sound levels beyond the property line:

	<u>Leq Energy Equivalent Sound Levels</u>	
Suburban	7 a.m. to 10 p.m.	10 p.m. to 7 a.m.
Setting	62 decibels (A)	52 decibels (A)

The Leq is the equivalent steady-state sound level which contains the same acoustic energy as the time varying sound level during a one-hour period. It is not necessary that the measurements be taken over a full one-hour time interval, but sufficient measurements must be available to allow a valid extrapolation to a one-hour time interval.

- (1) If the background sound level exceeds the referenced Leq sound level limit, the Leq sound levels from facility sources and background sources when combined must not exceed the Leq sound level of the background sources alone by more than three decibels (A).
- (2) The background sound level, measured as Leq, is the existing ambient sound level during a period of peak acoustical energy measured in the absence of sound produced by equipment or operations at the facility. A background sound level monitoring protocol must be submitted to the department for approval prior to conducting background measurements.
- (3) Sound levels must be measured using the slow time constant and A-weighting. During the measurement period, no precipitation must occur, and wind speeds must not exceed 12 miles per hour.
- (4) Measuring instruments must be type 1 or class 1 precision sound level meters, type 2 or class 2 general purpose sound level meters, or corresponding special sound level meters type S1A or S2A.
- (5) Noise assessments must include details of the attenuation factors and calculations utilized. Noise assessment calculations are allowed to utilize average annual conditions when calculating atmospheric attenuation.
- (6) Mufflers shall be used on all internal combustion-powered equipment used at the facility.

**(k) Recordkeeping and reporting.**

- (1) Application documents. Staff shall maintain and make readily available for inspection throughout the life of the facility including the post-closure care period and the custodial care period, a copy of all information and data required as part of the application for the permit or submittal for registration, as well as construction certification and closure construction certification documents.
- (2) Operating records. The operator of a facility shall maintain at the facility, and make readily available for inspection for a period of no less than seven years from the date a particular record was created, the following operating records:



- (i) a daily log of wastes received that identifies the waste type, quantity, date received, and planning unit where the waste was generated, and the quantity and destination of any waste, products that are removed from the facility.
  - (ii) routine inspection logs that must include, at a minimum, the following information: the date and time of the inspection, the name of the inspector, a description of the inspection including the identity of specific equipment and structures inspected, the observations recorded, and the date and nature of any remedial actions implemented, or repairs made as a result of the inspection;
  - (iii) all monitoring information necessary for compliance with the requirements of this Part and the requirements applicable to permitted facilities in Parts 361, 362, 363, and 365.
  - (iv) records documenting training programs, schedules, and certifications as required.
  - (v) any other information required in a permit or that the department may require be created and maintained as part of the daily operating records.
- (3) Annual report.
- (i) The operators of the facility shall submit a completed annual report in a format acceptable to the Department no later than March 1st of each year for the previous calendar year, on forms prescribed by the department.
  - (ii) The operators of the facility are required to report to the Department related to the facility's compliance under Parts 361, 362, 363, or 365, or under the terms of any permit issued, must make, sign, and submit with the report the following certification:

I certify, under penalty of law, that the data and other information identified in this report have been prepared under my direction and supervision in compliance with the system designed to ensure that qualified personnel properly and accurately gather and evaluate this information. I am aware that any false statement I make in such report is punishable pursuant to section 71-2703(2) of the Environmental Conservation Law and section 210.45 of the Penal Law.

**(l) Personnel training.**

The operator of the facility shall ensure sufficient and appropriately trained staff are available to manage the quantity and type of waste that shall be handled at the facility. Personnel training shall be in accordance with the Training Plan, depicted within this Facility Manual, Section C – Training Plan, pages 18-19.

**(m) Emergency response.**

The operator of the facility shall adequately respond to emergencies such as fires, natural disasters, and spills that occur at the facility.

**(n) Tank requirements.**

No waste storage tanks are proposed for this facility.

## **PART 361 – MATERIAL RECOVERY FACILITIES**

### **361-5.4 Design and operating requirements**

The facility will be designed, constructed, maintained, and operated in compliance with the following:

- (a) All receiving, processing, and sorting activities shall be conducted in the enclosed building.
- (b) All waste and recovered material delivered to and leaving the facility shall be weighed and recorded in cubic yards and tons.
- (c) Friable asbestos-containing waste shall not be accepted at the facility. Non-friable asbestos-containing waste, if received at the facility, shall not be handled or processed in any way that would cause the material to become crumbled, pulverized, or reduced to powder.
- (d) The facility shall not accept C&D debris, fill material, or similar material from a site being remediated pursuant to a program administered by the department or EPA unless accompanied by written approval from the department or EPA.
- (e) Should any fill material or residue leave the facility for reuse, it shall be analyzed in accordance with the sampling and analysis requirements outlined in section 360.13(e) of Part 360. A minimum of one analysis is required for every 1000 cubic yards of fill material and must follow the criteria outlined in section 360.13(f) of Part 360.
- (f) The facility shall maintain financial assurance in an amount sufficient to cover the cost of closure of the facility as specified by Part 360.22 and depicted within this Facility Manual Section E – Closure Plan, pages 27-29

### **361-5.5 Recordkeeping and reporting requirements**

- (a) The facility shall keep records in accordance with section 360.19(k) of Part 360. In addition to the requirements of section 360.19, the facility shall maintain daily records of the quantity of recyclables sent from the facility by material type, including the quantity and destination of material used as alternative operating cover as described in section 363-6.21.
- (b) The facility shall submit an annual report as required by section 360.19(k)(3)

### **361-5.6 C&D debris tracking the facility**

- (a) All fill material, material that does not qualify for a beneficial use under section 360, or residue leaving the facility, and any other material if required pursuant to a department-approved remedial plan, must be accompanied by a C&D debris tracking document prescribed by the DEC that indicates, at a minimum:
  - (1) the name and address of the C&D debris handling and recovery facility that generated the waste or material transported;
  - (2) the name of the transporter; and
  - (3) the intended destination of the material.



(b) Once the waste or material has reached its destination for disposal or use, the transporter shall sign the C&D debris tracking document confirming its delivery. The receiving facility shall then sign the C&D debris tracking document and return it to the generating facility within two weeks. The generating facility shall maintain these C&D debris tracking documents at its facility for inspection by the department.

(c) If materials are transported to other DEC permitted facilities, the additional processing and ultimate disposal or use must be recorded on the C&D debris tracking document or on a new tracking document.

(d) The facility shall maintain all C&D debris tracking documents for a minimum of seven years as required by section 360.19(k)(2).

**Part 362 - COMBUSTION, THERMAL TREATMENT, TRANSFER, AND COLLECTION FACILITIES**

**Subpart 362-3 TRANSFER FACILITIES**

**s 362-3.1 Applicability** - this Subpart applies to this facility since it will receive solid waste for the purpose of subsequent transfer to another facility for further processing, treatment, transfer, or disposal.

**s 362-3.2 Exempt facilities** – This facility does not meet the exemptions described in this subpart.

**s 362-3.3 Registered facilities** – this facility does not meet the qualifications that require a registration under this subpart

**s 362-3.4 Permit application requirements**

- (a) A radioactive waste detection plan – the proposed project will not be transferring MSW or drilling & production waste out of state and therefore, is not subject to the Radioactive waste detection procedures and requirements outlined in Section 362-3.5 (e)
- (b) The program for detecting and preventing the receipt of hazardous wastes at the facility is outlined in this Facility Manual, Section A, Item no. v. Authorized Waste Program & Section A, Item no. vi. Unauthorized Waste Program, page 13 above.

**s 362-3.5 Design and operating requirements**

The facility is required to obtain a permit under this Subpart and shall, in addition to the requirements identified in Part 360, design, construct, maintain, and operate the facility in compliance with the following criteria:

- (a) Source-separated recyclables, source-separated household hazardous waste, source-separated electronic wastes, source-separated rechargeable batteries, source-separated mercury-containing products, and other source-separated items that are subject to legislatively enacted product stewardship programs in New York State must not be accepted by the facility. Source-separated recyclables must only be accepted at a facility that is authorized as a recyclables handling and recovery facility under Subpart 361-1 of this Title.
- (b) All tipping, storage, loading, and related activities shall be conducted in the enclosed building with adequate odor controls to effectively control off-site nuisances. Non-putrescible waste may be stored in outdoor areas if it is stored in closed containers or covered trailers.

The only planned outside storage of non-putrescible waste is in railcars. All railcars loaded with C&D will be stored on tracks and covered with a rail tariff compliant tarp.

- (c) The storage, loading, and unloading areas shall be constructed of concrete or asphalt paving material. Excess water shall be managed as depicted in this Facility Manual; Section B - Operations, Item No. v Floor Drains; page 9.
- (d) The tipping floor shall be cleaned at the end of each operating day unless otherwise determined by the department.

- (e) Radioactive waste detection procedures and requirements - The proposed project will not be transferring MSW or drilling & production waste out of state and therefore, is not subject to the Radioactive waste detection procedures and requirements outlined in Section 362-3.5 (e)
- (f) Putrescible waste – this waste stream will not be accepted at the facility.
- (g) Friable asbestos-containing waste – will not be accepted at the facility and shall be managed in accordance with the facility’s waste control plan.
- (h) All waste delivered to and leaving the facility shall be weighed and recorded in tons.
- (i) The facility shall maintain financial assurance in an amount sufficient to cover the cost of closure of the facility as specified by Part 360.22 and depicted within this Facility Manual Section E – Closure Plan, pages 27-29

**s 362-3.6 Recordkeeping and reporting requirements**

- (a) In addition to the recordkeeping requirements of section 360.19(k) of this Title, transfer facility records must include records associated with the radioactive waste detection procedures required by section 362-3.5(e) of this Subpart, if applicable.  
- The proposed project will not be transferring MSW or drilling & production waste out of state and therefore, is not subject to the Radioactive waste detection procedures and requirements outlined in Section 362-3.5 (e)
- (b) This permitted Transfer Facility shall submit an annual report in conformance with Part 360.19(k)(3) to the Department.

xiii. **FACILITY RECORDS**

Documentation will be prepared in accordance with this Facility Manual; Section B, Item No. xii, paragraph (k) Record Keeping & Reporting, page 13.

- a. Application Documents – copies of the documents utilized to obtain the permit will be maintained in the Administration/scale house building located adjacent to the transfer facility.
- b. Daily logs, routine inspection logs and monitoring information will also be maintained in the administration building.
- c. Annual Reports shall be prepared in accordance with Part 360.19(k)(3) and submitted to the Department no later than March 1st of each year for the previous calendar year.

xiv. **RESIDENTIAL DROP OFF**

A residential drop off area is not proposed.

xv. **TANK COMPLIANCE**

In accordance with this Facility Manual; Section B, Item no. xii, paragraph (n) Tank Requirements, page 13, no waste storage tanks are proposed for this facility.

**c. TRAINING PLAN**

**i. OVERVIEW**

The proper and safe operation of the transfer station for C&D debris requires that all employees receive appropriate job and facility-specific training and are provided with or have access to personnel protective equipment (PPE) and safety equipment. C&D debris results from demolition or construction of buildings, roads, and other structures, and, as reported in the Waste Control Plan, typically consists of concrete, brick, wood, masonry, roofing materials, sheetrock, plaster, metals, carpeting and glass.

Training is provided to address chemical, physical and biological hazards from both potential hazards associated with facility operations as well as from the C&D materials brought into the facility.

**ii. STAFFING**

Facility staffing is expected to comprise a total of five (5) full time employees to operate, manage and oversee the facility. Three (3) employees are expected to work in the large transfer facility and two (2) shall conduct administration procedures. The five (5) full time employees shall be identified as:

- a. Site Administrator
- b. Scale operator
- c. Tipping floor inspector
- d. (2) Operating Engineers

**iii. PERSONNEL TRAINING**

- a. All employees of Peconic Environmental Services Corp. are required to be knowledgeable of and comply with the company's Facility Manual.
- b. Formal personnel training for all staff shall be conducted by the company for all new staff prior to the start of work and, at least, annually thereafter, or whenever facility operations change, job descriptions change, or job responsibilities change.
- c. Personnel training shall incorporate the following topics:
  1. Facility design and layout
  2. Personal job-duty responsibilities
  3. Emergency Response Plan (incorporated within the Facility Manual)
    - personnel emergencies
    - site emergencies
    - environmental emergencies
  4. Hazard Communications (hazcom)
    - chemicals and hazards in the workplace
    - labelling
    - Safety Data Sheets (SDSs)
  5. Health and safety training and procedures
    - first aid procedures
    - working around heavy equipment
    - proper use of personal protective equipment (PPE) and fit testing
    - hearing conservation
    - biological hazards
    - blood borne pathogens
  6. Communications
    - during normal operations
    - route of command during emergencies
  7. Equipment operation and maintenance
  8. Regulatory and permit compliance



- 9. Environmental concerns
- 10. Waste classification and Identification
  - Unacceptable wastes, e.g., hazardous wastes, universal wastes (mercury devices, batteries), asbestos, radioactive wastes
- 11. Spill response

iv. PERSONAL PROTECTIVE EQUIPMENT (PPE)

- a. At a minimum, the following PPE and equipment is provided:
  - Safety Vests
  - Safety Boots
  - Safety Glasses
  - Heavy Duty Latex Gloves
  - Non-Toxic Dust and Filter Mask, or appropriate respirator
  - ABC Type Fire Extinguisher (DOT approved)

**d. EMERGENCY RESPONSE PLAN**

**i. INTRODUCTION**

This plan is designed to describe proper actions and procedures to be followed by Peconic Environmental Services Transfer Station Facility employees during an emergency or event involving a fire, natural disaster, spill or release of hazardous chemicals, or in the case of a workplace related injury.

Furthermore, this plan includes information necessary to respond to an emergency situation to prevent or minimize hazards to human health or the environment and contain the incident, if possible, until professional responders such as the Medford Fire Department can take over the response.

Basic components of the plan include:

- a. Pre-emergency planning
- b. Personnel roles, lines of authority, and communication
- c. Emergency recognition and prevention
- d. Personal protective equipment and emergency equipment
- e. Emergency coordination procedures
- f. Emergency protocols
- g. Safe distances and places of refuge
- h. Site security and evacuation procedures
- i. Disaster Response
- j. Emergency medical treatment and first aid
- k. Critique of response and follow-up
- l. Training, plan review and additional information

This plan, its contents, and emergency notification procedures shall be made available to all appropriate transfer station employees.

**ii. PRE-EMERGENCY PLANNING**

The contents of this plan shall constitute the basic pre-emergency plan for the Transfer Station Facility and shall be augmented by other technical resource publications as required.

Pre-emergency planning includes identifying and recognizing the major hazardous substances that could potentially be delivered to the Transfer Station Facility. These primary substances include the following:

- a. Mercury containing devices
- b. Asbestos containing material
- c. Radioactive waste

**iii. PERSONNEL ROLES, LINES OF AUTHORITY AND COMMUNICATIONS**

**a. Management**

The Site Administrator shall function as the emergency coordinator. The emergency coordinator shall assume the primary responsibility for administering and coordinating the emergency spill response plan, which includes training, communicating, planning, and maintaining records and ensuring that all safety equipment is in proper working condition.

➤ Overall Primary Responsibilities:

Overall primary areas of the Emergency Coordinator's responsibility include:

1. Maintain a list and accurate headcount of all personnel at each facility.



2. Maintain, in a central accessible location, an inventory of all hazardous materials.
3. Periodically review and update emergency spill response plan. Conduct periodic drills and evaluate performance and modify accordingly.
4. Review emergency spill response plan initially and annually with new personnel. Also, review any chemical hazards - storage and safety. Provide personnel with proper training on safety equipment on a regularly scheduled basis.
5. Coordinate all activities relating to press contacts, public statements, and communications to the media and the community.
6. Post any safety or hazardous conditions those employees may encounter.
7. Maintain compliance with all local, state and federal regulations

In the event an emergency situation develops, the emergency coordinator shall be responsible for the tasks listed below. An emergency is defined as any sudden event or situation that is beyond the control of the workforce, or an event that is considered to be hazardous to employees, customers, or the environment (i.e., fire, gas release, etc.).

**b. Emergency Responsibilities**

- Assess the nature of the emergency and select the course of action to best prevent or minimize impact on human health and the environment.
- Contact and act as a liaison with emergency response personnel.
- Aid in the emergency response efforts within the scope of staff members' training.
- Conduct an initial building search concurrent with emergency evacuation.
- Provide emergency response personnel with information regarding storage of chemicals and chemical hazards. Present MSDS (Material Safety Data Sheet) for all chemicals.
- Ensure that no one enters an area until an "all clear" signal or message is given by emergency response personnel.
- Ensure that employees and visitors are safely and promptly evacuated.

**c. Employees**

It is the primary responsibility of each employee to follow the pre-established guidelines set forth in any emergency plan.

All chemical and fuel spills must be reported to the emergency coordinator. Employees reporting a spill must provide the following information:

- Location of the spill
- What has spilled (type of chemical / fuel).
- How much has spilled.
- The condition of the spilled material –
  1. Is it damp or dry?
  2. Is there evidence a reaction has started (bubbling, fuming, hissing, bulging containers)?
  3. Are there signs a fire may have started?

**If there is a fire, chemical reaction, or if the product is contaminated with another chemical, the area must be evacuated immediately, emergency fire department response must be initiated, and the procedures outline below shall be followed.**

In the event of an emergency:

- The General Manager, Foreman and Equipment Operators all have Radios for internal communication.

- Phones are located in the office and weigh scale. Workers can use these telephones to summon emergency assistance from local police departments, fire departments and state or local emergency response teams, if necessary.
- Lists of emergency numbers are included in Tables 1 and 2 of this manual must be maintained at each telephone.
- Employees should assess the nature of the emergency and immediately contact the emergency coordinator.
- If the emergency coordinator cannot be contacted immediately, dial 911 and report the nature and location of the emergency.
- All employees are responsible for ensuring that all visitors are properly and orderly evacuated via the proper exit(s).
- All employees are responsible for closing all doors and securing the emergency / impacted work area.
- Employees and visitors shall assemble outside the main entrance gate of the impacted facility.
- All employees should report areas "all clear" to the emergency coordinator or safety personnel after evacuation.
- Employees MUST inform the emergency coordinator or emergency personnel of any hazardous situations that may be present.

d. **Emergency Personnel**

The facility is served by the Sixth Police Precinct located in Suffolk County and the Medford Fire Department located at 171 Oregon Avenue, Medford, NY.

The facility is located approximately six miles from Brookhaven Memorial Hospital and Medical Center in Patchogue, and approximately 14 miles from Stony Brook University Medical Center. Table 1 lists Police, Fire, and Hospital information.

The Medford Fire Department and Sixth Precinct Police Department will have primary responsibility when on scene and will provide the necessary trained personnel to address the emergency situation. Designated personnel and the Emergency Coordinator will provide logistical support as required to the responding emergency agencies.

TABLE 1 - POLICE, FIRE AND HOSPITAL FACILITIES	
<b>POLICE</b> Dial 911	Sixth Precinct 400 Middle Country Road, Selden, NY 11704 (631) 854-8689
<b>FIRE</b> Dial 911 or (631) 226-1212	Medford Fire Department Headquarters 171 Oregon Medford, NY 11763 (631) 475-0411
<b>HOSPITALS</b>	Brookhaven Memorial Hospital 101 Hospital Road Patchogue, NY, 11772 (631) 654-7100
	Stony Brook University Medical Center 101 Nicolls Road Stony Brook, NY 11794 (631) 689-8333



In the event of a fire or spill, the following contacts are to be made in addition to police and fire departments:

<b>NYSDEC</b>	<b>(631) 457-7362</b>
<b>Suffolk County Health Department</b>	<b>(631) 451-4627</b>

Table 2 provides the name and telephone number (office and cellular) of the individual qualified to act as an emergency coordinator. This individual is completely familiar with the layout of the facility, the types of wastes handled, places where facility personnel would be working, entrances to the facility, and all possible evacuation routes. The emergency coordinator has a copy of the emergency response plan which includes the floor plan, emergency response contacts and relevant emergency equipment maintained at the facility.

<b>TABLE 2 - EMERGENCY COORDINATOR</b>	
<u>Name:</u> Ray Colon	Work: 631-289-6188 Cellular:

iv. EMERGENCY RECOGNITION AND PREVENTION

a. **Emergency Recognition**

All fires, spills and natural disasters have the potential to become an emergency. Accordingly, all must be reported to the Emergency Coordinator in accordance with the procedures provided.

b. **Testing Programs**

Fire extinguishers shall be tested on an annual basis by an approved tester and labeled as to date of test. Spill control equipment and personnel safety equipment are replaced as needed.

The Fire extinguisher service is by:  
 Town Fire Equipment  
 P.O. Box 5561  
 Hauppauge, New York 11788  
 (631) 724-9851

c. **Hazard Minimization**

Peconic Environmental Services Corp. shall minimize hazards to human health and the environment resulting from fires, or releases into the air, onto the soil, or into the groundwater, or surface water. The operating procedures used by this facility include non-acceptable waste signage prominently posted and inspection of each load delivered. Any operational changes must be approved by the NYSDEC.

In addition, stormwater storage at this site provided for a 2" rainfall in drywells and an additional 3" in on-site ponding. The sandy soils on Long Island provide for good drainage. Therefore, only in cases of heavy storm events such as a 100-year storm will more action need to be taken. In the case of heavy winds, this building is able to handle up to 130-mph winds.

v. PERSONAL PROTECTIVE EQUIPMENT AND EMERGENCY EQUIPMENT

a. **Personal Protective Equipment**

All employees will be provided with the required personal protective equipment and will be trained on how to properly use it.

b. **Fire Equipment**

A list of all emergency equipment stored on site in response to a fire emergency is listed below. The location of the employee work areas, entrances, exits, and emergency equipment are clearly marked in the following:

- Appendix A, Figure 8 – Emergency Equipment

Item	Location
Fire Extinguishers	Wall mounted throughout facility with indicator sign
Fire Hose	South Side of Tipping Floor Area
Smoke Detectors	Scale house and security building
Fire Hydrant	Peconic Avenue

c. **Spills Equipment**

Item	Location
Absorbent Materials Speedy Dry – 24 50lb bags	Storage Lockers
First Aid Materials	Security office and Scale House

vi. EMERGENCY COORDINATION PROCEDURES

The emergency coordinator shall comply with and be completely familiar with all items listed under this section, as follows:

- At all times during facility operation, there must be at least one employee either on the facility premises or available to respond to an emergency by reaching the facility within a short period of time, with the responsibility for coordinating all emergency response measures. The emergency coordinator must be thoroughly familiar with all aspects of the facility's emergency response plan, all operations and activities at the facility, the location and characteristics of the construction and demolition debris waste managed, the location of all records within the facility, and the facility layout. In addition, the emergency coordinator has the authority to commit the personnel, equipment, and financial resources needed to implement the requirements of the contingency plan.
- Whenever there is an emergency situation, the emergency coordinator must immediately ensure that internal facility alarms and communication systems are activated to notify all facility personnel and, if their help is needed, all appropriate State or local agencies with designated response roles. The emergency coordinator must also ensure that all persons have exited and have been directed to a safe exit. All employees are responsible for closing all doors and securing the emergency/impacted work area.
- If the emergency coordinator determines that the facility has had a fire which could threaten human health or the environment beyond the facility, this finding must be reported by the emergency coordinator to the appropriate officials.

- d. During an emergency, the emergency coordinator must take all reasonable measures necessary to ensure that fires do not occur, recur, or spread into other areas of the facility. These measures shall include, where applicable, stopping equipment and operations, collecting, and containing incoming waste, and removing or isolating containers.
- e. Immediately after an emergency, the emergency coordinator must provide or arrange for treatment, storage, or disposal of waste at the facility, contaminated soil or water, and any other material at the facility.
- f. The emergency coordinator must ensure that cleanup procedures are completed, and emergency equipment listed in the contingency plan is cleaned, prepared, and/or replaced for its intended use. The owner/operator must notify the department and appropriate State and local officials before the facility is to resume operation in the affected areas of the facility.
- g. The owner/operator must note in the operating record and the annual report, the time, date, and details of any incident that requires implementing the emergency response plan and must submit a written report on the incident if requested by the department. The report shall include:
  - the name, address, and telephone number of the operator and the facility;
  - the date, time, and type of incident (i.e., fire)
  - the type and quantity of materials involved;
  - the extent of injuries, if any;
  - an assessment of actual or potential hazards to human health or the environment, where this is applicable;
  - the estimated quantity and disposition of debris waste, liquids, or material recovered that resulted from the incident; and
  - the procedures or equipment available to prevent a recurrence of the reported event.

vii. EMERGENCY PROTOCOLS

a. **Fire**

The building is fire resistant, as it is constructed of concrete and steel. The building is equipped with numerous fire extinguishers. In the event of a small fire, the employees shall first attempt to quench the fire with the available fire extinguishers. In the event of a large fire, all employees shall immediately evacuate the building through the numerous bay door and man door openings.

b. **Natural Disaster**

In the case of a 100-year storm or heavy wind events disrupting on-site activities the emergency coordinator ensure that all facility doors are closed to prevent vertical forces on interior space.

c. **Spill**

The following response plan shall be used to respond to the unauthorized delivery of hazardous waste or material.

The tipping floor inspector shall examine all waste loads as they are dumped on the tipping floor. If unacceptable waste is inadvertently dumped on the tipping floor, the waste shall be temporarily moved to the unacceptable waste storage area at the northwest corner of the building. In the event of a small liquid spill, the foreman shall contain the spill with a dike of speedy-dry absorbent. The foremen shall then contact the emergency coordinator for clean-up and disposal of the spilled materials. In the event of a large volume spill, the hazardous waste contractor must be immediately contacted to arrange for clean-up and disposal. Until the arrival of the hazardous waste contractor, a dike of speedy-dry absorbent shall be used to contain the spill. The hazardous waste contractor shall clean up all affected floor areas where spilled chemicals may have accumulated. Under no

circumstances shall the facility personnel become involved in the clean-up of hazardous or unknown spills.

The hazardous waste contractor is:

**RGM Liquid Waste Disposal**  
**972 Nicolls Road**  
**Deer Park, NY 11729**  
**(631) 499-9800**

viii. SAFE DISTANCES AND PLACES OF REFUGE

Places of refuge will be designated by the emergency coordinator or responding emergency agency (local fire or police department) depending on the nature of the incident at the time of evacuation. Continuous reassessment of conditions at the scene will be necessary in order to respond to changes.

ix. SITE SECURITY AND EVACUATION PROCEDURES

Initial site security and control responsibility rests with the emergency coordinator until the arrival of trained emergency personnel (i.e., local fire and police departments). Employees will be provided with specific evacuation routes and procedures upon exiting the impacted area. The local fire and police departments will determine if evacuation of any adjacent public or commercial facilities and / or private residences is deemed necessary. Both agencies will be responsible to coordinate the same. Under no circumstances will any employee or visitor be permitted to reenter any area which has been ordered evacuated until clearance to do so is granted by the local fire and / or police departments.

x. DISASTER RESPONSE

a. **Inoperable Facility**

In the event that the facility is shut down for more than 24 hours no material will be accepted at the site.

xi. EMERGENCY MEDICAL TREATMENT AND FIRST AID

The local Fire Department will provide emergency medical treatment and first aid when summoned. In the event that more services are needed, Brookhaven Memorial Hospital and the Stony Brook University Medical Center are nearby to aid.

xii. CRITIQUE OF RESPONSE AND FOLLOW-UP

It is imperative that detailed records and logs be kept throughout any type of incident in order to ensure that all required measures and procedures are put into effect during and after the incident in addition to providing data for any required after incident reports.

After-incident follow up shall be in accordance with the federal, state, and local regulations governing the type of incident, the material or chemical involved, the extent of damage to the environment, and the consequences on the health effects on humans.

The operator must ensure that the provisions of the plan are carried out in the event of an incident covered by it. Amendments to the plan must be submitted to and approved by the NYSDEC.



xiii. TRAINING, PLAN REVIEW AND ADDITIONAL INFORMATION

This plan will be evaluated and updated on a continuous basis. The emergency coordinator will monitor and maintain records of employee training and provide advisement on upcoming training needs.

**e. CLOSURE PLAN**

**i. 360.21 COMPLIANCE**

- a. Department Notification - The department shall be notified in writing 30 days prior to the anticipated final receipt of waste and within seven (7) days of completion of all closure activities.
- b. Annual Report – An annual report shall be submitted to the department within 30 days after receiving the final quantity of wastes.

The annual report shall be prepared in accordance with b.(xii)(k) Recordkeeping & Reporting.

- c. Final Waste Deliveries – All waste delivered to the site shall be removed within 60 days after receipt. Disposal of any remaining waste shall be to a facility authorized to accept the waste.

The authorized disposal facilities have been identified in a.(iv) Disposal Locations

- d. Closure Activities – within 90 days after receiving the final quantity of waste, the owner shall complete all closure activities, including removal of all products resulting from the processing of waste and decontamination of all equipment and structures involved in any aspect of waste management, in a manner acceptable to the department.

**ii. WASTE REMOVAL & SITE RESTORATION**

Appropriate reuse or disposal of all equipment – the equipment at the site, identified in b.(iv) Machinery shall be sold, scrapped, or legally disposed offsite.

Cleaning of the buildings and grounds – the facility cleaning shall include, but not be limited to the following:

- a. Collection and disposal of all debris on site, such as blowing papers and plastics. This would include all building perimeters, landscaping and wooded areas
- b. Mowing grass and clearing weeds
- c. Removal of facility signs
- d. Street sweeping of all pavement areas

Securing the building and grounds unless put to alternative use – the perimeter fence shall be repaired if breaches are present.

The facility owner at the time of closure shall conduct a Phase I Environmental Site Assessment (ESA) for the subject property. The Phase I ESA shall be conducted based upon the protocol of ASTM 1527-13 or the industry standard at the time of closure. The Phase I ESA shall assess any environmental impact observed from the prior activities at the site. The areas to be evaluated are any buildings existing at the time of closure, any drainage pools, catch basins, drywells, and/or sanitary disposal system on the property.


A Phase II ESA Investigation is likely warranted as the property contains stormwater drainage pools, catch basins and dry wells on a commercial property. The property owner shall complete the Phase II ESA work to the satisfaction of the NYSDEC. The Phase II ESA investigation shall include subsurface soil investigations to include test pits or geo-probe work. Phase II ESA investigations shall also include drywell and cesspool sampling, laboratory analysis of soil samples and the preparation of a Closure Work Plan. The Closure Work Plan shall detail the location of test pits and geo-probes on a Site Plan and identify what laboratory analysis shall be required for any soil samples collected. Current NYSDEC standards include soil sample laboratory analysis for metals



(Method SW6010B and SW7471B), semi-volatile organics (Method SW8270), volatile organics (Method SW8260), pesticides (Method SW8081), PCB's (Method SW8082A) and herbicides (Method SW8082A). The Closure Work Plan would be submitted to NYSDEC at the time of the Facility Closure for review and approval.

If the Phase II ESA Investigation results in a subsurface soil contamination occurring then the property owner shall prepare a Soil Remediation Work Plan to recommend to the NYSDEC the means of conducting the soil remediation program to include the testing parameters, number of samples and soil collection procedures required at the time of closure. Once the Work Plan is approved by the NYSDEC, the property owner would contract with a remediation contractor to conduct any remediation required and, once the remediation is completed, submit a Closure Report to certify the remediation work was completed.

iii. CLOSURE COST ESTIMATE

 <b>Peconic Environmental Services Corp.</b> <b>Peconic Avenue Transfer Station</b> <b>1/7/2022</b> <b>CLOSURE COST ESTIMATE</b>					
ITEM NO.	DESCRIPTION	UNIT PRICE	UNIT	Quantity	EXTENDED PRICE
<b>Closure Construction Costs</b>					
1	Phase I Environmental Site Assessment	\$ 7,500.00	LS	1	\$ 7,500.00
2	Phase II ESA Investigation	\$ 40,000.00	LS	1	\$ 40,000.00
3	Sanitary Septic Tank 10' Dia. - pump out & dispose of waste	\$ 2.50	Gal.	2500	\$ 6,250.00
4	Disposal Fee of full building of waste - assume waste is occupying entire tip, processing floor and is piled 2/3 of building height with 1 on 1 side slopes. (Base = 139' wide x 235 long, Top = 44' x 135', Height is 45'). Delivered waste density is 3.75 CY/ton	\$ 62.00	Ton	8020	\$ 497,240.00
5	Transportation of full building of waste to 110 Landfill (28 miles)(8020 tons)	\$ 0.50	per/mile ton	224560	\$ 112,280.00
6	Landscaping Budget - remove weeds, maintain grass areas	\$ 8,000.00	LS	1	\$ 8,000.00
7	Post Mounted Traffic Signs - Remove	\$ 30.00	SF	125	\$ 3,750.00
8	6' High Vinyl Coated Chain Link Fence Repairs	\$ 36.00	LF	150	\$ 5,400.00
9	Pre Engineered Steel Transfer Station Building with Concrete Foundation - Powerwash waste areas with disinfection solution	\$ 0.50	SF	38,775	\$ 19,387.50
10	Drain and Winterize Plumbing System	\$ 0.25	SF	39,575	\$ 9,893.75
	<b>Closure Construction Subtotal:</b>				<b>\$ 709,701.25</b>
	Mobilization, Bonding & Insurance:			3%	\$ 21,291.04
	LEED Development Fees			0%	-
	Contingency:			5%	\$ 35,485.06
	<b>Closure Construction Total:</b>				<b>\$ 766,477.35</b>
	Professional Services - Geotechnical Report:			0.0%	\$ -
	Professional Services - Survey:			0.0%	\$ -
	Professional Services - Permitting:			2.0%	\$ 15,329.55
	Professional Services - Engineering Design:			2.5%	\$ 19,161.93
	Professional Services - Eng. Construction Administration:			1.5%	\$ 11,497.16
	Professional Services - Eng. Construction Observation:			2.5%	\$ 19,161.93
	Professional Services - Legal:			3.0%	\$ 22,994.32
	Professional Services -Total:				\$ 88,144.90
	<b>Closure Budget:</b>				<b>\$ 854,622.25</b>

**f. STATE & LOCAL SOLID WASTE MANAGEMENT PLAN CONSISTENCY**

The Peconic facility is fully consistent and aligned with the goals and objectives of both New York State's solid waste management policy and with the Town of Brookhaven Solid Waste Management Plan, as well with local solid waste management plans throughout its services area.

1. State Policy

New York's solid waste management policies have been promulgated in Article 27 of the Environmental Conservation Law wherein the Legislature declared as follows:

It is furthermore the purpose of the legislature of the state of New York to effect maximum resource recovery from solid waste on a cost-effective basis, with minimum environmental debit, energy-efficient materials recovery, prudent land use, maximum economic benefits and maximum effective private sector participation, with due concern for the primacy of the local and regional role in resource recovery procedures upon the basis of public knowledge and consent.

The Peconic project is undertaken solely with private capital without any public funding or tax-payer resources. The project is conceived to support facilities which process and recover recyclable materials from construction and demolition debris by providing accessible, energy efficient and cost-effective transfer and rail-transport of post-processing residues. The proposed Peconic facility has been provided local land-use approvals after the satisfaction of all due environmental review undertaken by the local municipality.

As such the proposed Peconic rail-based facility comports with the State's promulgated solid waste management policy, supra, as follows:

- maximum resource recovery from solid waste on a cost-effective basis by providing to C&D processing facilities a critically needed transfer point for the transport of post-processed C&D from which recyclable materials have previously been extracted and which has no significant thermal value to be extracted from thermal recovery;
- with minimum environmental debit by replacing diesel fueled long-haul vehicles with rail transport thereby reducing the emission of GHG emissions, alleviating traffic congestion on local and regional roadways and reducing the consumption of fossil fuels;
- with economic benefits and maximum effective private sector participation by solely utilizing private capital (i.e., no public funds or taxpayer supported debt) to provide economic, rail-based transfer and disposal for post-processed C&D.

Moreover, the NYS DEC Beyond Waste Plan fully acknowledges New York State's Solid Waste Management Policy, finding:

As anticipated and encouraged in the ECL, the private sector has played an increasingly significant role in providing solid waste management service. The implementation of integrated solid waste management systems has also created enhanced opportunities for increased involvement of the private sector in various aspects of materials and waste management.

As a result, the industry has established:

- More technologically advanced and consistently operated and maintained facilities; and
- Greater long-term investments in recyclables processing, waste processing and disposal infrastructure.

The proposed Peconic facility is consistent with the stated goals set forth in the Beyond Waste Plan as it provides private sector investment in critically needed disposal infrastructure through rail-based transfer and transport of post-processed C&D.

## 2. Town of Brookhaven Solid Waste Management Plan

The Peconic facility is consistent with the Town of Brookhaven Solid Waste Management Plan, which stated in its LSWMP 2012-2016 Update as follows:

The Town also used its landfill to provide a needed regional disposal facility for processed residues from C&D recovery efforts. The landfill has 8 years of lifespan left, as of 2016. This means that beginning in 2025 the millions of tons of materials that have been managed at the facility will require alternate disposal.

This facility will play a vital role, as an alternate outlet, on handling of the C&D residues that would need to be disposed of in an environmentally sound manner, minimizing potential illegal disposal.

## 3. Suffolk County Waste Management Report and Recommendations

The Suffolk County Legislature empaneled a Regional Solid Waste Management Commission, chaired by the DEC Regional Director. A stated goal of the Commission Report provided that: “Suffolk County should support environmentally responsible alternatives to the long-haul trucking of waste,” finding that:

The benefits of rail transport over trucking are clear from both an economic and social perspective. However, there are still logistical hurdles such as a single set of train tracks, commuter rail scheduling conflicts, and inefficient rail routes. There may also be public concerns relating new rail spurs and the conversion of rail yards into waste transfer locations. Nonetheless, regulators must play a helpful role in clearing the way for a future that reduces reliance on long-haul trucking and shifts to a more economic and environmentally friendly approach such as rail transportation.

The proposed Peconic facility is therefore consistent with the County’s solid waste management objectives.

## 4. Conclusion

Based on the foregoing, the Peconic project is demonstrated to be consistent with the goals and objectives of New York State’s solid waste management policy and with the Town of Brookhaven Solid Waste Management Plan, as well as with regional solid waste management goals and objectives as it will provide critically needed disposal infrastructure through rail-based transfer and transport of post-processed C&D.