

# Medenbach & Eggers

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October 23, 2019  
Nancy Herter  
New York State Division for Historic Preservation  
Peebles Island Resource Center  
One Delaware Ave North  
Cohoes, NY 12047

Re: 850 Rt. 28, Proposed Manufacturing Facility, Kingston, NY

Dear Ms. Herter,

As per your phone conversation with our office on October 22nd, 2019, I am sending you the below explanation of the work to be done on the site.

## 1. General Description

850 Route 28 LLC ("the applicant") proposes to construct a manufacturing facility for steel and precast concrete bridge decking for road and bridge projects throughout New York State. The 110-acre project site, zoned for commercial and industrial use, is an unreclaimed quarry heavily scarred by mining operations conducted during the 1950s to the 1970s. The proposed area of disturbance will occupy approximately 37.7 acres (34%) of the site and lies primarily within the footprint of the former mine. The remaining 75 acres of the site will remain undisturbed and serve as a buffer between the proposed facility and adjoining properties. The existing vegetation and general topography of the site and surrounding area shields the site from view of Route 28 and neighboring properties. The applicant will adhere to all NYS environmental regulations and intends to obtain all required permits, including a pollution prevention plan designed in accordance with SPDES GP-15-02.

The initial Site Plan application was submitted to the Town of Kingston Planning Board (PB) on July 18, 2018. The initial Public Hearing was conducted on March 18, 2019,

with subsequent hearings held through July 15, 2019. A Negative Declaration under the State Environmental Quality Review Act (SEQRA) was issued on March 20, 2019. The PB rescinded the Negative Declaration on August 19, 2019 due to information submitted by the public.

## 2. Manufacturing Operation

There is currently one building, a parking/storage area and a long driveway on site. The facility is approved by the Town of Kingston for "Heavy Equipment Storage with Maintenance Building". The applicant proposes to redevelop the unreclaimed quarry as a manufacturing facility with two new 120,000 SF steel and pre-cast fabrication buildings. Each new building will have a 100-ft wide paved area for truck passage and storage for materials on each side, with a 170-ft wide paved area at either end for truck movements in and out of the buildings. All manufacturing operations will occur within the building, with the hours of operation as follow:

- Shift #1 - 6am to 2pm;
- Shift #2 - 2pm to 10pm and
- Shift #3 - 10pm to 6am.

Shifts #1 and #2 will be comprised of both indoor and outdoor work, with most of the work to be conducted within the warehouses.

Shift #3 duties will be primarily conducted indoors and includes maintenance, upkeep, set up, break down, removal of materials and safety duties. Of the fifteen (15) employees working the third shift, two to four will be outside on an as needed basis operating the forklift and other yard operations.

## 3. Rock Removal

The 110-acre site was formerly a quarry with approximately 56 acres of disturbance. Approximately 26 acres of the quarry is now exposed/shallow bedrock, with 10'-40' highwalls, compacted processing areas and large amounts of scattered and stockpiled rock rubble, some of which is marginally revegetated with brush and small trees. The proposed project area encompasses 37.7 acres of the site and lies primarily within the footprint of the former quarry. The proposed project requires the preparation of two-level areas for two proposed 120,000 SF manufacturing buildings. Most of the stone excavated during site preparation will be processed onsite and either be used for fill material needed to level the site or used for the concrete required for the proposed



precast beam manufacturing. It is anticipated that there may be approximately 62,000 CY of excess rock generated during Phase 1 of the project and additional  $\pm 100,000$  CY of excess rock generated during Phase 2. This projected  $\pm 162,000$  CY of excess material is proposed to be removed from the site. All excavation is for the sole purpose of constructing the two manufacturing buildings and is therefore an exempt activity as defined in Article 23, Title 27, Section 23-2705 of the NYSDEC Mined Land Reclamation Law.

Excavators can remove the existing piles of loose rock within the project area, but blasting will be required to remove the balance. At peak rate, the applicant anticipates blasting approximately 20,000 to 30,000 CY of rock per month, with one drill rig on site to prepare the blast holes. Initial blasts will be smaller while baseline vibrational and airblast levels are assessed, with a maximum frequency of no more than once a week. Once the maximum blast size is determined, the number of blasts should decrease to once per month. One or two mobile crusher units with maximum throughput volumes of 110 tons/hour will process and screen some of the rock. At the proposed rate of extraction, the duration of blasting and drilling activities will be approximately two years.

More broadly, Phase 1 site preparation is anticipated to be completed within 12 months. Construction of the first building will start immediately thereafter, and the first of the two proposed buildings is expected to be operational within two years of breaking ground. Excavation for Phase 2 should begin immediately upon completion of site preparation for Phase 1. Total time for site preparation is estimated to be 2-3 years, with total buildout to be completed within 4 years. The proposed building in Phase 1 will be used for steel and concrete fabrication. The proposed building for Phase 2 will be used for steel fabrication.

In order to mitigate the impacts to neighbors and hikers on the adjacent trails during construction, drilling and blasting activities will occur only during the 2-3 years of site preparations and will be limited to weekdays from 7AM to 7PM. There will be no drilling or blasting on weekends or holidays. No blasting or additional rock removal will occur after site preparation is complete.

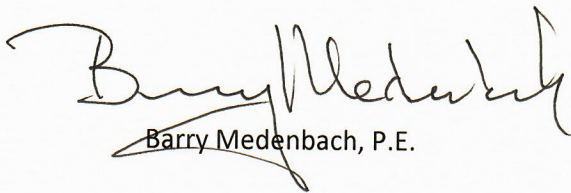
#### 4. Recreational Trails and Trail Easement

There is an existing series of trails on the NYSDEC Onteora Lake parcel located on the westerly bounds of the project site. Open Space Institute (OSI) has recently acquired a

parcel on the northeasterly bounds of the project site and has proposed a series of trails to be built on this parcel sometime in the future. It appears that OSI will offer this parcel to the NYSDEC in order to be incorporated in the Bluestone Wild Forest. There is also a deeded trail easement (L. 1946, P. 202) extending across the driveway of the project site. The location of this trail easement is not clearly defined but it appears that the easement is intended to connect the Onteora Lake parcel to other NYSDEC lands on the easterly side of the access to 850 Route 28. The applicant is willing to work with the NYSDEC in determining an adequate location for this pedestrian right-of-way and will fully honor this agreement. A note to this effect is included in the site plan.

If you have any questions, please let me know.

Yours truly,

A handwritten signature in black ink, appearing to read "Barry Medenbach". The signature is fluid and cursive, with a large initial "B" and "M".

Barry Medenbach, P.E.

Cc: Tom Auringer  
Dominic Cordisco, Attorney  
Joseph Diamond, Archaeologist