

up Hudson Valley Region



President & CEO
Anthony Campagiorni



Hudson Valley EDC
555 Hudson Valley Ave., Suite 106
New Windsor, N.Y. 12553
(845) 220-2244 / Fax (845) 220-2247
acampagiorni@hvedc.com
www.hvedc.com

DESIGNED BY BEATTY, HARVEY & ASSOCIATES E.W. Howell completes \$20m Greenburgh library project



300 Tarrytown Rd., Greenburgh

GREENBURGH, NY E.W. Howell Co., Inc. completed town's new library which opened to the public on December 15, 2008. This \$20 million project consisted of doubling the existing building's s/f from 22,500 s/f to 45,000 s/f while upgrading the existing library to house a collection of 186,000 items.

Although not LEED certified, the building has sustainable features including:

- An underground closed loop geothermal system which lowers day to day heating and cooling costs for a long term savings.
- Automatically controlled lighting that dims the lights in the main

reading room in the daytime and save electricity.

- Local materials which helped reduce trucking costs.
- A lobby floor made from recycled rubber tires.

Beatty, Harvey & Associates designed the new library which includes 28-ft. glass walls and a curving roofline on its new eastern wing, a 140-ft. long reading room, and a cantilevered canopied roof over the main entrance.

The building is situated on a 300 Tarrytown Rd. (I-287) in Westchester County, and after a 22-month renovation stands ready to offer programs to the community for years to come.

Jacono joins Prud. Rand as licensed R.E. salesperson

YONKERS, NY John Jacono has joined Prudential Rand Commercial Services as a licensed real estate sales-



John Jacono

person.

He is the chair of the Yonkers Republican committee and has a career in public service. Prior to joining Prudential Rand, he was a licensed real estate sales person with Avondale Real Estate, where he began

his commercial real estate career four years ago. He is also a trustee of the Yonkers Public Library and a member of the Purchase College council. He is also a former city councilman, church pastor, acting superintendent of schools for the Greenburgh-New Castle Union Free School District and former chairman of the board of Family Services Society of Yonkers.

He has a bachelor's degree from City College of N.Y. and a master's of religious education from Drew University in Madison, N.J. Jacono also has a degree of advanced studies in supervision and administration from the State University of N.Y. at New Paltz.

•for full story visit nyrej.com•

SBS launches 10,000 s/f office space in Scarsdale

SCARSDALE, NY Stark Business Solutions (SBS) will expand its presence in southern Westchester and open its fourth site in the county. SBS currently operates sites in White Plains, Mount Kisco and Harrison. The SBS Suites of Scarsdale will occupy 10,000 s/f at 2 Overhill Rd.

Stark Business Solutions will occupy more than 55,000 s/f of office space in locations throughout the county.

Formerly occupied by Citi Smith Barney, the SBS Scarsdale Suites has 25 offices and two conference rooms. Five businesses have already taken office space at SBS Scarsdale. Three of those businesses are hedge funds, and two are consulting firms in the pharmaceutical and management arenas. Customized trading floors will be installed to accommodate the hedge funds.

•for full story visit nyrej.com•

Are you contemplating subdividing a land parcel?

ve Vincent Ettari



Vincent A.
Ettari, P.E., P.C.

Part three continued from the January 27, 2009 Upstate edition of the New York Real Estate Journal.

When your site engineer is laying out the water supply system, he will need to know what is present beneath the ground. Is the bedrock in the area shallow? If so, then blasting might be required during the installation of the water mains. Since blasting is expensive and dangerous, it might be better to propose that fill be imported to the site and laid-down where roadways will be built and where water mains will be laid. The USDA Soils Maps and Manuals will give your site engineer some data with regard to the depth to bedrock. The best method for obtaining this data which will be needed to plan the water system is still the on-site digging of test holes. Their positions should then be transposed onto the subdivision plat so that the site engineer knows what the bedrock depth is at various locations.

The location of bedrock is not the only item which is of concern. Perhaps there are pre-existing utility lines running through the site. Certainly, there will be utility lines in the exiting road from which your proposed roadway system will draw its access. The existing roadways may have storm drainage lines, sanitary sewerage mains, gas lines, electrical lines, etc. The locations of these other systems must be accurately determined to ensure that the proposed water supply system does not interfere with those other existing pipes and conduits. You will not want your contractor to damage any existing utility lines as he excavates the trenches for the water mains.

It is required by the NYS Industrial Codes that before any excavation work is done (this would include the auguring or digging of test and observational holes), that a "Code 53" be called-in to the clearing station. The local municipal engineering dept. will be able to provide you with the central telephone number for the service in the area. Code Rule 53 is actually NYS Code Rule 753. You are required to call that number two to ten days in advance of the start date. The Code

53 Center will then notify all of the local utilities and municipal agencies of your intent to do excavation work. Those utilities and agencies will then send out personnel who will mark the location of their subsurface facilities. The excavation activities may only be commenced after the utilities have all been marked (Section 753-3.3). As the excavation progresses, it may become necessary to make additional calls to the "One-Call Notification System."

Once all of the preliminary work has been done, work may commence. With regard to water mains, the primary operation will consist of digging the trenches, installing the mains, testing the pipes, and then backfilling the mains.

The width of the trench should be at least 18 inches wider than the diameter of the pipe which is to be laid in the trench. The pipe will need to rest on a bed of sandy, granular material. Often, the term "select fill" is used. Where you see that term, think of sand and you will be using the right type of soil as a bedding material for the water mains. The trench should be dug to a depth of about four inches below the lowest point of the pipe to ensure that an adequate layer of bedding material is placed beneath the pipes. The bedding material must be continuous and uniform (10-State Standards: Section 8.7.2). The bedding material must be properly compacted. This is important since water mains shouldn't be subject to movement once they are buried.

When the trench is dug, there are certain rules which must be followed to ensure that the workers who lay the pipes in the trenches are protected. Those rules can be found in the NYS Industrial Code (Industrial Code Rule 23) and in the Code of Federal Regulations (the OSHA Code). Once the depth of a trench exceeds certain limits, proper sheathing must be installed. It may be tempting to not follow the requirements of these two codes in the interest of saving money. However, rest assured that if an OSHA inspector determines that you have not followed an applicable provision in the OSHA code, the fines which could be levied against your firm will often be far greater than the money which was saved by not conforming to the requirements of the code. Also, if a person becomes injured (or, even killed) due to the collapse of a trench, you, the owner or developer, may become the target of the resulting legal claim.

Water mains are subject to "reac-

tions" and "forces" at bends, "T" connections, hydrants, and dead ends (to name several places). These "reactions" many times result from a phenomenon called "water hammer." A discussion of water hammer is beyond the scope of this article. However, what is within the purview of this article is that such forces must be properly accounted for to ensure that the water mains will not separate and develop leaks. Water hammer is usually accommodated for by installing treaded rods or by installing "thrust blocks" (10-States Standards; Section 8.7.4). Leaks caused by water hammer are a chronic problem in older water systems. Don't let that become a problem in your water system.

When the newly laid water mains are backfilled, sandy fill should be used. The sandy fill should be placed so that the select material will extend for at least a foot above the top of the pipe. The remaining backfill need not consist of select material. All of the backfill material must be compacted by vibration, tamping, puddling, or rolling. Care must be taken to ensure that the water mains are not damaged during this process. Many municipalities require that samples of the proposed backfill soil be submitted to the municipal engineering office for examination and approval before the material may be used. It is better to proceed slowly and ensure that all of the material is acceptable than to have the municipal engineer require that all of the water mains be dug-up and that new select fill be placed.

As the pipes are being laid and backfilled, your contractor must be careful that he does not damage the pipes, or any of the fitting and appurtenances which are associated with a water distribution pipe network. Pipes and other fitting should not be dropped or dumped into trenches. The pipes are often coated to ensure that they will not deteriorate after they have been placed in the ground. All of the pipes and fitting should be properly and thoroughly cleaned. They must be laid on the bedding material such that they are fully supported for their entire length. Any deflection of a pipe after it is installed could result in a water main break.

Part four to be continued in the March 24, 2009 Upstate edition of the New York Real Estate Journal.

Vincent Ettari is the president of Vincent A. Ettari, P.E., P.C., Shrub Oak, N.Y.