

8.1 INTRODUCTION

This chapter describes known existing conditions at the project site relating to the presence of hazardous materials. This chapter also discusses the potential presence of and impacts from contaminated materials, both during and following demolition, and the specific measures that would be employed to protect public health, workers' safety, and the environment.

8.2 EXISTING CONDITIONS

Asbestos containing material ("ACM"), specifically chrysotile asbestos, is present throughout the Main Building. It is in both friable and non-friable form in conditions ranging from locally damaged, to damaged, to poor. ACM is present in the linoleum sheeting, built-up roofing, flashing, transite ceiling tiles, mud pack sheet insulation, mud pack fitting material, and aircell pipe insulation. Friable and non-friable chrysotile ACM is also present throughout Ellis Hall, specifically in the sprayed-on fireproofing material, mud-pack fitting, mud pack tank insulation, mud pack boiler breaching insulation, and roof shingles. Its condition ranges from fair to poor. The sprayed-on fireproofing is deteriorating and delaminating from the deck and steel.

The majority of the Main Building has tested positive for detectable levels of lead-based paint, and approximately 40 percent of the building tested positive for levels at or exceeding the EPA defined level of 1.0 mg/cm², or 0.5 percent lead by weight.

There are two underground storage tanks ("USTs") associated with the Main Building and Ellis Hall. The first is a double-walled steel 5,000-gallon petroleum UST; this UST replaced a 10,000 gallon petroleum UST in November, 1995. Local regulatory agency records indicate that no petroleum contamination was present during the excavation of the 10,000 gallon UST. The second is a 2,000 gallon UST associated with Ellis Hall. Local regulatory agency records indicate that it has been exposed, entered and cleaned of all residual petroleum products. Testing around the 2,000 gallon UST indicates that Volatile Organic Compounds ("VOCs") and Semi-Volatile Organic Compounds ("SVOCs") have not been detected.

Fill ports and venting pipes are located on the southern exterior of the Main Building and on the eastern exterior of Ellis Hall.

8.3 POTENTIAL IMPACTS WITH THE PROPOSED ACTION

The first phase of the building's demolition would be the removal of all hazardous materials. This would be conducted by a contracting specialist, whose licenses, certifications, and insurances are all current, and it would be conducted under the direction and supervision of a licensed professional engineer. The work would be conducted, and all hazardous materials removed, transported, and disposed of in accordance with all applicable Federal, State, and

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County regulations and standards. The removal of this hazardous material from the Village is a beneficial impact of the project.

The Proposed Action would entail demolition of the existing buildings on the project site and subsequent grading and planting of new open space. The potential for impacts due to hazardous material would be avoided by implementing the following measures:

- Any drums, chemicals, and remaining equipment would be removed and disposed of off-site in accordance with all applicable regulations.
- Demolition of the existing structures would be in accordance with applicable federal, state and city requirements relating to asbestos, lead paint and disposal of solid waste.
- Any found and existing USTs and ASTs would be removed in accordance with all applicable legal requirements.
- Any waste materials would be removed from the site and properly disposed of in accordance with all applicable DEC regulations and at an appropriate disposal facility.
- Dust control measures such as: fine sprays of water, mist curtains or chemical foams within the excavation area; covering of stockpiled or staged soils; real-time air monitoring for particulates and VOCs; and response protocols should an established threshold be exceeded.
- Worker training; routine oversight/emergency response procedures; personnel protection standards; and mandatory safety practices and procedures.
- The area disturbed by the demolition would be covered by clean fill and vegetated.

The foregoing requirements would be included in the bid specifications for the Proposed Action and the contractor ultimately chosen would be obligated to implement them. This would avoid any potential for significant adverse impact due to hazardous materials.