



Q&A About Kensington Condominium Development

SOIL REMOVAL

Q How much material needs to be removed?

A To build the parking garage, 40,000 cubic yards of material has to be removed. That material includes: 20,000 cubic yards of contaminated soil, 10,000 cubic yards of uncontaminated soil and 10,000 cubic yards of rock.

Q What is in the contaminated soil?

A The contaminated soil contains volatile organic compounds (VOC), semi-volatile organic compounds and metals.

Q How can we be sure that residents will not be exposed to contaminants during soil removal process?

A No work can begin until the Village receives proof of approval by the New York State Department of Environmental Conservation (DEC) of a Remedial Action Work Plan proposed by the developer. Daily on-site monitoring is required and all monitoring reports will be forwarded to DEC. All companies involved in the actual handling of contaminated materials will be fully licensed and authorized by DEC. All material removal trucks will be covered and a tracking pad will be installed at the construction site's egress point.

TRAFFIC

Q Will the cleanup and construction activity increase truck traffic on Sagamore Road?

A All efforts will be made to route construction traffic south via Kraft, but alternate routes may be necessary.

Q How many trucks each day?

A 8-10 trucks taking approximately 2-3 trips per day.

Q What arrangements will be made to avoid cueing?

A No cueing is anticipated. Careful and timely scheduling anticipates that trucks will be loaded and sent back out as soon as they arrive.

Q Will pedestrian access be interrupted?

A No. The developer will create temporary sidewalks and crosswalks to insure pedestrian access and safety.

CONSTRUCTION

Q When will construction actually start?

A July 7.

Q How long will each phase take?

A Soil removal: 10 weeks. Rock removal: 8 weeks. Parking garage: 6 months. Condominium: 12 months. Total start to finish: 22 to 24 months.

Q Will there be blasting?

A Blasting is the preferred method because it creates much less noise and takes much less construction time. Christ Church and neighboring property owners will be part of a pre-blast survey.

Q What about dust?

A Daily dust monitoring is an integral part of the remedial Action Work Plan. There will be additional dust monitoring in and around Christ Church. Galli Engineering and Walter Sedovic Architects, the latter being architects for Christ Church, will oversee all dust monitoring efforts.

Q Is the Developer taking any additional precautions to protect Christ Church?

A Yes. The organ room will be shut down, and sealed for the duration of the cleanup and most of the garage construction. Mr. Fareri has agreed to make a donation to Christ Church to cover the cost that the Church will incur as a result of their having to lease a temporary sound system. That donation will be approximately \$70,000.

Q Where will the construction workers park?

A Initially, all workers will park within the construction site. When construction of the condominium starts, workers will park in the newly built parking garage. The developer is also planning to lease/rent additional space from neighboring co-op associations.

Q Won't Kensington Road be dark in the evenings if the developer takes down the existing street lighting?

A No. The developer plans to install temporary lighting on its construction fence, providing illumination onto Kensington, similar to the temporary lighting installed by the construction crews at Lawrence Hospital.