

**Waterfront Advisory Committee
Minutes for the Meeting of
January 27, 2016**

Present: Charlie Kane, Chairman
Bob Anderson
Bruce Kauderer
Brian Pugh

Absent: Stuart Greenbaum

Also present: Daniel O'Connor, Village Engineer

1. Call to Order at 7:30 p.m.

Chairman Kane welcomed new Village Board members, Mr. Bob Anderson and Mr. Brian Pugh, to the Waterfront Advisory Committee.

2. REFERRALS

- a) *379 South Riverside Avenue -- Referral from Village Board on Special Permit Application for Mixed-Use Occupancy Building--final review of consistency.*

Chairman Kane stated that as a result of the preliminary review of this special permit application, the WAC had made three recommendations to the Village Board: 1) that a Phase I and II Environmental report be completed and submitted to the Village, 2) that the underground tank(s) be removed, and 3) that the soil was to be tested for heavy metals, leaded gas, batteries and hydrocarbons and if any contamination was found above acceptable levels that the site should be property remediated.

Chairman Kane noted that all three items have been addressed: 1) a Phase I and II Environmental report were completed and submitted to the Village Board, 2) two underground tanks (one waste oil tank and one oil tank) were removed, and 3) according to the summary and conclusions and test borings, the soil was tested and the results were found to be below the levels that would require remediation.

The Village Engineer stated that he had also notified the DEC for an expert opinion, and received a response from the DEC staff member who stated that there was no need for further testing because the results were below the levels that would require any remediation.

The Village Engineer referenced Appendix 1B "Fugitive Dust and Particulate Monitoring" from the handbook of the Department of Environmental Remediation-10; Technical Guidance for Site Investigation and Remediation for the committee's information about dust control. The Village

Engineer stated that Best Management Practices should be used for handling any dust that may be generated during excavation (such as water spray for dust control).

Mr. Kauderer asked Mr. Pugh and Mr. Anderson, Village Board trustees, if there had been any changes to the application since the preliminary review and they responded that there had been no changes.

Mr. Kauderer made a motion to recommend final consistency with the LWRP as there had been no changes to the application since the preliminary review other than the demolition of the building and a Phase II Environmental report completed (as recommended), with the additional recommendation of using Best Management Practices for dust control during excavation of the site for construction. Mr. Pugh seconded the motion, and the motion carried, in favor, by a vote of 4-0 (Mr. Greenbaum absent).

3. APPROVAL OF MINUTES

Mr. Kauderer made a motion to approve the minutes of September 30, 2015 and the minutes of October 13, 2016, seconded by Chairman Kane, and carried in favor, by a vote of 4-0 (Mr. Greenbaum absent).

4. ADJOURNMENT

Mr. Anderson made a motion to adjourn the meeting at 8:05 p.m., seconded by Chairman Kane, and carried, all in favor by a vote of 4-0.

Respectfully submitted,

Ronnie L. Rose
Secretary to the Waterfront Advisory Committee