

**Greene County Demolition and Clean-Up Plan
for FEMA Flood Buy Out Properties
NYCDEP Properties**

This Demolition and Clean-up Plan describes the demolition and cleanup measures to be taken by the County immediately following the closing on each property. For each property to which DEP will take title, DEP must approve the Demolition and Clean-up Plan prior to the closing on that property.

All demolition, removal and disposal must be performed in compliance with all FEMA standards, State, Federal, County and Municipal requirements including proper hazardous material disposal and lead paint and asbestos removal and disposal procedures. NYCDEP will obtain a pre-demolition assessment report that lists hazardous materials, their locations and approximate quantities (e.g. surface area of asbestos containing materials) which shall be shared with the County.

The demolition and clean-up process will include:

- 1.) Initial inspection of the premises,
- 2.) Disconnecting all utilities,
- 3.) Disposing of any regulated wastes,
- 4.) Removal of any onsite petroleum containing tanks,
- 5.) Demolition of structure,
- 6.) Removal of all site improvements and debris,
- 7.) Site restoration,
- 8.) Fuel Hazard,
- 9.) Final inspection,
- 10.) Site-specific Safe Work Plan.

1. Initial inspection of the premises:

Upon or before closing, a detailed inspection of the premises will be completed by competent employees of the Town, County or its Vendor to address the items listed below. The New York City Department of Environmental Protection will be informed of the inspection date and time.

The participants in the inspection will:

- Determine the structural integrity of the building and make a determination as to whether the buildings are safe to enter or not in accordance with OSHA Demolition Standard: 1926.850(a). If not, an alternative Plan specific for the premises will be developed.
- Take samples as required to determine if there is any asbestos,
- Identify any other materials that have to be handled separately,

- Petroleum storage tanks
- Freon containing appliances
- Household hazardous materials
- Lead based paint
- PCB or Mercury containing fixtures
- Obtain a demolition permit(s) as may be required once all the material test results are received.
- Keep an inventory of any issues discovered during initial inspection, secure the building to prevent trespass,
- Measure the structure for demolition, and
- Note any special items that will have to be taken care of.
- Identify any portions of the building that they want to salvage, and
- Develop a schedule for the removal of salvaged materials.

2. Disconnecting all utilities

The Vendor will schedule a pre-demolition utility meeting at the site

- Using 811, all utilities will be advised of the meeting
- Schedules will be set for the disconnecting of all the services to the property
- Utilities will include:
 - Electric, telephone, cable TV
 - Service provider to remove any transformers, wires and poles;

Water

- Municipal
 - If the building is on municipal water, the local municipality will be contacted. The water system will be closed in accordance with their standard operating policies and procedures. If the municipality wants to do the disconnect itself, the County will allow that. If the municipality wants the County to excavate the utility for the municipality to cap, that will be done as well. If the municipality wants the County to do the entire disconnect, that will be done as well to the municipalities standards. All water meters will be returned to the responsible municipality.
- Private
 - If there is a private well on the property, the County will comply with the New York State Department of Health standards for decommissioning wells. Above ground well casings will be cut at least 2 feet below the finish grade.
- Sewer
 - Municipal
 - If the building is on municipal sewer, the municipal owner of the system will be contacted to coordinate termination.

The County will follow the local owner's policies and procedures for the capping and abandonment of the lateral. Like the municipal water terminations, the County will proceed with the abandonment in accordance with the local municipalities desires for who does the work. If there is not a local preference, the County will identify where the sewer lateral enters the house. The County will dig down adjacent to the foundation but a minimum of 5 feet away from the foundation wall. The sewer lateral will be cut and the section between the cut and the house foundation will be removed. A fernco coupling will be attached to the existing lateral to transition from the existing pipe to a 4 inch PVC schedule 80 pipe. A short piece of schedule 80 pipe will be attached with a cemented cap on it. The fernco, PVC pipe and cap will then be encased in concrete.

- Private septic system
 - If the building has a private septic system the following procedure will be used:
 - Locate the septic tank
 - Uncover the cleanout port
 - Have the septic tank pumped and cleaned out by a subcontractor consistent with DOH guidance on abandoning a septic system.
 - Any pumps within the septic system need to be de-energized and removed along with its wiring
 - Destroy the tank
 - If the tank is steel it will be removed and taken to a scrap yard for recycling
 - If the tank is concrete, the top will be crushed down into the tank, the bottom of the tank will be cracked using an excavator to ensure that water leaks out, and the tank will be filled with clean backfill material to the adjacent grades. All imported fill must be pre-approved by DEP, see Importation of Fill Material onto City Property Guideline

DPW will maintain records of all the utility disconnects and septic system pump-outs.

3. Disposing of any regulated wastes

Any regulated wastes identified during the initial inspection will be addressed

- Freon-containing appliances
 - Any Freon-containing appliances that remain in the building after closing will be removed from the site for removal of the Freon and ultimate disposal.

- Asbestos containing materials
 - Any materials identified in the NYSDOL Code Rule 56 Pre-demolition Building Materials Survey performed on the property asbestos containing materials will be abated. The demolition Vendor will employ or subcontract with a qualified, New York State certified asbestos abatement contractor for the removal and disposal of the material. The demolition vendor will maintain and provide to Greene County and NYCDEP upon request, the location of the final disposal site, a copy of the current NYS DEC permit for operation of the disposal facility, and proof of certification to do the scope of work required by this plan. The Vendor will also contract with a professional asbestos monitoring firm to document that the work is being done in accordance with State and Federal regulations and that the material is properly removed from the building, as required by State law.
- Metal materials
- Any other metal material in the building such as furnaces, steam radiators, heavy steel doors etc. will be removed and recycled or scrapped.
- PCBs and Mercury
 - Proper disposal of items containing these materials should be conducted prior to demolition of the structure.
 - Lead Based Paint.
 - Any materials identified in the Pre-demolition Building Materials Survey conducted on the property as containing Lead Based Paint will be abated in accordance with all OSHA regulations. The demolition vendor will provide the location of the final disposal site and a copy of the current NYS DEC permit for operation of the disposal facility.

4. Removal of any on site petroleum containing tanks

Any petroleum containing tanks identified during the initial inspection will be removed consistent with all relevant regulations.

- All of the product will be pumped out of the tanks and disposed of via an appropriate hauler.
- Once the tank is empty, a hole will be cut into the tank
- Any sludge in the tank will be cleaned out, removed from the property, and landfilled as non-hazardous petroleum-contaminated soil.
- The tank will then be crushed and recycled at a scrap metal recycling facility.
- The County will provide DEP with a receipt disclosing where the tank was disposed of.

5. Demolition of structure

Demolition will include the demolition of all the buildings, sidewalks, driveways, ancillary buildings, patios and any other human made improvements on the property. For NYC Watershed properties, the New York City Department of Environmental Protection will be informed at least three business days prior of the date that demolition is scheduled to

commence. Prior to any demolition work starting, any trees, shrubs, or other plants that will interfere with the demolition process will be cut, chipped, and removed from the site. The Vendor will be responsible for making sure that the Safe Work Plan (#11 below) and all other safety policies and procedures are followed. The County's FEMA project coordinator or engineering department shall oversee the demolition work to ensure strict adherence to this plan. During all demolition work, a water truck will be on site to keep a light mist of water sprayed on the features to be demolished to keep the dust down.

- Building superstructures will be knocked down within the footprint of the building using an excavator. Once down, the excavator will size reduce the material by chopping it up with the bucket and/or tracking over it. The size reduction may take up to three (3) complete days in order to ensure cost effective weights for transportation. Once the material has been size reduced sufficiently, it will be loaded onto trucks for removal to a landfill permitted by the State to receive C&D debris. Each truck will have a bill of lading for purposes of tracking each and every load. Once the entire superstructure is removed from the substructure, the substructure units will be demolished.
 - Foundations: If the building has a foundation, any of the exposed foundation will be taken down to two feet below the adjacent grade and knocked into the foundation below. Any concrete floor in the foundation will be broken up into sections no larger than 16 square feet to ensure that the foundation drains water. Concrete sidewalks, surfaced driveways and patios will then be broken up and put in the foundations as well. Once all of the clean fill from the site is placed in the foundation and inspected by NYCDEP, the remaining hole will be filled up with clean fill as defined by Attachment D - Importation of Fill Material onto City Property Guideline.
 - Slabs on grade: If the building was on a concrete slab, the slab will be broken up and removed from the site.
- During all demolition activities, the site will be secured each night by parking equipment in such a way as to prevent access to the site. In addition, orange snow fence will be erected where necessary to prevent easy access to the site. The Sheriff and the local law enforcement agencies will be made aware of the demolition schedule so they can keep an eye on the location as well.
- If archeological deposits, human burial or skeletal remains are encountered on the premises, all ground-disturbing activity shall stop immediately. At that time, the County shall promptly contact the New York State Historic Preservation Office for further direction. For non-NYC Watershed properties, throughout the demolition process, the County shall adhere to the "Memorandum of Agreement among the Federal Emergency Management Agency, the New York State Historic Preservation Officer, the New York State Division of Homeland Security & Emergency Services, and the County of Delaware."

The County shall be responsible for and will maintain a written record of all of the waste that is removed from the site and all of the notable actions that were taken during the demolition process.

6. Removal of other site improvements or debris

The City will provide the County with a Pre-Closing Site Inspection sheet which will identify improvements and debris that need to be removed prior to Site restoration. In addition to the residence there may be other items that require removal (fences, debris piles, garages...).

7. Site restoration

Upon the demolition of all the human made improvements on the site, it will be reclaimed. The reclamation will be grading the disturbed areas so that they meet the grades of the adjacent area. Once graded, the disturbed areas will be top soiled, seeded and mulched. The topsoil will come from an approved supplier after it has been approved as clean fill as defined by Attachment B - Importation of Fill Material onto City Property Guideline. The topsoil will be a blend of topsoil and compost to ensure a good grass and sod cover. The topsoil will be spread in a layer that approximately 6 inches deep. The site will then be seeded and mulched with a conservation seed mixture. After the grass gets established, the site will be rolled with a light roller to smooth the site and depress any rocks that might be problematic for future mowing.

Acknowledging that these properties are all located within the floodplain, the County shall take appropriate precautions to prevent erosion or washout of the placed soil until proper stabilization is achieved. Should such erosion or washout occur before stabilization is complete, the County will re-grade/refill, seed, and/or re-stabilize the site. The quantity of imported soil shall be the minimum amount required to achieve the proper site grading.

8. Fuel Hazard

Materials brought on site may include gasoline & diesel fuel. Safety Data Sheets for these materials will be made available onsite. All chemical/petroleum spills will be reported to the NYC DEP Project Manager, Rob Every @ (845)- 340-7831, or email REvery@dep.nyc.gov; If the Project Manager is unavailable, please contact Duncan Schmitt @ ph. (845)-340-7870 or email DSchmitt@dep.nyc.gov; All spills must also be reported to the NYS DEC Spill Hotline @ (800)-457-7362. Spill kits appropriate for cleaning petroleum spills shall be onsite throughout the demolition. Any waste resulting from spill cleanup will be properly disposed of.

9. Final Inspection

The County will notify the City when all site work has been completed and the site has been seeded and mulched.

10. Site Specific Safe Work plan (see next page)

Site Specific Safe Work Plan

(To be completed as a Word Document, not hand written).

Property details:

Name of Seller: _____

Town of: _____

NYSDEP ID#: _____

1. General Site Information
 - a. Description of structures, improvements and items to be removed (attach a survey excerpt or other site plan showing location of structures) :

 - b. Description of access and traffic concerns during demolition and how they will be addressed:

2. List of contacts with affiliation (i.e. project manager, , subcontractors)

3. Detailed scope of work which should include:
 - a. Detailed description of tasks or operations to be performed.
See above at Sections 1 through 9.

 - b. Step by step procedure for tasks or operations.
See above at Sections 1 through 9.

 - c. Materials and equipment needed for tasks or operations.
(list machinery and materials required)

 - d. General requirements not covered elsewhere in the Safe Work Plan including tasks or operations-specific training requirements (Lock Out-Tag Out, hotwork and Permit Authorized Individual, confined space entry, competent person, etc.)

 - e. Reference to any standard operating procedures or reference guides (i.e. NY Standards and Specifications for Erosion and Sediment Controls).

4. Hazard analysis of work (physical, biological, chemical and radiological) (i.e. asbestos, lead paint, chimneys, steep slopes or unstable bank areas, floodplain etc.)

5. Work practices to address hazards (i.e. equipment and Personal Protective Equipment, safety procedures, emergency procedures, action levels/alarms, engineering and administrative controls) identified in 4 above.

6. Safety precautions and training needed (i.e. Emergency Action Plan, Risk Management Program, restricted areas, etc.).

7. Environmental information (i.e. chemical and petroleum transport, storage and containment, waste management, permits, and spill procedures).

8. Emergency planning information (emergency contact numbers, what to do in case of a spill, hospital map, etc.).

9. Applicable documents. Attach or list documents referenced in the Safe Work Plan such as:
 - a. Safe Entry Plan (SEP) for the site
 - b. Standard Operating Procedures for tasks to be performed
 - c. Safety Data Sheets
 - d. DEP EHS Policy and Procedure documentation (attachments or procedures developed or to be used in accordance with DEP policy such as Lock Out Tag Out procedures, confined space evaluations and permit, hot-work permits, etc.).

10. Please provide a detailed explanation for any items encountered that are not considered in this document.

