

WEBVTT

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00:00:07.560 --> 00:00:21.510

Rika Levin: Good evening everyone today is February 25 sorry we're few minutes late in starting meetings being recorded, this is a public engagement, we have some wonderful folks.

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00:00:22.260 --> 00:00:43.830

Rika Levin: in the gallery to answer questions and the purpose today is to look at a session specifically about the housing initiative that is being looked at for the what we lovingly call the dp w site, and this is about one of the environmental issues.

3

00:00:45.090 --> 00:00:59.910

Rika Levin: That we are looking at, and therefore I am going to turn this over to Jaime Martinez, who is our planning guru in the village, and there are a number of other people village manager system village manager.

4

00:01:00.690 --> 00:01:19.860

Rika Levin: My fellow trustees I see our storage kahan is here from for legal department bill balter from the development portfolio welcome Paul or chief engineer so you've got a whole lot of people on that, when we get to the Q amp a I think you will find.

5

00:01:21.180 --> 00:01:33.390

Rika Levin: very helpful in any questions, large and small, that you might have, and I also am turning it to Jaime because Jaime has a lovely presentation by lovely a word I don't always use.

6

00:01:33.810 --> 00:01:40.200

Rika Levin: it's really taking complex issue and breaking it down for all of us to to look at.

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00:01:40.800 --> 00:01:47.280

Rika Levin: To short presentation and and really the purpose is engagement and then we'll take a Q amp a you can direct it to whomever you want.

8

00:01:47.610 --> 00:02:03.090

Rika Levin: And I believe today Jamie Hoffman will bring you on if there's a question that you would like to ask we'll call it out an order and she will then bring people on in the order that they wish you could also um you know raise your hand if you've got the little blue or green hand.

9

00:02:04.650 --> 00:02:07.260

Rika Levin: For those of you that are big zoom users.

10

00:02:08.400 --> 00:02:10.920

Rika Levin: Mr Martinez, I think you are on.

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00:02:12.060 --> 00:02:15.600

Jaime Martinez: Thank you mayor, thank you first want to thank the everybody.

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00:02:16.650 --> 00:02:24.360

Jaime Martinez: involved comes out here, this is, I believe it's our fifth meeting we've covered quite a few different topics and today we're going to talk.

13

00:02:24.900 --> 00:02:36.690

Jaime Martinez: about the brownfield a component of this project and so that's not just talking about sort of the fact that the project is a brownfield.

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00:02:37.350 --> 00:02:49.890

Jaime Martinez: site, but, but the impact that that has on the challenges of developing here, and you know the kinds of brownfield additions and so hopefully it'll you know pique your interest in a little.

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00:02:51.330 --> 00:03:01.440

Jaime Martinez: More direction on you know the kind of questions that I think that it may post right there's a lot that people don't understand about the challenges of building off it's only gonna get a little more sense.

16

00:03:02.700 --> 00:03:15.480

Jaime Martinez: So first we're going to start with a recap, of the project like we always do the site is a 3.4 acre site bounded by water street Main Street secret room and central avenue.

17

00:03:16.080 --> 00:03:27.600

Jaime Martinez: The site is transverse five the sinks in kill brooke as everybody knows, here and we're talking about today it's a contaminated brownfield site and was used as a coal, gas plant from the 1850s to that, I do 40.

18

00:03:28.080 --> 00:03:38.220

Jaime Martinez: And it has been now subject to a consent order by the New York State Department of conservation between kind of and CBC.

19

00:03:39.570 --> 00:03:49.500

Jaime Martinez: This is a little bit of what it looks like many, many years ago, I think this from the 1930s, and this is the coal, gas plants that was one of the sites.

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00:03:50.430 --> 00:04:03.480

Jaime Martinez: And then, this is the current proposed area so there's a parking public parking garage over here and parking garage the residents proposal and it's easy to walk and it's repulsive.

21

00:04:05.940 --> 00:04:16.560

Jaime Martinez: The proposed use is to be a mixed use building with 109 residential units with a range of affordability from 30% 80% Am I.

22

00:04:17.550 --> 00:04:32.460

Jaime Martinez: There is the extension of the sing sing kill greenway through the site down to one street and there, of course, we have parking garage for residents with the potential for an additional level of municipalities, we built by the developer.

23

00:04:34.050 --> 00:04:36.270

So this is the shot from water street.

24

00:04:38.040 --> 00:04:38.460

So.

25

00:04:39.720 --> 00:04:45.960

Jaime Martinez: Right now, I think what I wanted to do so, taking through the timeline of the consent order, starting from kind of the beginning of the.

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00:04:47.040 --> 00:04:52.020

Jaime Martinez: start of the contaminating use to get a sense of how we got to where we are today so in.

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00:04:53.280 --> 00:05:16.710

Jaime Martinez: The site began operation as a manufactured gas plant in GP in 1855 starting out as the syncing gas manufacturing company producing cold ass in 1901 it became the last name light heat in power companies with transferring ownership, then in 1904 it transitioned from.

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00:05:17.730 --> 00:05:20.370

Jaime Martinez: A coal, gas site to a.

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00:05:21.840 --> 00:05:34.770

Jaime Martinez: carbonated water, gas, which is just a different type of municipal gas, and that was the the kind of gas both of these plants were there to serve the houses to bring heat and light to the properties enough.

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00:05:36.210 --> 00:05:53.310

Jaime Martinez: In 1905 the northern westchester lighting company assumed ownership of the manufacturer gas line, and this was later incorporated under the control of the consolidated Gas Company of New York, which is the predecessor company to what is now known as kindness.

31

00:05:54.720 --> 00:06:18.240

Jaime Martinez: At from from sort of the beginning to the end, it produced from 9 million to 140 million cubic feet of gas continuously per year, all the way up until 1929 in 1930 the plant was placed on standby status and in 1943 the plant was fully retired from service.

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00:06:19.980 --> 00:06:22.380

Jaime Martinez: At that when it's sort of like fallow.

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00:06:23.670 --> 00:06:32.430

Jaime Martinez: You know let's take it down and separate different pieces at different times and eventually a consent order was signed between con Edison and he see in 2002.

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00:06:33.870 --> 00:06:38.130

Jaime Martinez: By 2007 there was a remedial investigation.

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00:06:39.180 --> 00:07:01.290

Jaime Martinez: done on the site and in 2012 there was a supplemental remedial investigation done both of those reports were put together and put together as a detailed Dec approved remedial investigation report, which was presented back in September of 2020 that.

36

00:07:03.720 --> 00:07:13.680

Jaime Martinez: Those details are actually available to you online, so what we're going to do this, after this meeting will post a lot of the links to those different etc reports.

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00:07:14.250 --> 00:07:20.640

Jaime Martinez: If you want to get them but there's you know, a fact sheet there's detailed reports, I think one of them is like 2000 page report so there's tons of.

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00:07:20.940 --> 00:07:23.730

Jaime Martinez: Really technical details for somebody who's very interested in getting into those.

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00:07:24.390 --> 00:07:31.320

Jaime Martinez: But for the general public, I would I would certainly guide you to the fact sheet, which is here, which is, I think, just a couple of pages.

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00:07:31.710 --> 00:07:44.310

Jaime Martinez: And the alternative analysis report which we're going to talk a little bit more here in a second, this is what the cover of the alternative analysis report talks about, and so the basis of some of the discussion.

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00:07:46.020 --> 00:07:48.900

Jaime Martinez: So the contaminants and the alternative options for cleanup.

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00:07:49.530 --> 00:07:50.130

Bill Balter: i'm.

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00:07:50.580 --> 00:07:55.620

Jaime Martinez: You know i'm not going to get into the full details, but there are some you know pretty significant.

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00:07:57.030 --> 00:08:02.550

Jaime Martinez: chemicals that are in the ground, some of them go down as far as you know, 2030 feet.

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00:08:03.570 --> 00:08:13.050

Jaime Martinez: And so the the party consent order they were required to give different alternate options to how to clean up the site.

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00:08:13.590 --> 00:08:21.810

Jaime Martinez: They did provide for different review options in this analysis report is just released one alternative was to take no action.

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00:08:22.740 --> 00:08:36.180

Jaime Martinez: that's kind of like a standard, you know option always that they put out there, there is second would be a targeted soil removal, which would be just some sort of mobile and then the recovery of certain.

48

00:08:37.350 --> 00:08:53.220

Jaime Martinez: Parts of chemicals, there would be a third alternative alternative number three that will be targeted slow mobile there would be targeted in situ solidification treatment of the visual infected area and they feel recovery which is.

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00:08:54.870 --> 00:09:06.240

Jaime Martinez: You know, basically, the contaminated compounds on the site that in that includes injecting essentially portland cement into the site to solid solidify the movement of any of those.

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00:09:06.810 --> 00:09:14.880

Jaime Martinez: Different features there and then the fourth alternative would be to remove all of the contaminants the site and fully clean it out.

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00:09:16.230 --> 00:09:27.600

Jaime Martinez: So those are the four different options in order, for you know this proposed project to move forward, it would require really higher level of cleanup so.

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00:09:29.340 --> 00:09:44.130

Jaime Martinez: A little background on this, you know as explained it's it's heavily contaminated site and highly contaminated nature of the site it's really been at the heart of why it's so difficult to do anything on the site after the shutdown of that gas.

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00:09:45.300 --> 00:09:51.960

Jaime Martinez: The cost for cleaning up the site for a strictly public use just to turn it into a park or anything else is the kind of thing that would be.

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00:09:52.620 --> 00:10:02.640

Jaime Martinez: Economically unfeasible for the village to undertake just off, you know, especially off the back of the taxpayer dollars so it's not something that is feasible.

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00:10:04.170 --> 00:10:12.690

Jaime Martinez: Currently candidates and is proposing really just a limited brownfield cleanup we're only a minimal amount of the contaminated soil would be removed.

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00:10:13.110 --> 00:10:14.820

Jaime Martinez: And the bulk of the soil would be.

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00:10:14.910 --> 00:10:17.250

Jaime Martinez: Essentially encapsulated in that portland submit.

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00:10:17.280 --> 00:10:18.630

Jaime Martinez: on site limiting.

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00:10:18.840 --> 00:10:19.950

Bill Balter: What could happen in future.

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00:10:21.390 --> 00:10:27.450

Jaime Martinez: Now you know because different uses require different levels of a brownfield cleanup.

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00:10:28.770 --> 00:10:38.850

Jaime Martinez: Where you know commercial requires less than research was more the current proposal for con Edison with significant need limit future development of the site.

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00:10:40.260 --> 00:10:51.330

Jaime Martinez: The work that has proposed by con Edison would not allow for the redevelopment the site for either restricted residential or recreation us and wouldn't come to the property with an environmental easy and site management plan.

63

00:10:52.860 --> 00:11:02.070

Jaime Martinez: And you know, finally, in order for restricted residential them used to be permitted on the site, which means completing additional cleanup work evolve what is proposed icon in.

64

00:11:02.580 --> 00:11:10.290

Jaime Martinez: The property should be placed into the brownfield cleaner program such that often have is required to prepare the site for development.

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00:11:12.120 --> 00:11:16.350

Jaime Martinez: Which is supposed to be done by this time by walmart departments, that this project was worried.

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00:11:16.890 --> 00:11:17.520

Jaime Martinez: I know.

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00:11:17.970 --> 00:11:19.620

Jaime Martinez: Everybody hears a lot of technical stuff.

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00:11:19.680 --> 00:11:20.790

Jaime Martinez: there's a lot of technical details.

69

00:11:20.790 --> 00:11:24.840

Jaime Martinez: And you don't talk about I don't necessarily want to pretend to be the expert here we.

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00:11:24.840 --> 00:11:25.470

Jaime Martinez: do have.

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00:11:26.280 --> 00:11:27.480

Jaime Martinez: an engineer here.

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00:11:27.510 --> 00:11:36.630

Jaime Martinez: To talk about so many things, as well as the bills engineer to kind of get into some of these details so wherever you have questions were, and I would expect if we have some.

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00:11:37.500 --> 00:11:38.280

Jaime Martinez: Please do feel.

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00:11:39.060 --> 00:11:50.670

Jaime Martinez: free to to bring up those questions i'm just a real quick run through the Thailand before we get to the question and answer phase, the approval will require multiple steps, so the first step.

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00:11:50.700 --> 00:11:51.120

Bill Balter: Is.

76

00:11:51.480 --> 00:11:56.280

Jaime Martinez: it's already been completed now with the selection of a preferred developer that's while the water problems.

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00:11:57.660 --> 00:12:06.150

Jaime Martinez: Then we need to go through the Community engagement process of which we're going to right now and we have to finish the development of the land acquisition and disposition agreement.

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00:12:07.230 --> 00:12:11.940

Jaime Martinez: After that you have to have the blt approval of the ladder.

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00:12:13.050 --> 00:12:21.960

Jaime Martinez: Then you would have to go through those environmental folly review act environments or review we'd have to go in front of the Environmental Advisory Council.

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00:12:22.590 --> 00:12:31.920

Jaime Martinez: The AC for the village, we need to get a site plan approval by the planning board, they would need to be a special permit from the board of trustees and then of course it needs to be the implementation of.

81

00:12:35.100 --> 00:12:44.070

Jaime Martinez: As I mentioned, this is is our fourth in the engagement series or fifth meeting, including the one that we had on site prior to the start of this series.

82

00:12:44.820 --> 00:12:59.760

Jaime Martinez: We do have two more After this, the next one is on march 9 at 7pm and it's about the impacts on the school district, and then the subsequent after that is march 18, and that is about you know talking about how to.

83

00:13:00.930 --> 00:13:06.510

Jaime Martinez: apply to get into the building and different features of how to move into the space that we were interested in doing so.

84

00:13:08.250 --> 00:13:25.950

Jaime Martinez: All of the previous meetings are on video we have those videos on asking the pw site COM, so you can check it out there and we definitely want you to check out the upcoming meetings so you can go and find out the schedule of those meetings and village of esteem.org forward slash ossining.

85

00:13:27.570 --> 00:13:31.890

Jaime Martinez: hyphen btw hyphen the site, or you can go to the last name.

86

00:13:33.330 --> 00:13:38.910

Jaime Martinez: Those devices.org front page go to the agenda, meetings and check our Community calendar out, you can find out about you there.

87

00:13:41.550 --> 00:13:43.320

Jaime Martinez: And so, with that.

88

00:13:44.430 --> 00:13:51.870

Jaime Martinez: Just one last thing I plug the you know, asking if you w
site, and if you have any questions about this project certainly want to
hear him today.

89

00:13:52.350 --> 00:14:01.770

Jaime Martinez: But you can also email the board of trustees and
administration directly at plan at Villa device name.org and we'll get
back to you with answers to any of your questions.

90

00:14:04.140 --> 00:14:08.010

Jaime Martinez: as quickly as possible so with that one hand it over to
manage inventory.

91

00:14:11.790 --> 00:14:17.340

Karen Dattore: Thank you hi may so if we can go back to the gallery view.

92

00:14:19.110 --> 00:14:35.580

Karen Dattore: We have a few people here tonight, and if anybody has any
questions, please, please feel free to use will raise your hand icon and
then we will be gladly bring you over so that you can ask those questions
so right now I am not seen anybody with questions.

93

00:14:37.200 --> 00:14:37.980

Karen Dattore: We have Joe.

94

00:14:38.190 --> 00:14:38.520

Joe.

95

00:14:39.660 --> 00:14:46.290

Jaimie Hoffman: Okay, so i'm going to bring you over if you want to just
hang tight and then, when you come over just unmute your zoom Thank you.

96

00:14:48.450 --> 00:14:50.040

Joe: hi thanks so.

97

00:14:51.360 --> 00:15:01.080

Joe: This is interesting, I didn't really expect to do this today, but
absent like five quick questions i'm The first one is.

98

00:15:01.560 --> 00:15:14.640

Joe: plan standing is that 2007 was the first real study done of the site to understand contamination and i'm wondering why nothing's been done since 2007 to alleviate that.

99

00:15:15.450 --> 00:15:29.850

Joe: that's number one number two is there any concern for the whatever is on the site to be continuing to leach into the kill brooke and then into the Hudson river and that sort of goes to question number one.

100

00:15:32.130 --> 00:15:40.950

Joe: The other one is, are there any other agencies that sort of contributed to the contamination and why is incarnate fully responsible.

101

00:15:42.240 --> 00:15:51.480

Joe: For the cleanup since they seem to be the ones being blamed for the contamination and three what I don't understand is.

102

00:15:52.530 --> 00:16:01.020

Joe: Who decides whether the kind of proposal, the cleanup is enough or can say hey sorry, but that doesn't get us back to where we started.

103

00:16:04.650 --> 00:16:14.760

Karen Dattore: Thank you, Mr Clark so that's it that's a few different questions, and I know that we have various people here who can answer those questions.

104

00:16:16.800 --> 00:16:18.900

Karen Dattore: PO maybe you want to start with the.

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00:16:19.920 --> 00:16:23.520

Karen Dattore: You know, history of the site and the.

106

00:16:24.660 --> 00:16:37.380

Karen Dattore: You know how we determine the contamination and then we can also speak specifically to what the obligations of a planet, or what we need to do to deal with that and I think we'll be able to get all this.

107

00:16:37.380 --> 00:16:38.430

Bill Balter: questions answered Joe.

108

00:16:40.470 --> 00:16:42.720

Paul Fraioli: Like Karen I think the.

109

00:16:44.850 --> 00:16:52.470

Paul Fraioli: details on how we categorize the contamination was covered in jaime's proposal and how that then.

110

00:16:53.580 --> 00:17:08.730

Paul Fraioli: How that was determined after this studies by their consultant from our status and that's how they develop their remediation plan and the extent that that remediation that kind of feels they're responsible for.

111

00:17:10.140 --> 00:17:16.620

Paul Fraioli: will be the second part is the answer which i'll turn over to i'll turn it over to wilder bolder at that point, but for now.

112

00:17:18.390 --> 00:17:25.980

Paul Fraioli: The public works department and the parks department had been using that site basically for material lay down area and.

113

00:17:27.210 --> 00:17:29.760

Paul Fraioli: miscellaneous material moving and equipment storage.

114

00:17:30.870 --> 00:17:37.680

Paul Fraioli: The contamination referenced in jaime's proposal and that which needs to be remediated is.

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00:17:38.880 --> 00:17:43.800

Paul Fraioli: More or less subsurface and I think that's was also alluded to behind me that.

116

00:17:45.330 --> 00:17:56.160

Paul Fraioli: The the actual radiation plan is to be determined, but it could possibly be even hit situ are in place where similar in Harvard square they'll solidified everything and just stop further migration.

117

00:17:58.140 --> 00:18:02.460

Paul Fraioli: The leeching comment Joe that you made there.

118

00:18:05.040 --> 00:18:08.760

Paul Fraioli: We we do we have to do on the site to protect.

119

00:18:10.290 --> 00:18:27.570

Paul Fraioli: surface lead change from the materials and the surface from making its way to the kill brooke between you know carefully carefully maintaining the sidewalls in the in the PowerPoint was there and keeping an eye on any liquid build up or potential flow into the Cobra from the site.

120

00:18:28.650 --> 00:18:31.800

Paul Fraioli: As far as any groundwater lead shape.

121

00:18:33.090 --> 00:18:40.890

Paul Fraioli: leaching into the kill brooke it's hard to determine, I think the contamination might even be deeper than the better that kill brooke is now.

122

00:18:41.580 --> 00:18:53.580

Paul Fraioli: But I don't want to say that definitively that it's not happening, I could just tell you that the test wells the test wells that were used to determine the remediation plan.

123

00:18:55.440 --> 00:18:59.910

Paul Fraioli: did not indicate that and did not indicate anything when they did the.

124

00:19:02.670 --> 00:19:07.560

Paul Fraioli: Testing over on the harbor square side, either, that it was president in the kill brooke.

125

00:19:08.970 --> 00:19:09.690

Paul Fraioli: surface water.

126

00:19:11.040 --> 00:19:12.390

Paul Fraioli: But that said.

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00:19:13.560 --> 00:19:16.590

Paul Fraioli: For now, as we're using the site and.

128

00:19:17.790 --> 00:19:27.000

Paul Fraioli: For the duration of construction and when construction is completed the kill brooke will be protected, to the extent possible with.

129

00:19:28.020 --> 00:19:28.770

Paul Fraioli: Appropriate.

130

00:19:29.850 --> 00:19:43.110

Paul Fraioli: protections on the kill brooke but, again, without a site plan being completed, and with that or final remediation plan in place it's hard to say exactly what we're going to do to that extent, but to protect this the stream.

131

00:19:45.090 --> 00:19:53.760

Paul Fraioli: All measures we put in place, similar to that which were put in place when we did the upstream work on the sanitary sewer to protect the surface water component.

132

00:19:55.560 --> 00:20:03.960

Paul Fraioli: I think now i'll turn it over to whoever wants to speak for a while the boulder if there's any details, they want to wall front, a potential remediation plan and.

133

00:20:05.070 --> 00:20:08.850

Paul Fraioli: At least what's in the concept, right now, and what will be done to.

134

00:20:10.080 --> 00:20:10.740

Paul Fraioli: Ensure that.

135

00:20:12.660 --> 00:20:17.340

Paul Fraioli: The Dean apple does not make its way outside and remediate remediation zone into the kill brooke.

136

00:20:18.600 --> 00:20:18.840

Paul Fraioli: Okay.

137

00:20:19.080 --> 00:20:28.200

Bill Balter: i'm going to start, and then it have a gym when link speak was already now specialist on this so i'm the reason nothing, little has happened.

138

00:20:29.640 --> 00:20:38.310

Bill Balter: Since 2007 is really because Connor doesn't own the property, the villagers the property pecan it's responsible for the cleanup.

139

00:20:38.700 --> 00:20:49.230

Bill Balter: And you know they have this consent order on this, and another 24 other properties and their goal in general is to do as little as they can, but they have to have the dtc suppose DC.

140

00:20:50.610 --> 00:20:56.850

Bill Balter: requires site to be cleaned up so that this doesn't happen quickly the benefit that which Jim will explain of.

141

00:20:57.300 --> 00:21:01.950

Bill Balter: Putting the property into the brownfield cleaner program in addition to what Jaime explain is that.

142

00:21:02.640 --> 00:21:15.300

Bill Balter: there's a lot more investigation that will happen as a result of US putting the property into brooklyn a program and a lot more comprehensive approach with a lot more oversight so Jim do you want to explain the process and sort of what your expectation is here.

143

00:21:15.840 --> 00:21:16.530

Jim Wendling: Sure yeah.

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00:21:18.930 --> 00:21:23.040

Jim Wendling: As bill said con, it has to study in their alternative analysis report.

145

00:21:23.640 --> 00:21:32.130

Jim Wendling: Multiple different levels of cleanup and what they're proposing is alternate what's called an alternative three, which is some targeted soil removal.

146

00:21:32.640 --> 00:21:43.890

Jim Wendling: Some in place, treatment and a level of cleanup that they deem they deem satisfactory that doesn't mean the DC is accepted that that's just that's just what that they they think is sufficient.

147

00:21:44.370 --> 00:21:53.670

Jim Wendling: If that work is done it restricts the site going forward of what can be done in that side, it also encumbers the site with the environmental what's called environmental easement and site management plan.

148

00:21:54.360 --> 00:21:58.770

Jim Wendling: Which therefore would require more work to to develop the site.

149

00:21:59.550 --> 00:22:09.120

Jim Wendling: So if we got involved in the site was entered into the brownfield cleanup program it would require additional investigation by our team at greater depths and and more more areas of the site.

150

00:22:09.600 --> 00:22:14.610

Jim Wendling: And then we'd have to come up with what's called a remedial action work plan which would, which would.

151

00:22:16.620 --> 00:22:23.550

Jim Wendling: include significant more excavation and so and soil removal removal then what's proposed.

152

00:22:24.090 --> 00:22:30.510

Jim Wendling: With doing that it would allow for the site to be redeveloped it will allow for, for instance, a basement or a larger building.

153

00:22:30.960 --> 00:22:37.260

Jim Wendling: What they're proposing is what they deem necessary or they deem sufficient, but again that's not enough for.

154

00:22:37.830 --> 00:22:46.200

Jim Wendling: What the village may want to use for that site, whether it's recreation use or restricted residential use it's just an the DC hasn't accepted that this is just what content has submitted.

155

00:22:46.500 --> 00:22:53.400

Jim Wendling: The village as owner of the site obviously has the right to to decide what is ultimately done on that site so.

156

00:22:53.940 --> 00:23:04.020

Jim Wendling: I think that's big picture, where we are right now what what the benefit would be of a brownfield cleaner program would be substantially more investigation, which is important to understand the true contaminants on the site.

157

00:23:04.530 --> 00:23:09.480

Jim Wendling: And and significantly more excavation and ultimately remedial work.

158

00:23:10.230 --> 00:23:16.560

Bill Balter: last thing i'll say about that is the DC is also very concerned because they're the DC about the sing sing kill.

159

00:23:17.220 --> 00:23:24.060

Bill Balter: we're actually doing about the cleanup right now in the city of peekskill on a similar street with that has a similar stream running through the property.

160

00:23:24.570 --> 00:23:34.590

Bill Balter: And the Dec is very much involved, not just in while we're removing but how we're doing and how we're protecting that stream and then similarly be involved with how we're protecting this stream.

161

00:23:35.550 --> 00:23:46.590

Jim Wendling: yeah and yeah two bills point i'll just add the DC in the brownfield program has oversight over the entire scope of work from from the remedial investigative work they're involved in they approve to what's ultimately.

162

00:23:47.160 --> 00:23:57.780

Jim Wendling: decided as the remedial work real action work and the ultimate cleanup they have both infield oversight and also oversight of all of the reports and data that is submitted.

163

00:24:01.980 --> 00:24:16.920

Paul Fraioli: Which to append the work that we did upstream prior to this project on the killed rope trail was not a component, because the trail ended essentially having you and the site, the brownfield site started after the limits of construction on the trail.

164

00:24:21.990 --> 00:24:24.090

Karen Dattore: Did we answer all your questions.

165

00:24:25.680 --> 00:24:44.220

Joe: Well, I think he did the best I could but um what the only comment I have is that if the DC were that concerned, they would have done something in 2007 and not be sitting around waiting for somebody to come with a shovel to help them out um so um.

166

00:24:45.660 --> 00:24:47.070

Joe: I find the whole thing sort of.

167

00:24:48.120 --> 00:24:57.480

Joe: A lot more interesting than I thought it would be, but I don't want to belabor the me any here but seems like this should be been dealt with like 14 years ago.

168

00:25:04.410 --> 00:25:08.100

Karen Dattore: Thank you um do we have any additional questions.

169

00:25:11.040 --> 00:25:17.220

Karen Dattore: Anybody raising your hands, I see a few I think we've had a few more people join as well and.

170

00:25:18.570 --> 00:25:21.060

Bill Balter: Karen while we're waiting, can I add something was.

171

00:25:21.300 --> 00:25:22.260

Karen Dattore: Certainly, can.

172

00:25:22.920 --> 00:25:32.880

Bill Balter: So i'm Joe what you brought up is a absolutely true statement and a good point and it's a problem that that that frankly New York state has had across the state.

173

00:25:33.600 --> 00:25:43.830

Bill Balter: That as Jaime had explained in his overview the this gas creation was done all over the place, not just here, this is one of 24 sites.

174

00:25:44.370 --> 00:25:52.200

Bill Balter: And that shouldn't just kind of adds territory and their sites all over the state and basically these utilities are governed by con ED.

175

00:25:52.650 --> 00:25:59.730

Bill Balter: And ultimately kind of can go after the utilities, which is why content enters into consent orders on multiple sites.

176

00:26:00.450 --> 00:26:10.110

Bill Balter: But content is just not in the business of trying to get this done quickly and it's a struggle for the DC is one of the reasons that.

177

00:26:10.620 --> 00:26:19.830

Bill Balter: The brownfield cleanup program was created by New York state was to encourage private investment, so that sites like this and there are a lot of them in New York state.

178

00:26:20.550 --> 00:26:30.090

Bill Balter: Get put back into there's an economic incentive for profit developer to clean up a site, so that sites get cleaner, more quickly than if it just left to their own devices.

179

00:26:30.420 --> 00:26:37.020

Bill Balter: And it become economic and other generators, this is a really good example this side is sort of in limbo, and has been for a long time.

180

00:26:37.530 --> 00:26:44.640

Bill Balter: Because it's just not that economical to clean it up in the village can't clean it up there sort of at the behest of content and.

181

00:26:45.090 --> 00:26:57.390

Bill Balter: kind of being forced by the DC so everything you say is true it's one of the reasons that the brown for cleanup programs, is a good solution, not just for us but for a lot of properties like this across the state.

182

00:27:00.750 --> 00:27:05.940

Karen Dattore: Thank you, Bill i'm in anybody else any other questions.

183

00:27:10.170 --> 00:27:15.960

Karen Dattore: Okay i'm not seeing any additional questions that he has their hand up there's nothing in the.

184

00:27:17.940 --> 00:27:31.950

Karen Dattore: message Center there, so I think that concludes this evening's program, of course, you know you can find more information online, you can visit our website, you can visit the dp w site website.

185

00:27:33.000 --> 00:27:44.490

Karen Dattore: All of these meetings are recorded, if you would like to see them again, we will have one more meeting actually i'm sorry two more meetings coming up our next meeting on march 6 we will be.

186

00:27:45.540 --> 00:27:47.400

Karen Dattore: I have the date right is it more fixed.

187

00:27:47.730 --> 00:27:48.120

Jaimie Hoffman: it's March.

188

00:27:48.150 --> 00:27:58.380

Karen Dattore: March, nine March 9 i'm up I apologize it's Tuesday march 9 we will be talking about the fiscal impact on the school district.

189

00:27:59.070 --> 00:28:11.460

Karen Dattore: So we look forward to seeing you then and in the meantime, have a lovely evening, and thank you for attending and thank you to all of our panelists tonight ups, the same question pop up.

190

00:28:14.310 --> 00:28:22.620

Karen Dattore: This is from frank budding is there an option to implement a phytoremediation plan so.

191

00:28:24.240 --> 00:28:27.420

Karen Dattore: I am not an expert on phytoremediation.

192

00:28:29.250 --> 00:28:31.500

Karen Dattore: I believe this has to do with with.

193

00:28:32.700 --> 00:28:40.980

Karen Dattore: plantings that can help decontaminate the soil over time bill is that something that that you run into in your brownfield remediation.

194

00:28:42.690 --> 00:28:43.140

Karen Dattore: efforts.

195

00:28:47.550 --> 00:28:49.260

Bill Balter: i'm sure I did not understand the question.

196

00:28:49.650 --> 00:28:50.430

Jim Wendling: Nor did I.

197

00:28:51.510 --> 00:28:58.410

Karen Dattore: Okay, so um is there an option to implement fighter remediate of a fight or remediation plan.

198

00:28:59.730 --> 00:29:15.540

Karen Dattore: frank, perhaps you'd like us to bring you over to to as a panelist and you can explain more I know that you had sent us some information on it, but we're happy to discuss it with a little bit more input from you, because this is not something i'm an expert on.

199

00:29:16.590 --> 00:29:27.690

Jaimie Hoffman: Just in case frank may not know how to raise his hand for this i'm just going to bring him over if that's OK, with everyone, and then, if he chooses to unmute then he can speak otherwise then i'll bring him back over to the gallery, yes.

200

00:29:27.780 --> 00:29:28.500

Karen Dattore: he's gonna stand up.

201

00:29:28.560 --> 00:29:29.670

Jaimie Hoffman: Right okay Okay, thank you.

202

00:29:44.850 --> 00:29:50.880

Karen Dattore: Good evening so you want to tell us a little bit more about phytoremediation and thank you perhaps answer your question a little bit better.

203

00:29:51.420 --> 00:29:54.420

Frank Buddingh: Well, in various parts of the world.

204

00:29:55.440 --> 00:29:56.610

Frank Buddingh: where you have.

205

00:29:57.870 --> 00:30:07.470

Frank Buddingh: seriously contaminated soil stay have implemented implemented phytoremediation plans by planting.

206

00:30:09.240 --> 00:30:12.270

Frank Buddingh: poplars and willows that actually.

207

00:30:13.380 --> 00:30:20.190

Frank Buddingh: take up the heavy metals and and the trees are being harvested and that's how you get rid of it.

208

00:30:22.080 --> 00:30:27.600

Frank Buddingh: And that's clearly a cheaper option to do than.

209

00:30:28.980 --> 00:30:29.670

Frank Buddingh: Carrying.

210

00:30:30.840 --> 00:30:34.410

Frank Buddingh: So many thousands of cubic meters of soil away.

211

00:30:36.390 --> 00:30:37.320

Frank Buddingh: And also.

212

00:30:38.370 --> 00:30:41.880

Frank Buddingh: These are long long running projects clearly.

213

00:30:44.430 --> 00:31:04.770

Frank Buddingh: it's taken about 20 years at least two to come to the point where we are here and and that whole remediation process that has to still effectively start and that sort of ties in with the gentleman before he said well couldn't we have done something a little bit earlier.

214

00:31:06.300 --> 00:31:17.280

Frank Buddingh: And a fetal remediation plan could be a solution, because from here forward we're still talking for a number of years and in the meantime, you could.

215

00:31:27.000 --> 00:31:37.440

Frank Buddingh: I don't know whether anybody has any experience with this i'm a bit surprised that the DC doesn't have it as an option.

216

00:31:38.880 --> 00:31:43.410

Frank Buddingh: In for as an option of of remediation.

217

00:31:44.580 --> 00:31:47.610

Jaime Martinez: Oh, I guess, I have a question for you, I think that.

218

00:31:49.590 --> 00:31:58.110

Jaime Martinez: I don't know much about phytoremediation but i'm assuming that some of these are long term mediation plans for sites that aren't looking at development.

219

00:31:58.710 --> 00:32:10.860

Jaime Martinez: In the near term, and so this is an act of the VW site so shifting away from the VW site would take some time then getting it to phytoremediation starting to construction is probably so.

220

00:32:12.000 --> 00:32:13.230

Jaime Martinez: If you are you.

221

00:32:13.830 --> 00:32:16.620

Jaime Martinez: What I did so many ways that sort of combined.

222

00:32:17.040 --> 00:32:30.090

Jaime Martinez: The the proposed remediation of this project under the brownfield program so with a fighter mediation plan or as an alternative, or mean.

223

00:32:31.410 --> 00:32:40.170

Frank Buddingh: It could be both or combination, but I did some some indeed some documentation about it yeah.

224

00:32:40.500 --> 00:32:43.050

Paul Fraioli: Your state time he could I just.

225

00:32:43.140 --> 00:32:45.720

Paul Fraioli: depend one thing you said hi frank.

226

00:32:47.880 --> 00:32:51.060

Paul Fraioli: So I seen those on a much smaller scale.

227

00:32:53.670 --> 00:32:57.960

Paul Fraioli: I really haven't seen it on this site this pay, but I have seen phytoremediation in areas.

228

00:32:59.190 --> 00:33:09.510

Paul Fraioli: Like high may said that could be converted over to a green space and a lot of vegetation to do what they're designed to do over an extended period of time, but I think.

229

00:33:10.410 --> 00:33:17.820

Paul Fraioli: Without having in front of me I think the areas that are deemed contaminated right now and we're all the wells are are eventually going to be.

230

00:33:19.620 --> 00:33:36.900

Paul Fraioli: You know either paid or mostly have a building on it, so I wanted to really be an option in that area and the green space on this site is outside of the contaminated area that exists that exists now.

231

00:33:38.340 --> 00:33:49.260

Paul Fraioli: The green space that will be left in the green space that exists now, where there is vegetation and the potential for that type of remediation is not a contaminated area of the site.

232

00:33:51.360 --> 00:33:57.090

Jaime Martinez: I mean, I think the short answer is that this time we don't have a vital remediation plan planned it's being considered.

233

00:33:57.870 --> 00:34:05.310

Jaime Martinez: You didn't mention that there's any models and some very, very few stuff that i've read about it talks about heavy metal that I don't know.

234

00:34:05.760 --> 00:34:17.640

Jaime Martinez: How much heavy metals aren't issue on the site as much as there are some of the other types of you know compound that we did see that pole barn that nature, I don't know fighter meetings words on those things.

235

00:34:18.240 --> 00:34:18.630

Is.

236

00:34:21.150 --> 00:34:24.570

Frank Buddingh: Is arcadia still actively involved at the moment.

237

00:34:27.870 --> 00:34:32.250

Jaime Martinez: Well, they think they prepared the report for con Edison.

238

00:34:33.480 --> 00:34:37.110

Jaime Martinez: not sure that you they work for con Edison enough for the village.

239

00:34:38.430 --> 00:34:40.650

Jaime Martinez: important to keep in mind.

240

00:34:45.450 --> 00:34:45.600

But.

241

00:34:48.210 --> 00:34:49.140

Frank Buddingh: I don't know.

242

00:34:50.250 --> 00:34:57.810

Frank Buddingh: How they are structured, but they either started out in Holland or day are part of an international.

243

00:34:59.220 --> 00:35:00.990

Frank Buddingh: conglomerate that.

244

00:35:02.430 --> 00:35:06.330

Frank Buddingh: arcadis has done a lot of fee to read mediation and Holland, I.

245

00:35:09.420 --> 00:35:10.080

Paul Fraioli: Actually.

246

00:35:11.850 --> 00:35:12.390

Paul Fraioli: became.

247

00:35:14.940 --> 00:35:32.670

Paul Fraioli: Situated in this area by buying Malcolm pony which was an existing environmental consulting firm and Malcolm ernie still exist as a separate entity in their water division, but there are environmental division, I believe, is fully under darkness.

248

00:35:34.140 --> 00:35:34.680

Paul Fraioli: umbrella.

249

00:35:39.960 --> 00:35:44.310

Paul Fraioli: That happened about so i'm going to say seven or eight years ago arcade is.

250

00:35:45.420 --> 00:35:50.970

Paul Fraioli: purchase mountain pony, I think, which are head would who are headquartered in white plains.

251

00:35:52.560 --> 00:35:56.100

Frank Buddingh: I think, initially, they started out in Holland.

252

00:35:56.190 --> 00:35:57.420

Paul Fraioli: darkness yeah.

253

00:35:57.570 --> 00:35:58.830

Frank Buddingh: yeah okay do.

254

00:35:59.430 --> 00:36:01.800

Jaime Martinez: You have another question well.

255

00:36:03.900 --> 00:36:08.370

Jaime Martinez: So I don't wanna was but frank, did you have any other questions.

256

00:36:09.210 --> 00:36:20.430

Frank Buddingh: I just wanted to put it on the table and as an option and I encourage you to sort of seriously as as one of the alternatives let's put it that way.

257

00:36:22.680 --> 00:36:27.420

Jaimie Hoffman: Thank you, thank you, frank i'm gonna i'm going to move you back over into the gallery, thank you.

258

00:36:27.960 --> 00:36:28.770

Karen Dattore: Thank you, frank.

259

00:36:29.430 --> 00:36:30.750

Karen Dattore: appreciate learning something.

260

00:36:30.780 --> 00:36:32.250

Karen Dattore: Learning more tonight um.

261

00:36:33.750 --> 00:36:44.550

Karen Dattore: So this next question is from sheila speller what is the projected cost of the cleanup of the site what cost is the brownfield program cover if any.

262

00:36:44.910 --> 00:36:56.820

Karen Dattore: And the cost and the cost that while the boulder will cover after kind of covers their portion, so I think this is probably best for bill to answer.

263

00:36:58.560 --> 00:37:10.830

Bill Balter: um I think i'd rather answer this accurately in a written response because it's a lot of information and it's a complicated answer because there's the cleanup.

264

00:37:11.370 --> 00:37:22.830

Bill Balter: that the scope is not exactly known we've made as an assumption, which will put in an answer, and then there are tax credits that generate dollars to pay for the cleanup.

265

00:37:23.730 --> 00:37:32.730

Bill Balter: Then, is also kind of making contribution that we're making an assumption about, so I think we can summarize in an answer what our assumptions are that would be okay.

266

00:37:35.520 --> 00:37:36.480

Karen Dattore: We can do that.

267

00:37:37.830 --> 00:37:46.200

Karen Dattore: We can just to spell or I can email you that answer, once we have it will also be posting it on our ongoing.

268

00:37:46.500 --> 00:37:58.350

Karen Dattore: So we adding to our faqs all the time on the website so anything that's discussed here we're adding also on website and as well as in you know if we're we're not answering the questions in the.

269

00:37:59.190 --> 00:38:02.070

Karen Dattore: Actual presentations or even if we are we're documenting that.

270

00:38:02.520 --> 00:38:13.830

Karen Dattore: In faq that's that we're adding to every time we do one of these, so we will get that information, I do think that we talked about the total cost of the cleanup and the site at an earlier presentation.

271

00:38:14.700 --> 00:38:20.850

Karen Dattore: So, if I remember correctly, the total cost of cleanup is over \$4 million if I, if I remember.

272

00:38:21.420 --> 00:38:35.040

Bill Balter: yeah that's so I mean we're estimating it's a four and a half billion document up, and I can give more information to which I think is by useful, the way the program works is our tax credits that pay for somewhere between.

273

00:38:36.240 --> 00:38:43.410

Bill Balter: 40 and 50% of the cleanup and then there are additional tax credits that relate to what we put on top of.

274

00:38:44.820 --> 00:38:59.220

Bill Balter: The ground when we're done because it's after all, an economic development program and the goal of it is to the goal of the new receipt brown for cleanup program is to make it economical, to be able to clean up the site.

275

00:39:01.140 --> 00:39:01.920

Bill Balter: So.

276

00:39:03.120 --> 00:39:13.800

Bill Balter: Our assumption has been that content will contribute the fair share that they would have otherwise spent to do the cleanup that they were willing to do.

277

00:39:14.430 --> 00:39:30.030

Bill Balter: And that's a negotiation that will be between Austin con at the DC and probably the village, frankly, because it's the villages property and it's not dissimilar to what was done on harper Square, which was also put into the brown physically in a program and their content, also.

278

00:39:31.230 --> 00:39:35.250

Bill Balter: paid the developer money that they would have otherwise paid to do the cleanup.

279

00:39:36.630 --> 00:39:46.740

Bill Balter: So it's the reason it's hard to just answer the numbers exactly is because there are a lot of variables, but as Karen said the estimate of the the rock fan of causes four and a half million dollars.

280

00:39:49.920 --> 00:39:51.060

Karen Dattore: Thank you very much.

281

00:39:53.070 --> 00:39:54.750

Karen Dattore: Any additional questions.

282

00:39:58.260 --> 00:39:59.370

Karen Dattore: wait a moment.

283

00:40:00.480 --> 00:40:01.440

Karen Dattore: Again, you can.

284

00:40:02.790 --> 00:40:05.310

Karen Dattore: write in type in a question or raise your hand.

285

00:40:08.190 --> 00:40:09.180

Dana White: I have a quick question.

286

00:40:09.660 --> 00:40:10.110

sure.

287

00:40:11.370 --> 00:40:13.470

Dana White: There were some folks were like oh.

288

00:40:15.000 --> 00:40:22.890

Dana White: gee it would have been nice if that could have been like a Community garden or something is that site suitable for such a such a thing.

289

00:40:24.420 --> 00:40:25.680

Given the contamination.

290

00:40:27.720 --> 00:40:36.840

Karen Dattore: Well, it would be hard to do I think there's a couple of things with Community gardens that that can be challenging I can't speak to the gardening.

291

00:40:37.890 --> 00:40:38.610

Karen Dattore: component.

292

00:40:39.660 --> 00:40:46.770

Karen Dattore: From a contamination point I would imagine right now it's probably not ideally suited but maybe Paul, you can answer that better than I could.

293

00:40:49.500 --> 00:41:00.360

Paul Fraioli: I guess it depends on what you're guarding how deep rooted the material is that your garden part of the whatever the you're trying to grow and its potential.

294

00:41:01.830 --> 00:41:03.900

Paul Fraioli: The roots interaction with the contamination.

295

00:41:04.950 --> 00:41:05.370

Paul Fraioli: I think.

296

00:41:06.780 --> 00:41:08.100

Paul Fraioli: In the best case scenario.

297

00:41:09.210 --> 00:41:17.670

Paul Fraioli: Maybe some raised bed gardens for low rooted type vegetation or vegetables or such but.

298

00:41:19.350 --> 00:41:26.340

Paul Fraioli: yeah I think there would have to be a lot of QA QC prior to implementing something like that really anywhere.

299

00:41:28.080 --> 00:41:31.980

Paul Fraioli: Not just not just there anywhere but i'm here in particular.

300

00:41:32.280 --> 00:41:33.780

Dana White: what's QA QC sorry.

301

00:41:34.170 --> 00:41:36.960

Paul Fraioli: A quality assurance and quality control.

302

00:41:39.120 --> 00:41:43.680

Jaime Martinez: yeah I mean, I think you know, obviously, the big concern about any vegetable you go there be an edible.

303

00:41:45.300 --> 00:41:50.850

Jaime Martinez: If you're ready to do that, I think you know one thing to keep in mind also yard and sending need to be near.

304

00:41:51.930 --> 00:42:02.700

Jaime Martinez: You know, a significant number of people and the bigger space, you have, the more people could do that garden, the more you need to be near a lot of people that's a very large site to dedicate to.

305

00:42:03.900 --> 00:42:07.110

Jaime Martinez: use that would be only within walking distance of.

306

00:42:08.160 --> 00:42:09.780

Jaime Martinez: Not very significant.

307

00:42:10.920 --> 00:42:13.620

Jaime Martinez: Not not conditioned to the mouse space that would be available.

308

00:42:14.670 --> 00:42:18.990

Dana White: Now I only asked, because it has been a topic of conversation on social media and.

309

00:42:19.080 --> 00:42:22.920

Dana White: I had kind of said what you said, but I just wanted to put it out there.

310

00:42:24.960 --> 00:42:27.510

Dana White: As you know, to get the explanation.

311

00:42:28.230 --> 00:42:31.350

Karen Dattore: It would probably be a challenging site for.

312

00:42:31.350 --> 00:42:35.940

Karen Dattore: Many reasons but mostly because of the contamination reason yeah okay.

313

00:42:39.750 --> 00:42:44.100

Karen Dattore: Any additional questions from either our panelists or or our attendees.

314

00:42:45.960 --> 00:42:46.860

Rika Levin: I think we're good.

315

00:42:47.580 --> 00:42:51.270

Karen Dattore: All right, mayor i'm going to turn over to you if you have any other closing remarks to say.

316

00:42:52.110 --> 00:42:55.170

Rika Levin: No, I just I want to thank everybody for being here, I.

317

00:42:56.610 --> 00:43:05.760

Rika Levin: am so happy now to have zoom frankly with the recording capability, I hope that this is shared, I see Kate slot is on here from EA see Thank you.

318

00:43:06.210 --> 00:43:12.450

Rika Levin: From one of our volunteer groups, hoping that this will be shared with the rest of the committee, because I know, Kate you oftentimes come here.

319

00:43:12.780 --> 00:43:28.710

Rika Levin: As yourself but oftentimes also as a member of the Committee of the Environmental Advisory Committee so Thank you everyone for this evening, thanks to the trustees that are here and valid staff and developer and lawyer and everybody else that is here, and I hope it's shared.

320

00:43:30.210 --> 00:43:34.440

Rika Levin: on social media, etc, so that people can learn, because this is.

321

00:43:35.670 --> 00:43:44.820

Rika Levin: I think it's important for our community to know what's going on with the property that is interested to the village have a great evening everyone.

322

00:43:48.480 --> 00:43:49.890

Karen Dattore: good night everybody, thank you all.

323

00:43:51.840 --> 00:43:53.250

Jack Durkin: Thank you i'm going to start.