



VILLAGE OF HASTINGS-ON-HUDSON

Building Department
7 Maple Avenue
Hastings-on-Hudson, NY 10706
Phone: (914) 478-3400 ext. 613 Fax: (914) 478-4624

Matthew O'Neil
455 Winding Brook Drive, Suite 201
Glastonbury, CT 06033

Permit Contact

Property Owner 9144238880
Contractor 8606089725
Architect 8606089725

BUILDING PERMIT

Permit No.	BP2020-0056	SBL	4.70-52-50
Type of Work	Exterior alteration or renovations	Location	6-10 Washington Ave
Date Issued	06/03/2020	Zoning	MR-C
Expires On	06/03/2022	Occupancy	Multi-Family
Permit Fee	\$3450	Const. Type	Not Sure

Property Owner:

14 BAYLEY ASSOCIATES LLC

1250 CENTRAL AVE

YONKERS, NY 10704

Contractor:

455 Winding Brook Drive, Suite 201

Glastonbury, CT 06033

Description of work : **Remediation of the Site at 8 Washington Avenue selected by NYSDEC & Con Edison**

1. All work shall be executed in strict compliance with the permit application, approved plans, and the Village of Hastings-on-Hudson Zoning Code, New York State Uniform Fire Prevention and Building Code, and all other applicable laws, rules, and regulations.
2. **Permit shall become null and void if construction does not begin within 90 days of issuance date.**
3. Revisions to the work which deviate from the stamp approved plans must be submitted to the Building Department for approval before the changes are made. The approved plans and building permit shall be retained on the job and made available to the builder and the building construction inspector at all times.

Charles Minozzi

FILE COPY



6-8 WASHINGTON

Consolidated Edison Company
of New York, Inc.
31-01 20th Avenue
Long Island City NY 11105-2048
www.conEd.com

February 21, 2020

Mr. Charles Minozzi Jr.
Village of Hastings-on-Hudson
Building Department
7 Maple Avenue
Hastings-on-Hudson, NY 10706

**Re: Building Permit Application
Hastings Gas Works – 8 Washington Avenue (Site # V00728)
8 Washington Avenue
Hastings-On-Hudson, NY 10706**

Dear Mr. Minozzi:

GEI Consultants Inc, P.C. (GEI) has prepared this building permit package for the remediation planned at the Hastings Gas Works – 8 Washington Avenue on behalf of Consolidated Edison Company of New York, Inc. (Con Edison). The remediation for the Site was selected by the New York State Department of Environmental Conservation (NYSDEC). Con Edison completed the environmental investigations in accordance with the NYSDEC-approved Work Plans. Based on the environmental sampling results, the NYSDEC has recommended that a 2-foot clean cover system be installed at this Site.

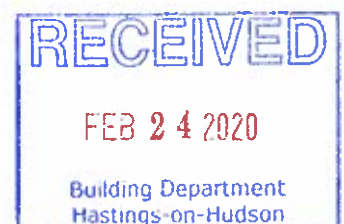
Included in this package are an application fee check for two hundred dollars (\$200), a notarized application form, three (3) sets of architectural plans, signed and stamped by a NYS Professional Engineer, and one (1) copy of an up-to-date survey of the property

GEI has performed inspections at the adjacent 10-12 Washington Avenue properties in October 2019 in accordance with the NYSDEC-approved Site Management Plan (SMP) and can verify the property currently exists as shown on the included survey.

Please contact me at (718) 204-4205 if you have any questions. Con Edison looks forward to working with you to complete this project.

Sincerely,

Yelena Skorobogatov
Technical Specialist
MGP Remediation
Environment, Health and Safety



Enclosures

cc: Kenneth J. Kaiser, PE, BCEE, PMP, Con Edison
Kevin Klesh, Esq., Con Edison
Matt O'Neil, P.E., GEI

MO:CA.ah

H:\TECH\project\Con Ed\Hastings on Hudson\Remedial design\Letter to Building Inspector\Hastings-on-Hudson_RemediationLetter.docx

APPLICATION FOR BUILDING PERMIT

THE VILLAGE OF HASTINGS-ON-HUDSON | 7 Maple Ave, Hastings-on-Hudson NY 10706

Application No.	890	Date	12/13/2019
Job Location	6-10 Washington Ave	Parcel ID	4.70-52-50
Property owner	14 BAYLEY ASSOCIATES LLC	Property class	Downtown Row (com.wa)
Occupancy	Multi-Family	Zoning	

APPLICANT

Matthew O'Neil
GEI Consultants Inc.
8606089725
Glastonbury, CT 06033

CONTRACTOR

Contractor License information

License Name	License Number	Expiration

Description of work

Type of work	Exterior alteration or renovations	Applicant is	Architect
Requested by	Other	In association	
Est. cost of work	\$200000	Property class	Downtown Row (com.wa)

Desc. of work

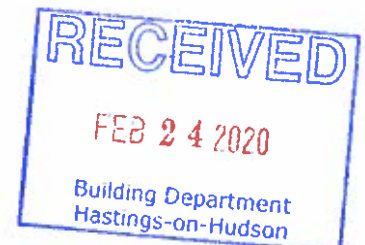
The remediation for the Site at 8 Washington Avenue was selected by the New York State Department of Environmental Conservation (NYSDEC). Con Edison completed the environmental investigations in accordance with the NYSDEC-approved Work Plans. Based on the environmental sampling results, the NYSDEC has recommended that a 2 foot clean cover system be installed at this Site. To install this cover system, the following actions will be required:

*shallow soil excavation to a depth of 2 feet below existing site grade over the entire level area excluding the existing hardscaped areas

*installation of 2 feet of soil meeting the Restricted Residential Use Soil Cleanup Objectives (SCOs)

* Installation of a hardscape cover on the exposed areas of the slope that did not meet the Restricted Residential Use SCOs

Please Note: Completing the application form does not constitute a permit to commence construction. To obtain your permit follow the instructions on the instruction page provided on page 3.



6-10 Washington Ave

4.70-52-50

Exterior alteration or renovations

AFFIDAVIT OF APPLICANT

I: **Matthew O'Neil** being duly sworn, depose and says: That s/he does business as: **GEI Consultants Inc.** with offices at: **455 Winding Brook Drive, Suite 201 Glastonbury, CT, 06033** and that s/he is:

☐ The owner of the premises described herein.

☐ The _____ of the New York Corporation _____ with offices at: _____ duly authorized by resolution of the Board of Directors, and that said Corporation is duly authorized by the Owner to make this application.

☐ A General Partner of _____ with offices at _____ and that said Partnership is duly authorized by Owner to make this application.

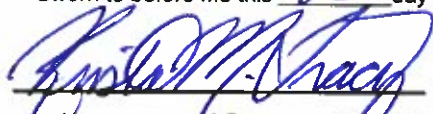
☐ The Lessee of the premises, duly authorized by the owner to make this application.

☒ The Architect or Engineer duly authorized by the owner to make this application.

☐ The contractor authorized by the owner to make this application.

That the information contained in this application and on the accompanying drawings is true to the best of his knowledge and belief. The undersigned hereby agrees to comply with all the requirements of the New York State Uniform Fire Prevention and Building Code, the Village of Hastings-on-Hudson Building Code, Zoning Ordinance and all other laws pertaining to same, in the construction applied for, whether or not shown on plans or specify in this application.

Sworn to before me this 26th day of Dec of 2019


Notary Public/ Comm. of Deeds M. Tracy
49171
Notary Public, State of RI
Commission Expires: 3/19/22




Applicant's Signature

OWNER'S AUTHORIZATION

I: **14 BAYLEY ASSOCIATES LLC** as the owner of the subject premises and have authorized the applicant named above to submit this application on my behalf.

Sworn to before me this 22nd day of January of 2020

* Property owner's email TOM.PERNA@AIRREADY.COM


Notary Public/ Comm. of Deeds

DENISE M. PERAGINE
NOTARY PUBLIC-STATE OF NEW YORK
No. 01PE6052918
Qualified in Orange County
My Commission Expires 12-26-2021


Owner's Signature

* Property owner's email address is required and will be used only to send updates about this permit application.

REMEDIAL DESIGN WORK PLAN

HASTINGS GAS WORKS - 8 WASHINGTON AVENUE SITE HASTINGS-ON-HUDSON, NEW YORK

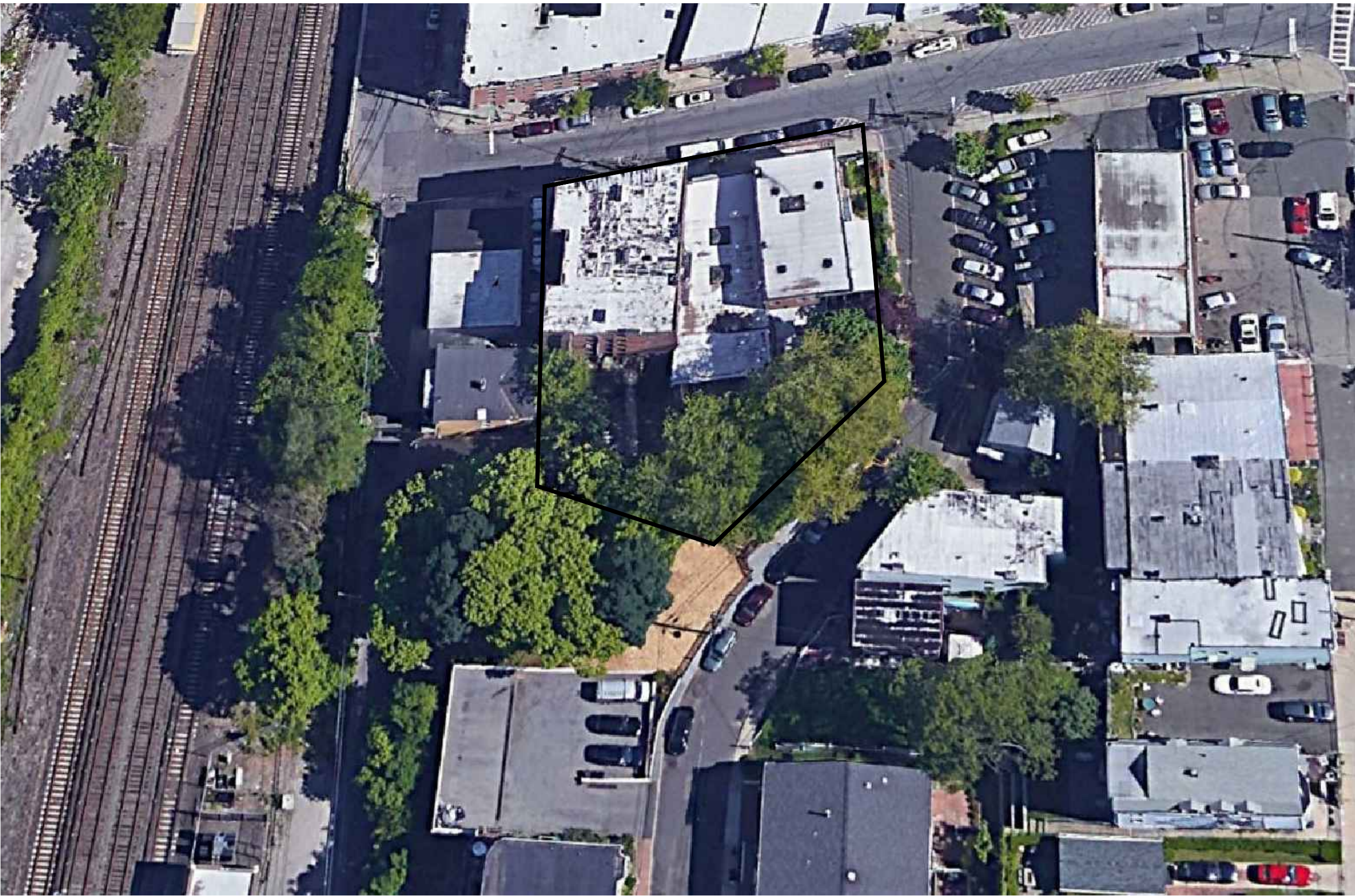
SCHEDULE OF DRAWINGS

- C00 TITLE SHEET AND INDEX SHEETS
- C01 EXISTING CONDITIONS AND EXPLORATIONS PLAN
- C02 GEOLOGIC CROSS SECTIONS
- C03 SITE OPERATIONS AND MONITORING PLAN
- C04 EROSION AND SEDIMENT CONTROL PLAN
- C05 TRAFFIC MANAGEMENT PLAN
- C06 EXCAVATION PLAN
- C07 EXCAVATION CROSS SECTIONS
- C08 GEOTECHNICAL MONITORING PLAN
- C09 BACKFILL PLAN
- C10 MATERIALS MANAGEMENT PLAN
- C11 RESTORATION PLAN
- C12 DETAILS



SOURCE: ESRI

SITE LOCATION



SOURCE: GOOGLE EARTH

PREPARED FOR:

CONSOLIDATED EDISON COMPANY
OF NEW YORK, INC.
8 WASHINGTON AVENUE
HASTINGS-ON-HUDSON, NEW YORK

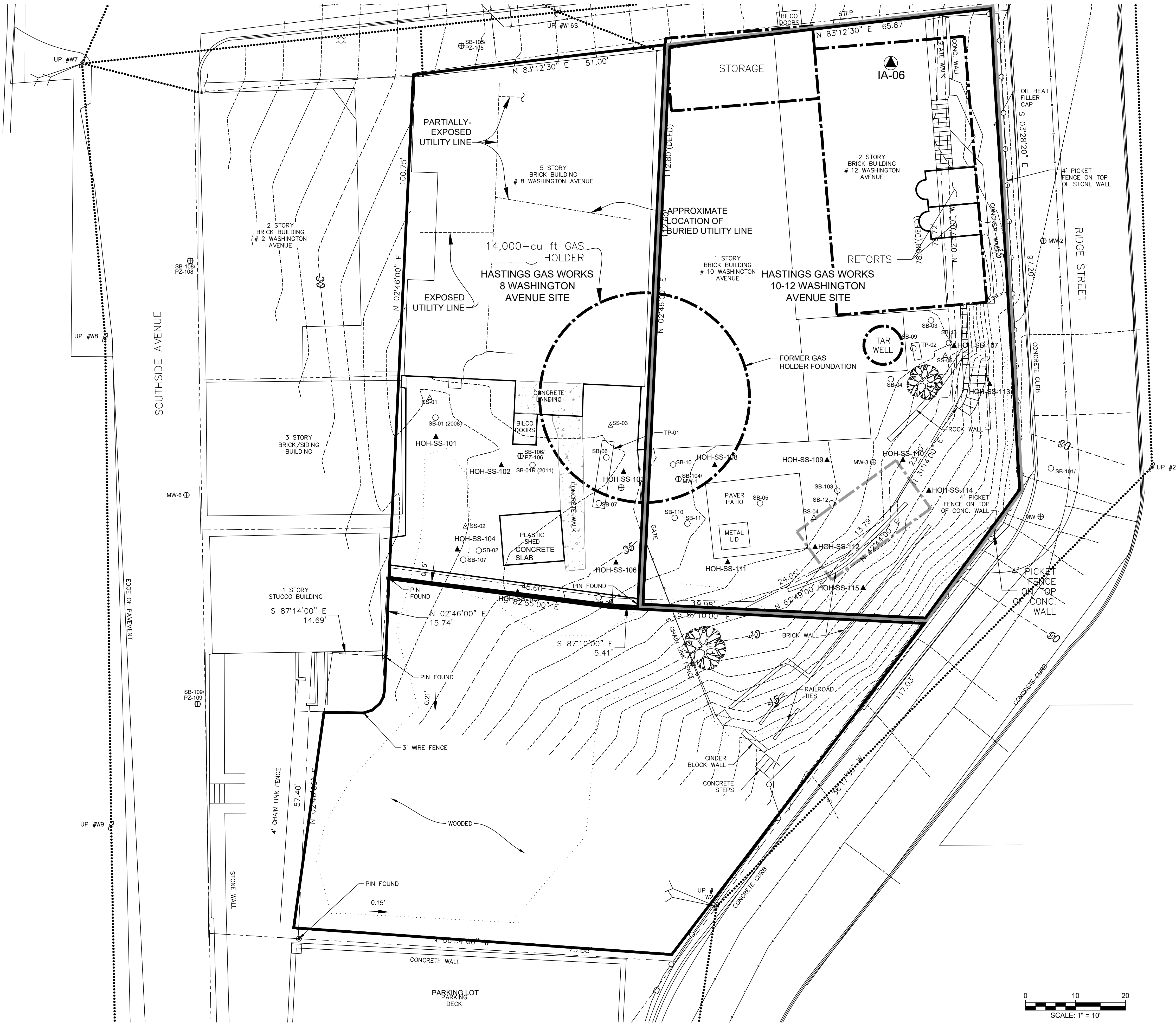


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DRAWING NO.

C00



LEGEND:

— HASTINGS GAS WORKS - 8 WASHINGTON AVENUE SITE BOUNDARY

— HASTINGS GAS WORKS - 10-12 WASHINGTON AVENUE SITE BOUNDARY

- - - CURRENT PROPERTY BOUNDARY

- - - 45' - GROUND SURFACE CONTOUR (FT MSL)

□ HISTORICAL STRUCTURE

■ GREY INDICATES 1st FLOOR

▲ PRE-DESIGN INVESTIGATION SURFACE SOIL SAMPLE

⊕ MONITORING WELL

⊞ PIEZOMETER

○ SOIL BORING

△ SURFACE SOIL SAMPLE

▲ INDOOR AIR

(2008) INDICATES SAMPLE FROM 2008

(2011) INDICATES SAMPLE FROM 2011 MOVED DUE TO NYSDEC REQUEST OR PROPERTY OWNER CONCERNS

..... OVERHEAD WIRES

NOTE:
INTERIOR BUILDING LAYOUT IS APPROXIMATE; SURVEY INFORMATION WAS OBTAINED FOR EXTERIOR BUILDING FEATURES AND SAMPLING LOCATIONS, AND INTERIOR WALL WITH MIRRORS. SURVEY INFORMATION FOR ENVIRONMENTAL PURPOSES ONLY.

- SOURCES:**
1. SURVEYS CONDUCTED BY GEI ON 5/30/08, 9/28/11, AND 6/25/12.
 2. SURVEY OF PROPERTY PREPARED FOR JOHN WAZETER IN THE VILLAGE OF HASTINGS-ON-HUDSON, WESTCHESTER CO., NY., PREPARED BY WARD CARPENTER ENGINEERS, WHITE PLAINS, NY, SCALE: 1" = 20', DATED: NOVEMBER 17, 1994.
 3. BOUNDARY SURVEY, SECTION 004.070, BLOCK 52 LOTS 48, 49, & 50, TOWN OF GREENBURGH, VILLAGE OF HASTINGS, WESTCHESTER COUNTY, NEW YORK, PREPARED BY KENNON SURVETING SERVICES, INC., WARREN, NEW JERSEY, SCALE 1"=20', DATED: OCTOBER 30, 2017.

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10/25/19	FOR REVIEW	-
DATE	REVISION	BY

DESIGNED BY:	CA/ES
DRAWN BY:	JM/DE
CHECKED BY:	MO
APPROVED BY:	MO
DATE:	9/24/19

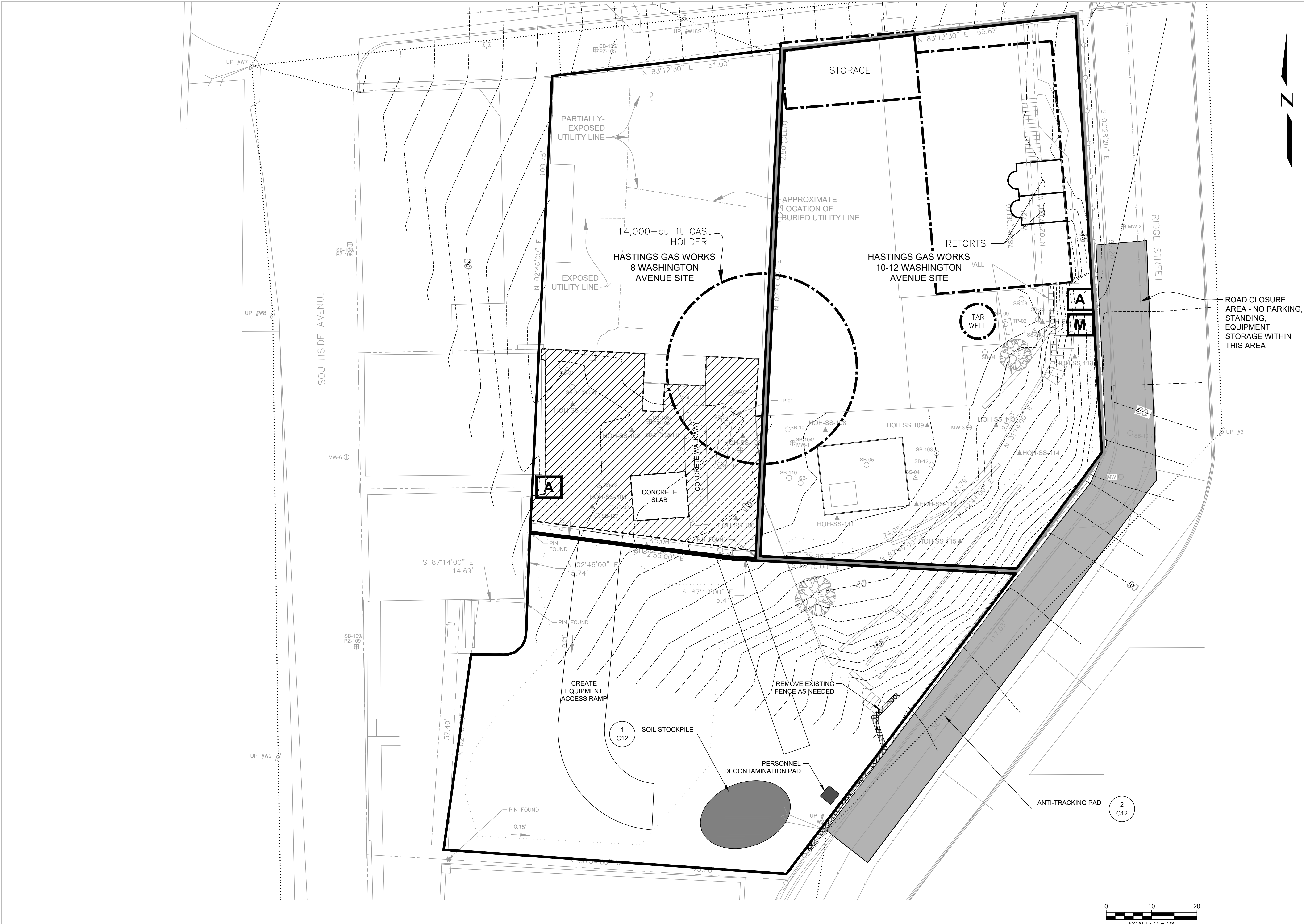
OWNER:	Remedial Action Work Plan Hastings Gas Works - 8 Washington Avenue Site Hastings-On-Hudson, New York
	Consolidated Edison Company of New York, Inc. New York, New York



**EXISTING CONDITIONS
AND
EXPLORATIONS PLAN**

C01

DRAWING NO.



LEGEND:

- HASTINGS GAS WORKS - 8 WASHINGTON AVENUE SITE BOUNDARY
- HASTINGS GAS WORKS - 10-12 WASHINGTON AVENUE SITE BOUNDARY
- CURRENT PROPERTY BOUNDARY
- GROUND SURFACE CONTOUR (FT MSL)
- 45
- AIR MONITORING STATION
- METEOROLOGICAL MONITORING STATION
- ROAD CLOSURE AREA
- EXCLUSION AREA
- DEMO EXISTING FENCE
- PERSONNEL DECONTAMINATION PAD
- SOIL STOCKPILE
- OVERHEAD WIRES

SITE OPERATIONS NOTES:

- HOURS OF OPERATION WILL BE 7:30 AM TO 5:00 PM WITH NO TRUCK TRAFFIC PRIOR TO 9:00 AM.
- THE ROAD MUST BE SWEEPED BEHIND EQUIPMENT AS IT IS TRANSPORTED FROM THE SOIL STOCKPILE TO THE TRUCK LOADING AREA.
- PROVIDE FLAGGERS TO BACK TRUCKS IN TOWARDS THE LOADING AREA ON RIDGE AVE.
- PROVIDE FLAGGERS TO DIRECT TRAFFIC AROUND TRUCKS STATIONED FOR LOADING.
- SITE OPERATIONS PLAN IS CONCEPTUAL. CONTRACTOR WILL PROVIDE ANY REVISIONS TO THE WORK LAYOUT IN THE SITE OPERATIONS PLAN.
- PROVIDE ON AND OFFSITE TRUCKING MONITORS DURING ALL HOURS OF CONSTRUCTION.
- SITE ACCESS RAMP WILL BE INSTALLED AND SIZED TO ACCOMMODATE THE CONTRACTOR'S EQUIPMENT USED IN THE REAR OF THE PROPERTIES.
- PROVIDE SUFFICIENT SUPPORT EQUIPMENT (WINCH, CABLES, ETC.) AND FLAGGERS DURING TRANSPORT OF EQUIPMENT UP OR DOWN ACCESS RAMP.

- SOURCES:**
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APPROVED BY:	MO
DATE:	9/24/19

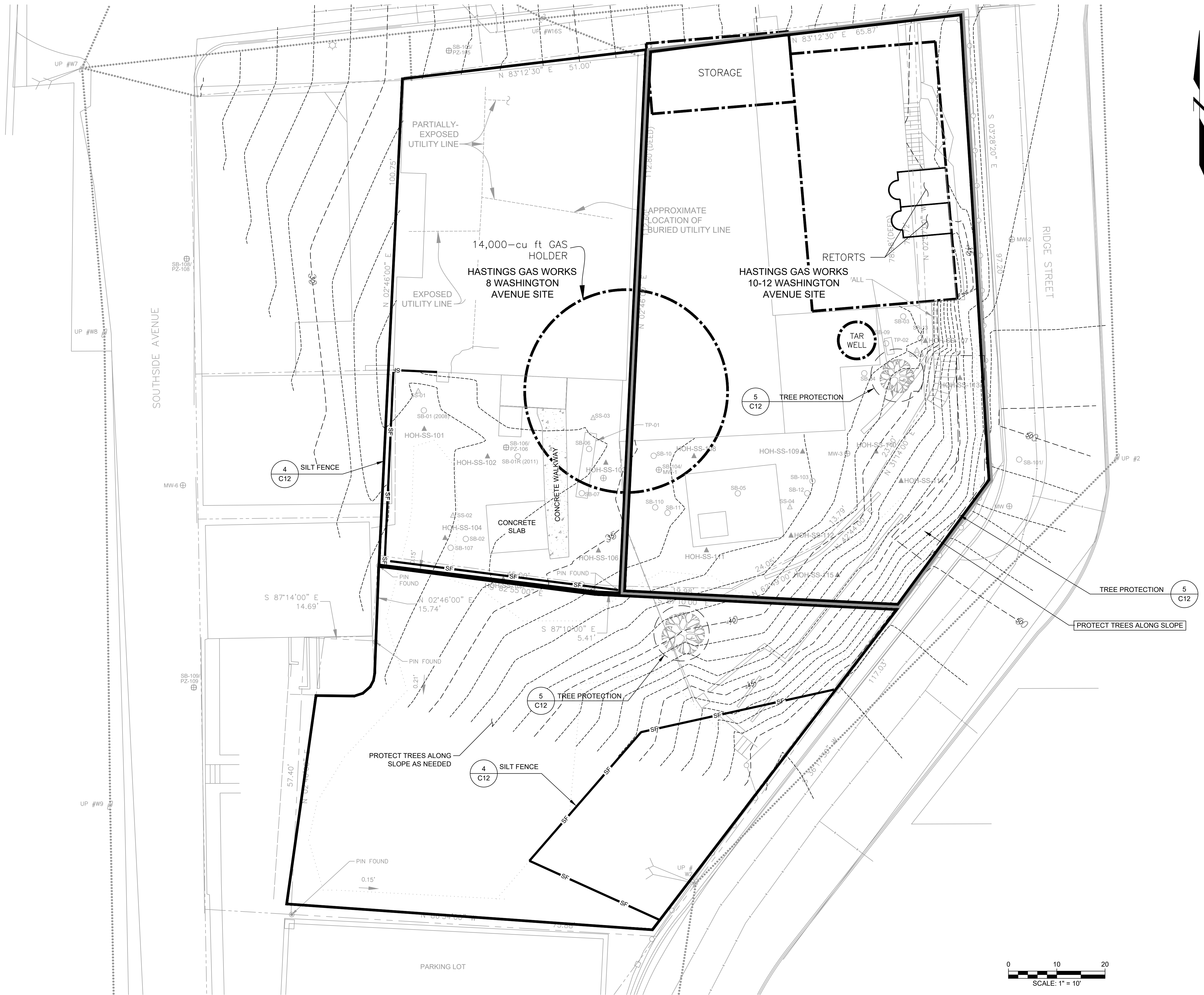
OWNER:	Remedial Action Work Plan Hastings Gas Works - 8 Washington Avenue Site Hastings-On-Hudson, New York
	Consolidated Edison Company of New York, Inc. New York, New York



**SITE OPERATIONS
AND AIR MONITORING PLAN**

C03

DRAWING NO.



LEGEND:

45

PATIO

(2008)

(2011)

SF

HASTINGS GAS WORKS -
8 WASHINGTON AVENUE SITE BOUNDARY

HASTINGS GAS WORKS -
10-12 WASHINGTON AVENUE SITE BOUNDARY

CURRENT PROPERTY BOUNDARY

GROUND SURFACE CONTOUR (FT MSL)

GREY INDICATES 1st FLOOR

PRE-DESIGN INVESTIGATION
SURFACE SOIL SAMPLE

MONITORING WELL

PIEZOMETER

SOIL BORING

SURFACE SOIL SAMPLE

INDICATES SAMPLE FROM 2008

INDICATES SAMPLE FROM 2011 MOVED DUE
TO NYSDEC REQUEST OR PROPERTY OWNER
CONCERNS

ANTI-TRACKING PAD

OVERHEAD WIRES

SILT FENCE

- EROSION AND SEDIMENT CONTROL NOTES:**
- ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE INSTALLED IN ACCORDANCE WITH THE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW YORK (NY STANDARDS), AND WILL BE INSTALLED IN PROPER SEQUENCE AND MAINTAINED UNTIL PERMANENT STABILIZATION IS ESTABLISHED.
 - THE SITE SHALL AT ALL TIMES BE GRADED AND MAINTAINED SUCH THAT ALL STORM WATER RUNOFF IS DIVERTED TO SOIL EROSION AND SEDIMENT CONTROL FACILITIES TO ALLOW FOR PROPER DRAINAGE AND PREVENTION OF WATER ACCUMULATION.
 - SOIL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSPECTED AND MAINTAINED ON A REGULAR BASIS, INCLUDING AFTER EVERY STORM EVENT.
 - ALL SOIL WASHED, DROPPED, SPILLED OR TRACKED OUTSIDE THE LIMIT OF DISTURBANCE OR ONTO PUBLIC RIGHT-OF-WAYS, WILL BE REMOVED IMMEDIATELY. PAVED ROADWAYS MUST BE KEPT CLEAN AT ALL TIMES.
 - ALL WASTEWATER OR STORMWATER THAT COMES IN CONTACT WITH IMPACTED MATERIALS WILL BE COLLECTED AND CONTAINERIZED FOR OFF-SITE DISPOSAL.
 - DUST SHALL BE CONTROLLED VIA THE APPLICATION OF WATER OR OTHER APPROVED METHOD.
 - SILT FENCING LOCATIONS AT ACCESS AREA FROM RIDGE AVENUE WILL BE ADJUSTED BASED ON THE SIZE AND CONFIGURATION OF THE CONTRACTOR LAYDOWN AREA.

SOURCES:
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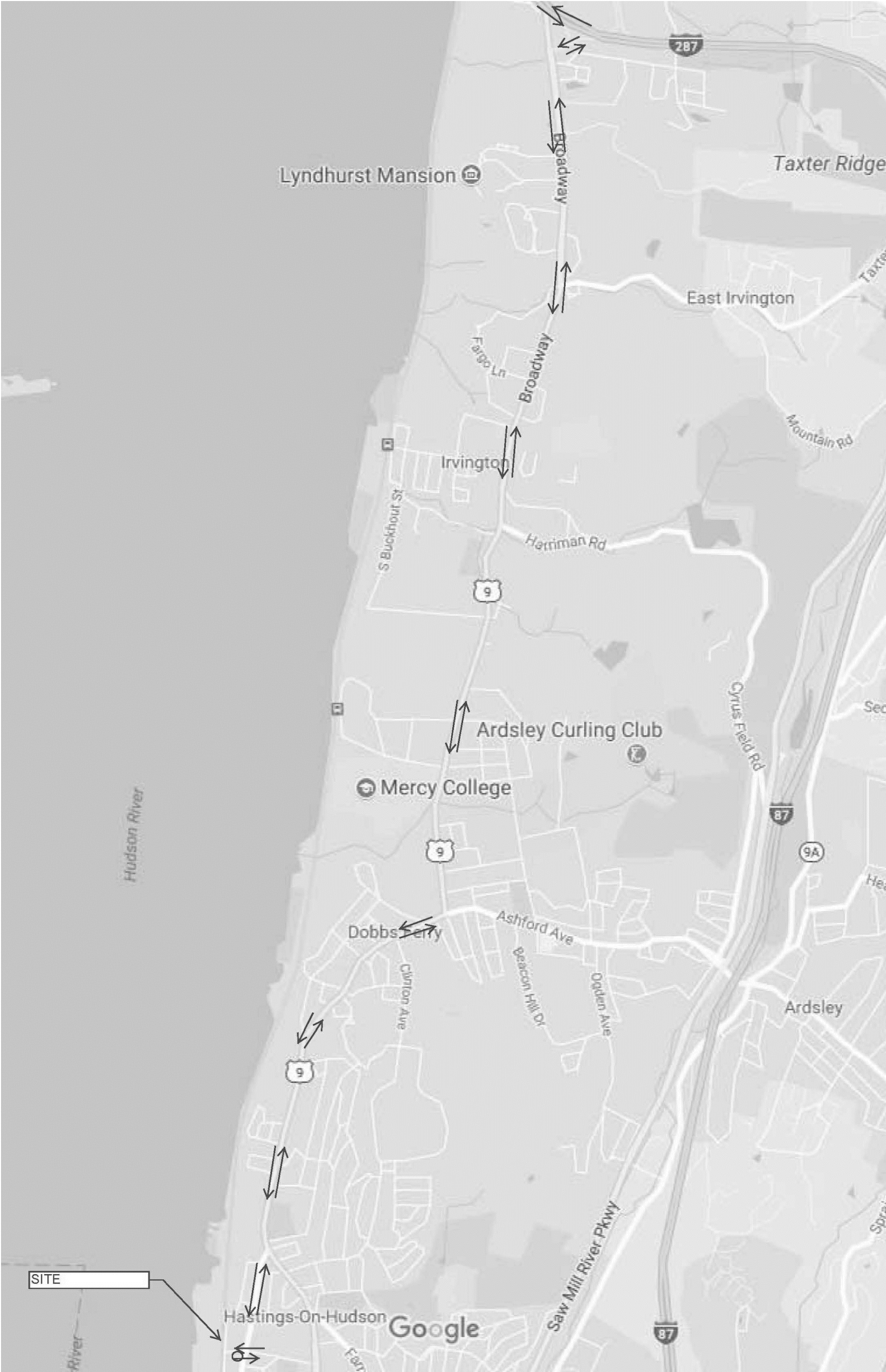
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	Consolidated Edison Company of New York, Inc. New York, New York



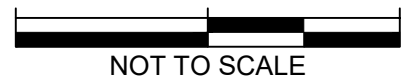
**EROSION AND
SEDIMENT CONTROL
PLAN**

DRAWING NO.	C04
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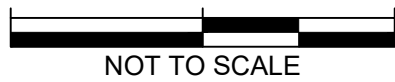
SOURCE: GOOGLE MAPS

NORTHBOUND TRAFFIC MANAGEMENT PLAN



SOURCE: GOOGLE MAPS

SOUTHBOUND TRAFFIC MANAGEMENT PLAN



TRUCK ROUTE NOTES:

1. DO NOT QUEUE TRUCKS AND EQUIPMENT IN LOCAL STREETS.
2. DO NOT IDLE TRUCKS DELIVERING MATERIALS OR AWAITING LOADING ON SITE OR ON LOCAL STREETS.
3. PROVIDE ALL NECESSARY FLAGGING FOR TRUCKS ENTERING/EXITING THE SITE.
4. INFORM ALL AUTHORITIES REQUIRED AS TO THE TRUCK TRAFFIC AND ROUTES.
5. FOLLOW APPROVED LOCAL ROUTE TO/FROM I-87.
6. USE ONLY NYCDOT APPROVED THROUGH TRUCK ROUTES TO ENTER AND EXIT NEW YORK CITY.

DIRECTIONS ENTERING THE SITE:

HEADING NORTH ON ROUTE 87:

1. TAKE EXIT 6 FOR TUCKAHOE RD (0.2 MI)
2. KEEP A RIGHT AT THE FORK, FOLLOW SIGNS FOR TUCKAHOE RD W AND MERGE ONTO TUCKAHOE RD (0.6 MI)
3. CONTINUE ONTO SAW MILL RIVER ROAD (0.2 MI)
4. TURN RIGHT ONTO OLD NEPPERHAN AVE (0.1 MI)
5. TURN RIGHT ONTO ROBERTS AVE (0.8 MI)
6. TURN RIGHT ONTO N BROADWAY (2.2 MI)
7. TURN LEFT ONTO WASHINGTON AVE (0.3 MI)
8. TURN LEFT ONTO RIDGE STREET.

HEADING SOUTH ON ROUTE 87:

1. TAKE EXIT 9 FOR US-9 TOWARD TARRYTOWN/SLEEPY HOLLOW (0.2 MI)
2. TURN LEFT ONTO U.S. 9 S/S BROADWAY (3.2 MI)
3. TURN RIGHT ONTO BROADWAY (1.5 MI)
4. TURN RIGHT ONTO WARBURTON AVE (0.4 MI)
5. TURN RIGHT ONTO WASHINGTON AVE (280 FT)
6. TURN LEFT ONTO RIDGE STREET.

DIRECTIONS LEAVING THE SITE:

TO POINTS NORTH:

1. TURN RIGHT ONTO WASHINGTON AVE
2. TURN LEFT ONTO WARBURTON AVE (0.4 MI)
3. TURN LEFT ONTO BROADWAY (1.5 MI)
4. TURN LEFT TO STAY ON BROADWAY (3.4 MI)
5. TURN RIGHT ONTO WHITE PLAINS RD (0.2)
6. TURN RIGHT TO MERGE ONTO THE I-287/I-87 RAMP

TO POINTS SOUTH:

1. TURN RIGHT ONTO WASHINGTON AVE
2. TURN RIGHT ONTO BROADWAY (2.3 MI)
3. TURN LEFT ONTO ROBERTS AVE (0.8 MI)
4. TURN LEFT ONTO OLD NEPPERHAN AVE (0.1 MI)
5. TURN LEFT ONTO SAW MILL RIVER RD (0.1 MI)
6. CONTINUE STRAIGHT ONTO TUCKAHOE ROAD (0.4 MI)
7. TURN RIGHT TO MERGE ONTO I-87 S

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DATE	REVISION	BY

DESIGNED BY:	CA/ES
DRAWN BY:	JM/DE
CHECKED BY:	MO
APPROVED BY:	MO
DATE:	9/24/19

OWNER:	Remedial Action Work Plan Hastings Gas Works - 8 Washington Avenue Site Hastings-On-Hudson, New York
	Consolidated Edison Company of New York, Inc. New York, New York



TRAFFIC MANAGEMENT PLAN

C05



LEGEND:

- HASTINGS GAS WORKS - 8 WASHINGTON AVENUE SITE BOUNDARY
- HASTINGS GAS WORKS - 10-12 WASHINGTON AVENUE SITE BOUNDARY
- CURRENT PROPERTY BOUNDARY
- 45 - GROUND SURFACE CONTOUR (FT MSL)
- PATIO
- GREY INDICATES 1st FLOOR
- ▲ PRE-DESIGN INVESTIGATION SURFACE SOIL SAMPLE
- ⊕ MONITORING WELL
- ⊞ PIEZOMETER
- SOIL BORING
- △ SURFACE SOIL SAMPLE
- (2008) INDICATES SAMPLE FROM 2008
- (2011) INDICATES SAMPLE FROM 2011 MOVED DUE TO NYSDEC REQUEST OR PROPERTY OWNER CONCERNS
- 2-FOOT SURFACE SOIL EXCAVATION AREA
- PROTECTION AREA
- OVERHEAD WIRES

NOTES:

- INTERIOR BUILDING LAYOUT IS APPROXIMATE; SURVEY INFORMATION WAS OBTAINED FOR EXTERIOR BUILDING FEATURES AND SAMPLING LOCATIONS, AND INTERIOR WALL WITH MIRRORS. SURVEY INFORMATION FOR ENVIRONMENTAL PURPOSES ONLY.
- REFER TO TEST PIT LOGS INCLUDED WITH THE CONTRACT PACKAGE FOR ADDITIONAL INFORMATION ON HOLDER CONSTRUCTION AND KNOWN OBSTRUCTIONS.

- SOURCES:**
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 - SURVEY OF PROPERTY PREPARED FOR JOHN WAZETER IN THE VILLAGE OF HASTINGS-ON-HUDSON, WESTCHESTER CO., NY., PREPARED BY WARD CARPENTER ENGINEERS, WHITE PLAINS, NY, SCALE: 1" = 20', DATED: NOVEMBER 17, 1994.
 - BOUNDARY SURVEY, SECTION 004 070, BLOCK 52 LOTS 48, 49, & 50, TOWN OF GREENBURGH, VILLAGE OF HASTINGS, WESTCHESTER COUNTY, NEW YORK, PREPARED BY KENNON SURVETING SERVICES, INC., WARREN, NEW JERSEY, SCALE 1"=20', DATED: OCTOBER 30, 2017.

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10/25/19	FOR REVIEW	-
DATE	REVISION	BY

DESIGNED BY:	CA/ES
DRAWN BY:	JM/DE
CHECKED BY:	MO
APPROVED BY:	MO
DATE:	9/24/19

OWNER: Remedial Action Work Plan
Hastings Gas Works - 8 Washington Avenue Site
Hastings-On-Hudson, New York

Consolidated Edison Company
of New York, Inc.
New York, New York









EXCAVATION PLAN

C06

DRAWING NO.



OF 13

PHYSICAL OBSERVATIONS		GEOLOGY	
	PETROLEUM STAINING OR SHEEN		FILL
————	CONTACT		WIDE AND NARROWLY GRADED SANDS
- - - - -	INFERRED CONTACT		FINE SAND
— · — · —	EXCAVATION LIMITS		WEATHERED ROCK
SB-03	SOIL BORING IDENTIFICATION	18.2	TOTAL VOCs IN SOIL (VOLATILE ORGANIC COMPOUNDS) mg/kg
	ANALYTICAL SOIL SAMPLE INTERVAL	ND	TOTAL SVOCs IN SOIL (SEMI-VOLATILE ORGANIC COMPOUNDS) mg/kg
		ND	NOT DETECTED
		mg/kg	MILLIGRAMS/KILOGRAM OR PARTS PER MILLION (ppm)



LEGEND:

HASTINGS GAS WORKS -
8 WASHINGTON AVENUE SITE BOUNDARY

HASTINGS GAS WORKS -
10-12 WASHINGTON AVENUE SITE BOUNDARY

CURRENT PROPERTY BOUNDARY

45

GROUND SURFACE CONTOUR (FT MSL)

PATIO

GREY INDICATES 1st FLOOR

PRE-DESIGN INVESTIGATION
SURFACE SOIL SAMPLE

MONITORING WELL

PIEZOMETER

SOIL BORING

SURFACE SOIL SAMPLE

(2008)

INDICATES SAMPLE FROM 2008

(2011)

INDICATES SAMPLE FROM 2011 MOVED DUE
TO NYSDEC REQUEST OR PROPERTY OWNER
CONCERNS

SMP

SETTLEMENT MONITORING POINT

OVERHEAD WIRES

NOTE:
INTERIOR BUILDING LAYOUT IS APPROXIMATE; SURVEY
INFORMATION WAS OBTAINED FOR EXTERIOR BUILDING
FEATURES AND SAMPLING LOCATIONS, AND INTERIOR
WALL WITH MIRRORS. SURVEY INFORMATION FOR
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APPROVED BY:	MO
DATE:	9/24/19

OWNER:	Remedial Action Work Plan Hastings Gas Works - 8 Washington Avenue Site Hastings-On-Hudson, New York
	Consolidated Edison Company of New York, Inc. New York, New York



GEOTECHNICAL
MONITORING
PLAN

C08

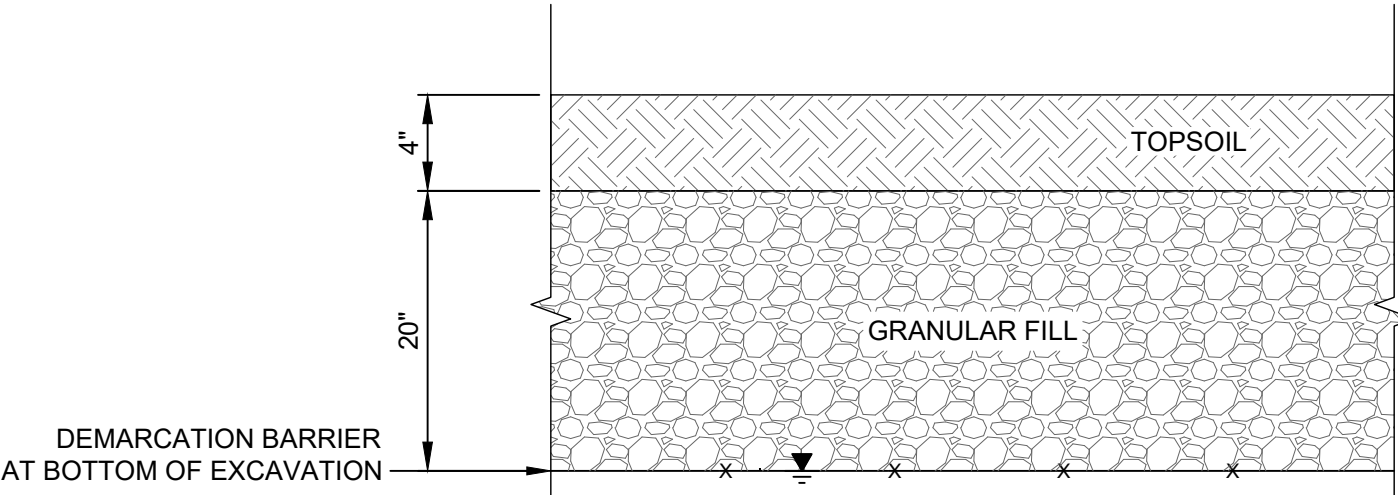
DRAWING NO.



LEGEND:

- HASTINGS GAS WORKS - 8 WASHINGTON AVENUE SITE BOUNDARY
- HASTINGS GAS WORKS - 10-12 WASHINGTON AVENUE SITE BOUNDARY
- FORMER HASTINGS-ON-HUDSON MGP SITE BOUNDARY
- CURRENT PROPERTY BOUNDARY
- 45 - GROUND SURFACE CONTOUR (FT MSL)
- PATIO
- GREY INDICATES 1st FLOOR
- PRE-DESIGN INVESTIGATION SURFACE SOIL SAMPLE
- MONITORING WELL
- PIEZOMETER
- SOIL BORING
- SURFACE SOIL SAMPLE
- (2008) INDICATES SAMPLE FROM 2008
- (2011) INDICATES SAMPLE FROM 2011 MOVED DUE TO NYSDEC REQUEST OR PROPERTY OWNER CONCERNS
- BACKFILL AREA
- OVERHEAD WIRES

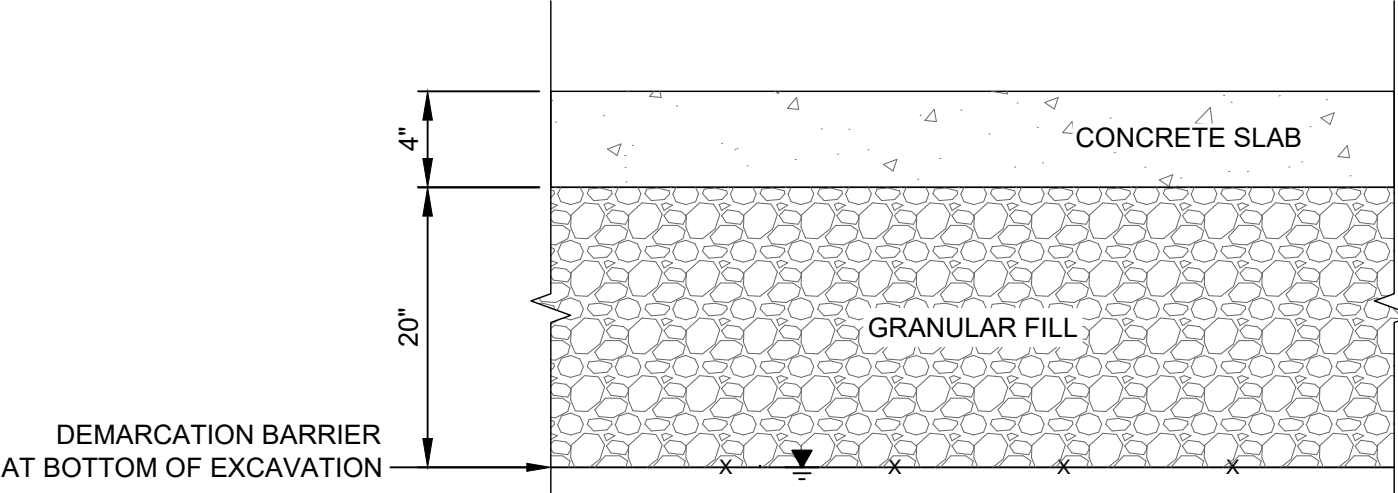
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1
-
DETAIL
BACKFILL SECTION

SCALE: N.T.S.

- BACKFILL SECTION NOTES:**
- BACKFILL WITH GRAVEL TO THE TOP OF THE WATER TABLE, IF NEEDED. LEVEL AND TAMP BACKFILL PRIOR TO PLACING DEMARCATION BARRIER.
 - PLACE DEMARCATION BARRIER AT VERTICAL LIMITS OF EXCAVATION OR OVER THE GRAVEL FILL, IF USED.
 - SPECIFIC DEPTH OF GRANULAR FILL WILL BE BASED ON FINAL RESTORATION AS DETERMINED BY THE PROPERTY OWNER.



2
-
DETAIL
CONCRETE WALK
INSTALLATION SECTION

SCALE: N.T.S.

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OWNER:
Remedial Action Work Plan
Hastings Gas Works - 8 Washington Avenue Site
Hastings-On-Hudson, New York

Consolidated Edison Company
of New York, Inc.
New York, New York



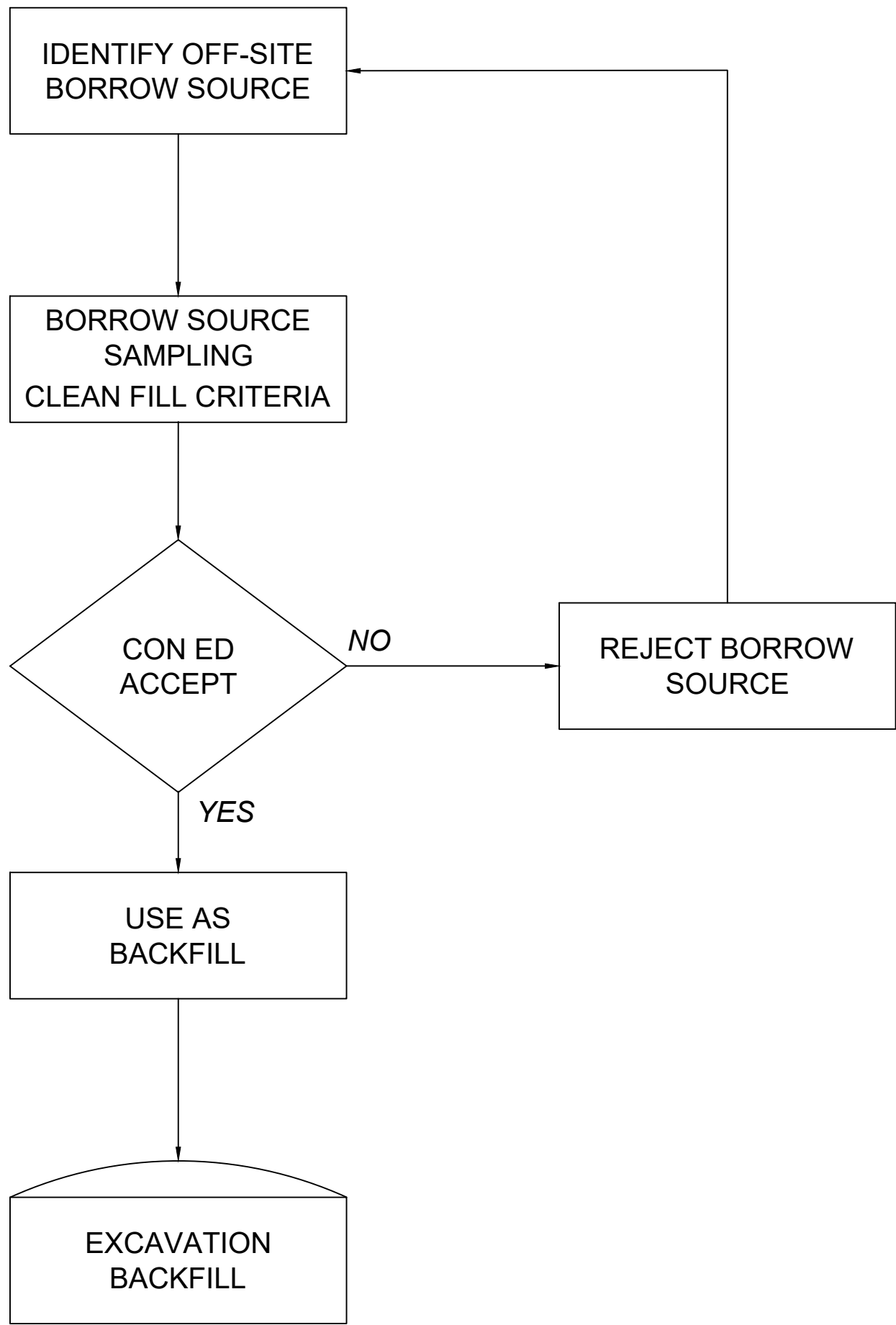
BACKFILL PLAN

C09

DRAWING NO.

MATERIAL MANAGEMENT FLOW CHARTS

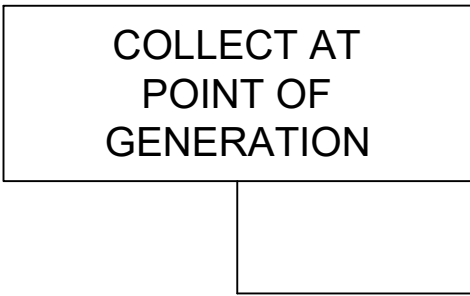
BORROW SOURCE EVALUATION



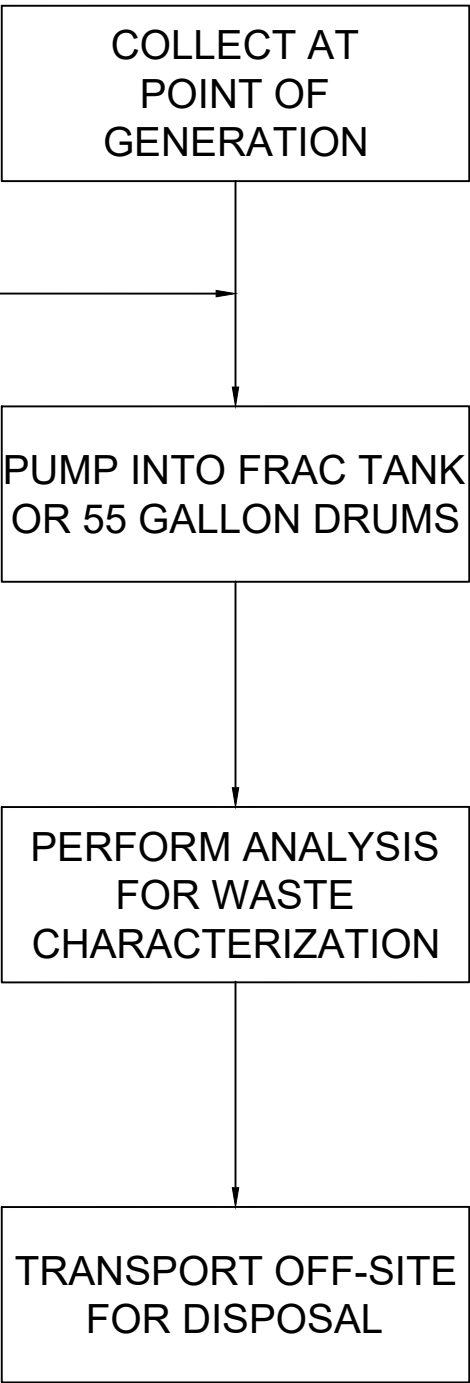
BORROW SOURCE EVALUATION NOTES:
1. CLEAN FILL MATERIAL MUST MEET THE FOLLOWING CRITERIA:
ANALYTICAL = UNRESTRICTED USE

GEOTECHNICAL = GRADATION AND MATERIAL REQUIREMENTS LISTED IN THE CONTRACT DOCUMENTS.

LOCALIZED
DEWATERING WATER

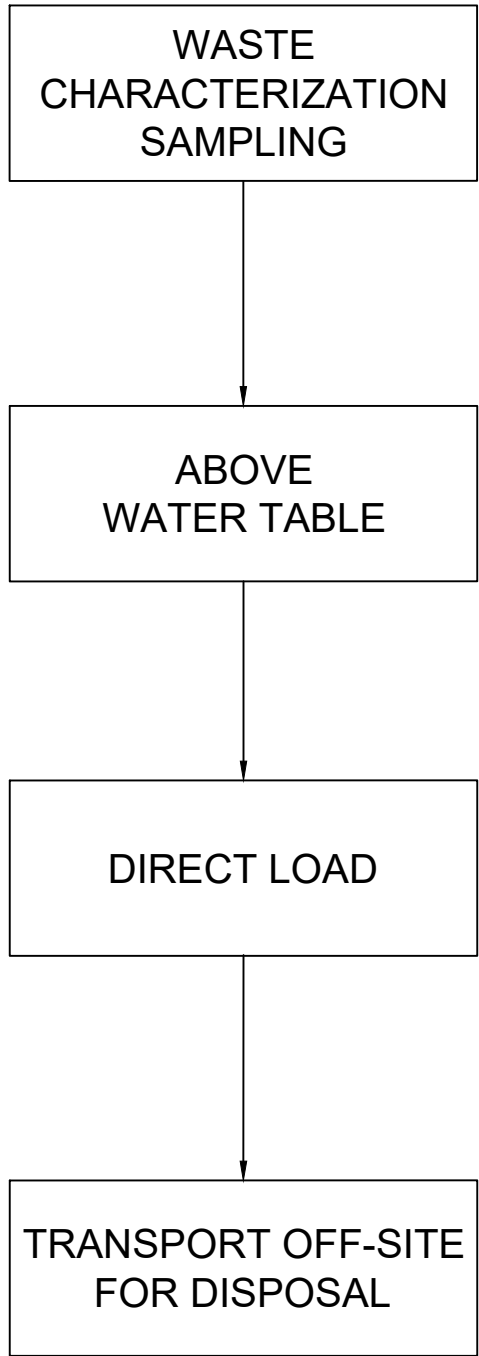


DECONTAMINATION WASTEWATER



MATERIAL MANAGEMENT NOTES:
1. ALL WASTE FACILITIES MUST BE APPROVED BY CONSOLIDATED EDISON FOR THE WASTES THAT ARE BEING TRANSPORTED TO THEM.
2. ALL WASTE STREAMS MUST BE SHIPPED USING PROPERLY LICENSED CONSOLIDATED EDISON APPROVED TRANSPORTERS.

EXCAVATED MATERIAL MANAGEMENT



WASTE CHARACTERIZATION NOTES:
1. PRE-CHARACTERIZATION MUST BE COMPLETE AND FACILITY ACCEPTANCE LETTERS RECEIVED BEFORE BEGINNING THE EXCAVATION WORK.
2. SCHEDULE PRE-CHARACTERIZATION WORK WITH CONSOLIDATED EDISON.
3. PERFORM LABORATORY ANALYSIS AS REQUIRED BY THE DISPOSAL FACILITY FOR ACCEPTANCE.

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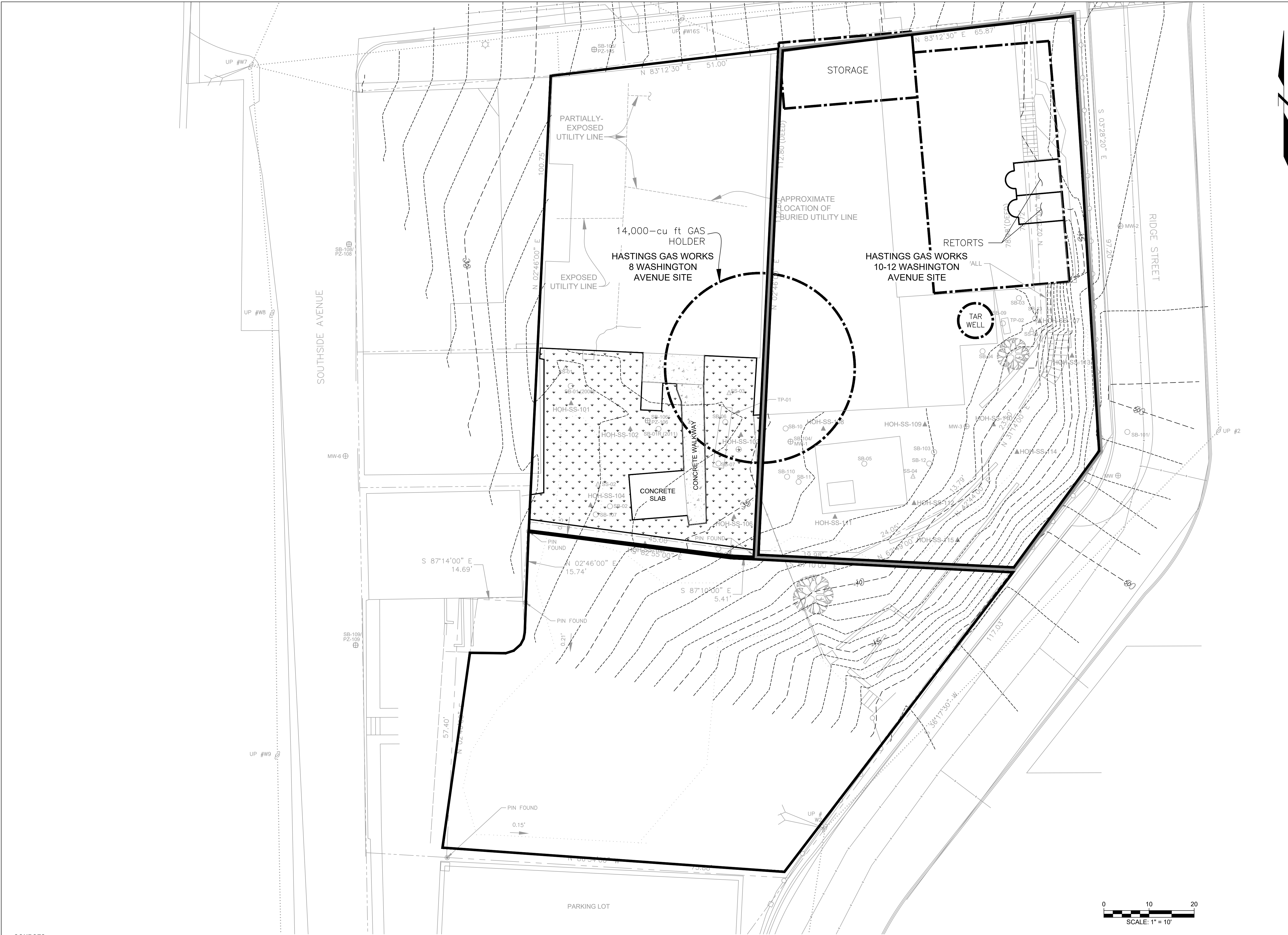
DESIGNED BY:	CA/ES
DRAWN BY:	JM/DE
CHECKED BY:	MO
APPROVED BY:	MO
DATE:	9/24/19

OWNER:	Remedial Action Work Plan Hastings Gas Works - 8 Washington Avenue Site Hastings-On-Hudson, New York
	Consolidated Edison Company of New York, Inc. New York, New York



MATERIALS
MANAGEMENT
PLAN

C10



LEGEND:

- HASTINGS GAS WORKS - 8 WASHINGTON AVENUE SITE BOUNDARY
- HASTINGS GAS WORKS - 10-12 WASHINGTON AVENUE SITE BOUNDARY
- CURRENT PROPERTY BOUNDARY
- 45' - GROUND SURFACE CONTOUR (FT MSL)
- PATIO
- GREY INDICATES 1st FLOOR
- ▲ PRE-DESIGN INVESTIGATION SURFACE SOIL SAMPLE
- ⊕ MONITORING WELL
- ⊞ PIEZOMETER
- SOIL BORING
- △ SURFACE SOIL SAMPLE
- (2008) INDICATES SAMPLE FROM 2008
- (2011) INDICATES SAMPLE FROM 2011 MOVED DUE TO NYSDEC REQUEST OR PROPERTY OWNER CONCERNS
- GRASS
- RIP-RAP SLOPE INSTALLATION AREA
- CONCRETE SLAB
- OVERHEAD WIRES

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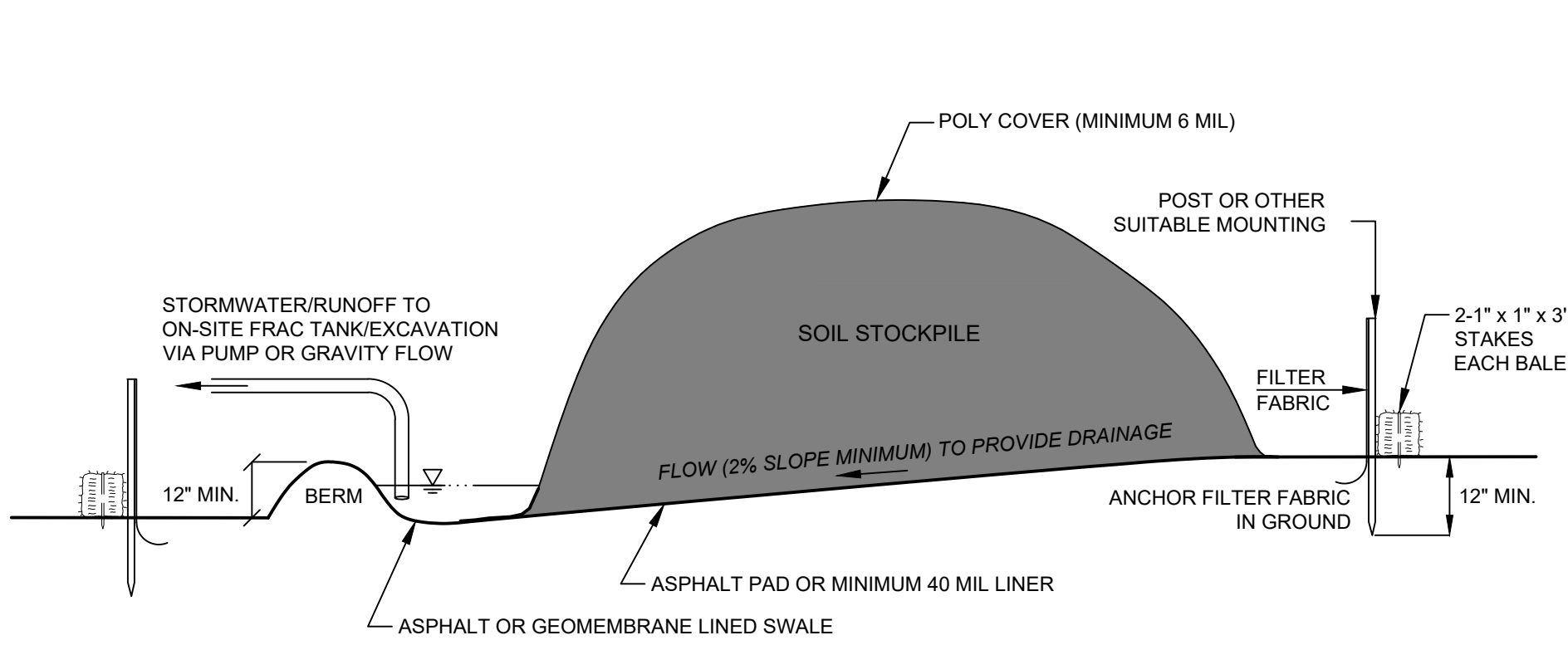
DESIGNED BY: CA/ES	OWNER: Remedial Action Work Plan Hastings Gas Works - 8 Washington Avenue Site Hastings-On-Hudson, New York
DRAWN BY: JM/DE	
CHECKED BY: MO	
APPROVED BY: MO	Consolidated Edison Company of New York, Inc. New York, New York
DATE: 9/24/19	



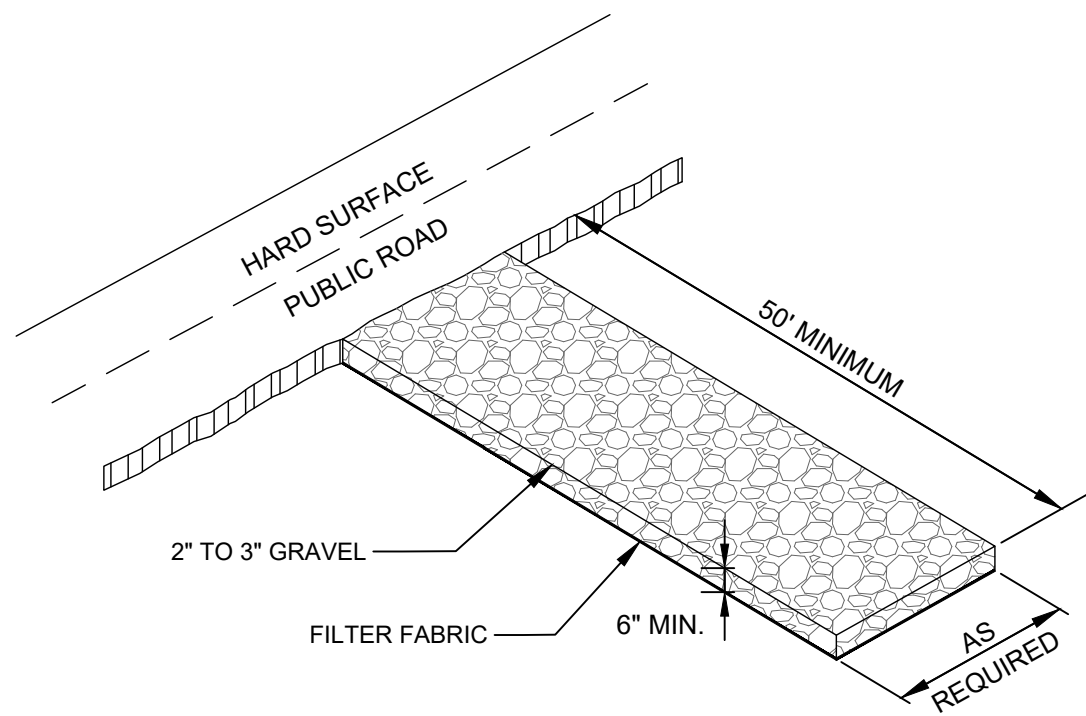
RESTORATION
PLAN

C11

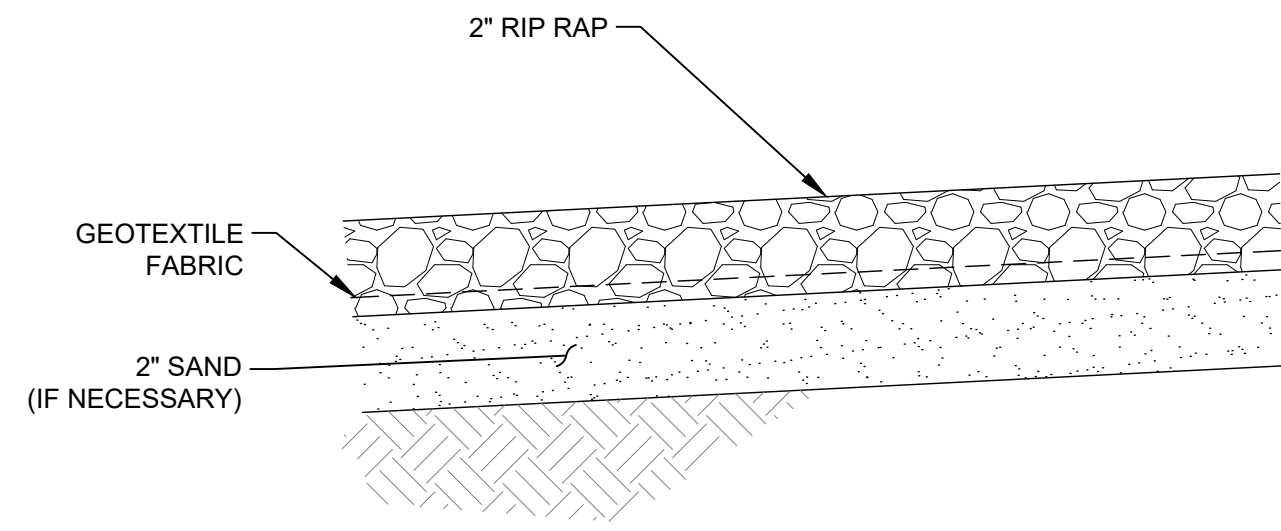
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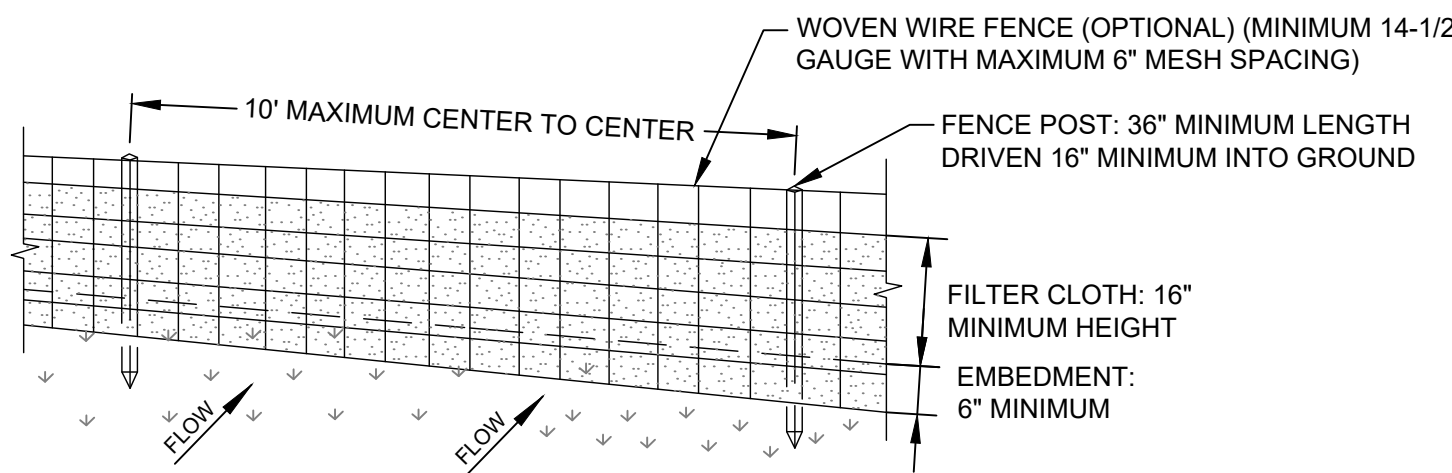
1
C03 SOIL/ DEBRIS STOCK PILE PAD
SCALE: N.T.S.



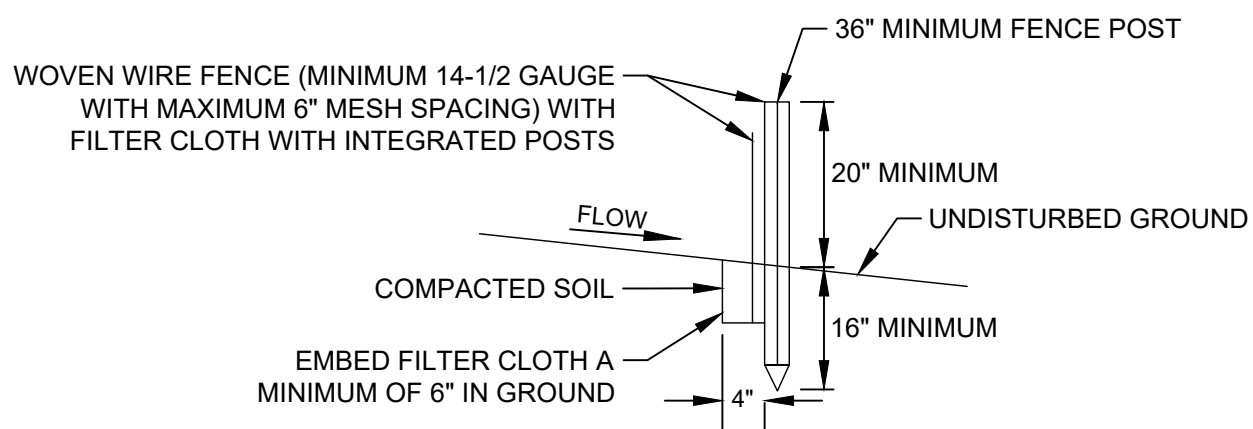
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C03 DETAIL ANTI-TRACKING PAD
SCALE: N.T.S.



3
C11 DETAIL (TYPICAL) RIP RAP INSTALLATION
SCALE: N.T.S.



PERSPECTIVE VIEW

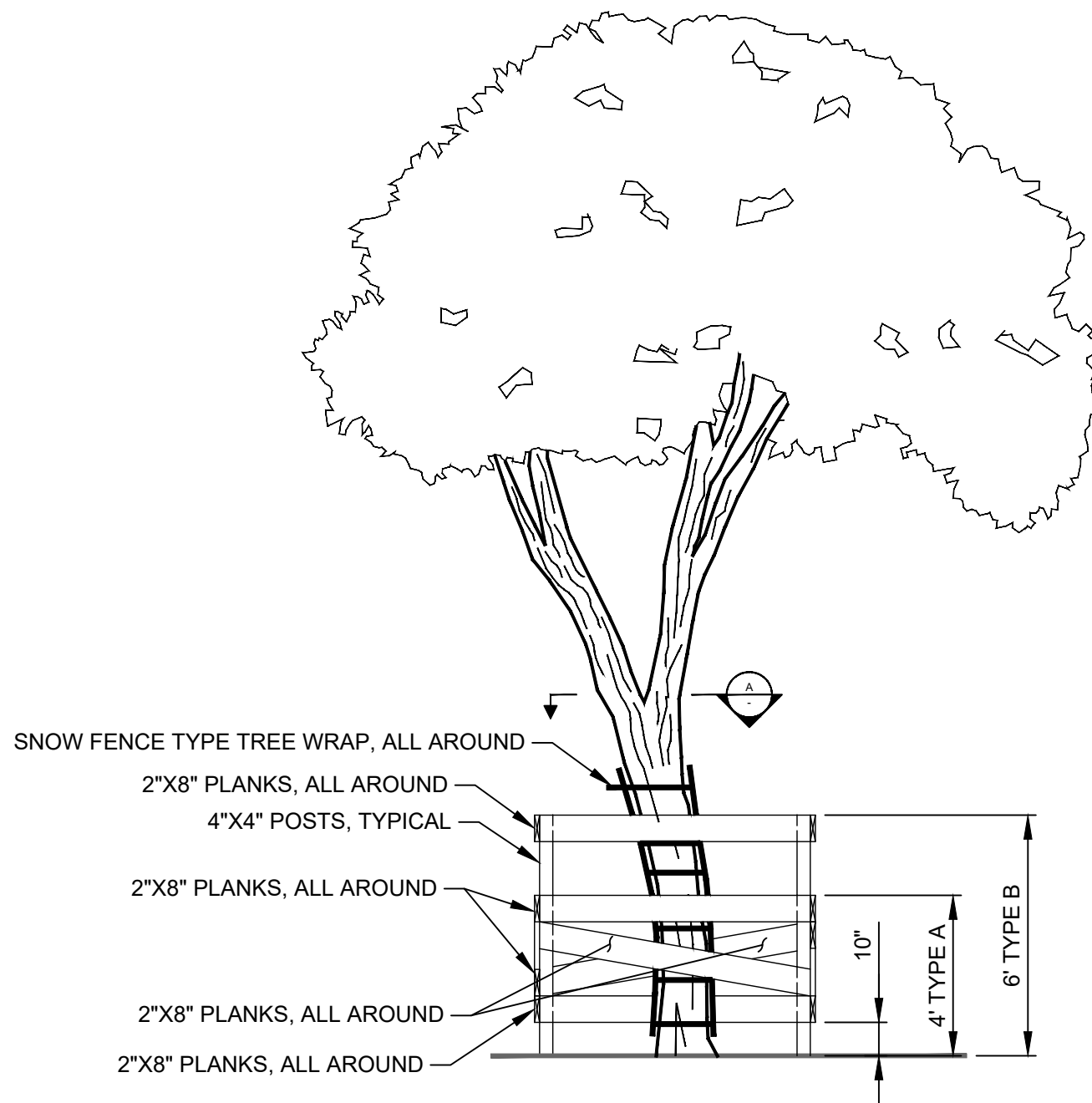


SECTION VIEW

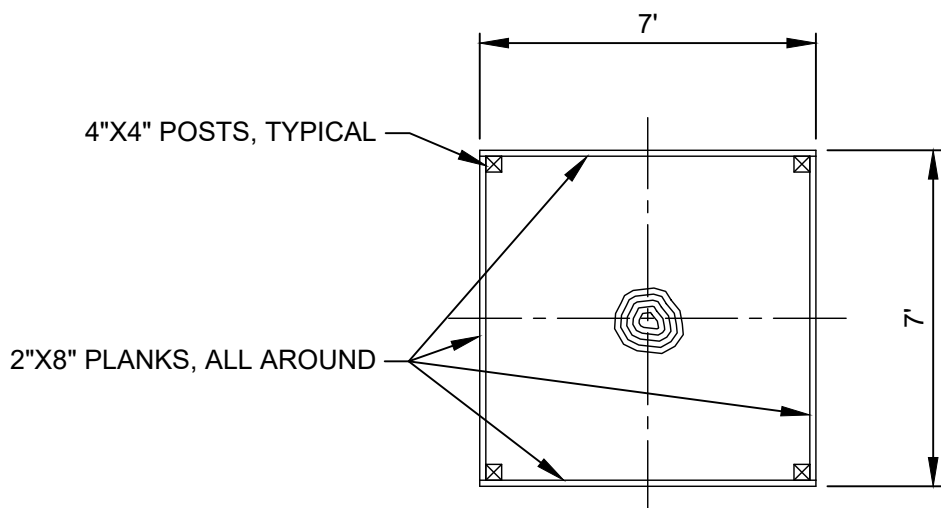
4
C04 DETAIL WOVEN SILT FENCE
SCALE: N.T.S.

WOVEN SILT FENCE NOTES:

1. FASTEN WOVEN WIRE FENCE SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "T" OR "U" TYPE OR HARDWOOD.
2. FASTEN FILTER CLOTH SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24-INCHES AT TOP AND MID-SECTION. FENCE SHALL BE WOVEN WIRE, 14 1/2 GAUGE, 6-INCH MAXIMUM MESH OPENING.
3. OVERLAP ADJACENT FILTER CLOTH SIX INCHES AND FOLD. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.
4. PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE, OR APPROVED EQUIVALENT.
5. PERFORM MAINTENANCE AS NEEDED AND REMOVE MATERIAL WHEN "BULGES" DEVELOP.
6. FILTER FABRIC WITH INTEGRATED STAKES MAY BE USED INSTEAD OF WIRE FENCE.



SECTION A-A



5
C04 DETAIL PROTECTIVE TREE BARRIER
SCALE: N.T.S.

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DETAILS

C12