

# Have a Question?

## Please fill out an index card!

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- In an effort to address as many questions as possible, questions can ONLY be submitted in writing.
- Once filled out, hold your card up and a staff member will collect it.

YOUR NAME
YOUR ADDRESS
QUESTION:

- WebEx participants can submit their question using the meeting chat.

# Penfield Pavilion FEMA & DEEP Remediation

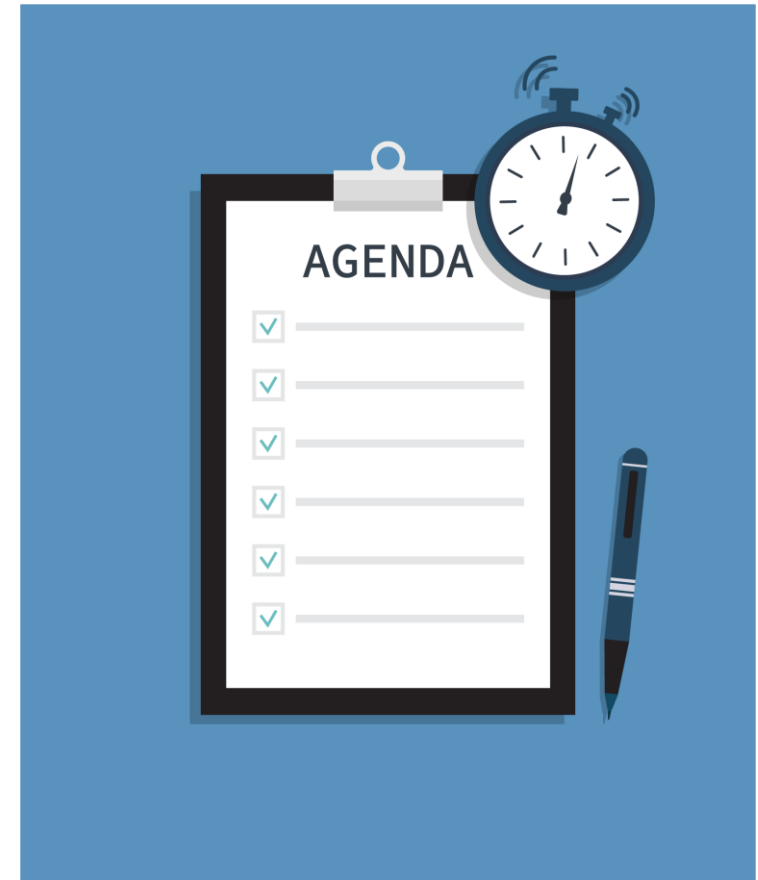
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# Agenda

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- Introduction
- History of Pavilion
- Next Steps
- Resiliency
- FEMA Introductions
- Q&A



# Building History

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- Fall 2006 – Town wide discussions began regarding rebuilding the original Penfield Pavilion.
- Summer 2011 - A new Penfield Pavilion was constructed, costing the Town nearly \$5 million.
- October 2012 – Penfield Pavilion was severely damaged during Hurricane Sandy
- December 2015 - FEMA determined the Town would be eligible for \$4.3 million in reimbursement towards reconstruction of Penfield based on an approved project scope of work (SOW).
- February 2016 - Construction started on rebuilding the Pavilion with a scope of work that was different than what FEMA originally approved.
- August 2016 – FEMA sent written notice that the revised scope of work may not comply with local and NFIP regulations and commencing the revised SOW without FEMA approval violates the reimbursement conditions. Construction continued despite FEMA's notice.

# Building History

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- March 2017 – Penfield Pavilion reopens costing \$7.3 million
  - 4.5 years after being damaged by Hurricane Sandy
- November 2018 – FEMA confirmed the town is ineligible for reimbursement and reconfirmed the town's noncompliance with floodplain management.
- January 2019 – The town submitted its first appeal to FEMA's decision
- June 2019 – FEMA denied the town's appeal.
- August 2019 – The Town submitted its second appeal to FEMA's decision
- June 2021 – The town was notified that FEMA denied the town's second appeal and reinstated the NOV.
- July 2021 – My administration begins discussions with the flood plain management regulations that were previously ignored.

# “Julian Fill” – Penfield Pavilion

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- Penfield Pavilion is subject to the testing and remediation requirements in the Consent Order because “Julian Fill” was used under Penfield Pavilion and in certain areas in the parking lot.
- The town has reached an agreement with DEEP/EPA on a remediation plan for complete removal of the contaminated “Julian Fill” from under the building and “hot spot” removal in the parking lot.

# Notice of Violations (NOV)

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- **FEMA NOV**

Issued an NOV saying the main building structure (**excluding the locker room portion**) was non-compliant. Specifically, because “the town placed horizontal grade beams above the natural grade..”

- **DEEP/EPA NOV**

Under the executed consent order, the town is legally required to remove all “Julian Fill” under the building

# What is a Pile Foundation?

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- A pile foundation is a series of columns inserted into the ground to transmit loads to a lower level of subsoil.
- A pile is a long cylinder made up of a strong material, such as Timber.
- Piles are driven into the ground up to 30 feet to act as a steady support for structures built on top of them.

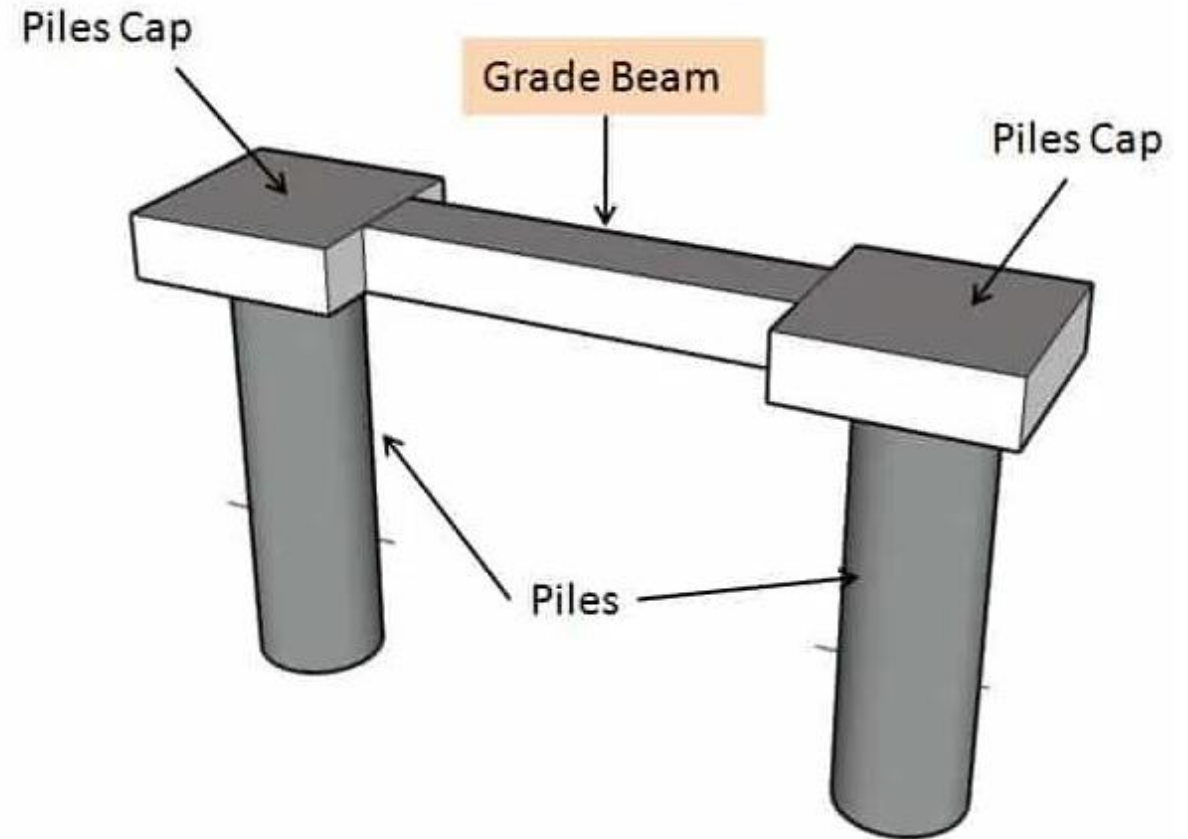




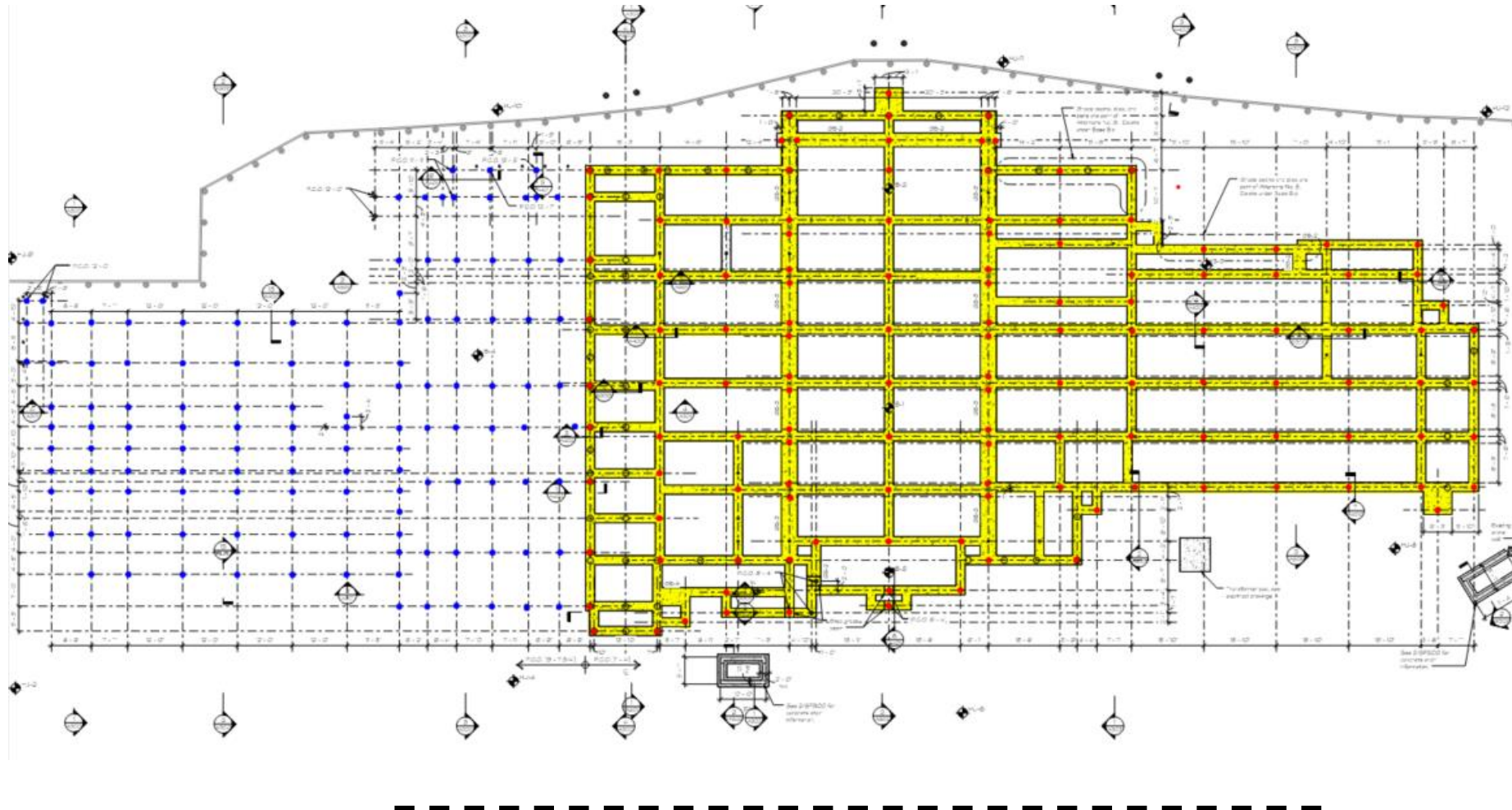
# What is a Grade Beam?

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- A grade beam is a beam that is built at grade level (earth level) mostly used for buildings with piles to connect pile caps to each other.
- Grade beams are made of reinforced concrete which acts as horizontal ties between pile caps.



# Existing Foundation Plan



Yellow = Grade Beams  
Red Dots = Piles under Main Building  
Blue Dots = Piles under locker Rooms

Fairfield Beach Road

# Existing Elevations



# Option 1: Maintain Building Remediate & Fix Foundations

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## “Julian Fill” Removal

To be in compliance with DEEP/EPA, the Town must remove all contaminated material beneath the building:

*Estimated Cost*  
**\$5 million**



## Construction Requirements

(examples below)

- Demo & Reinstall Building Skirting
- Demo & Reinstall of Decks and Ramps
- Temporary Supporting of Roof Decks
- Temporary Support of Building
  - Dewatering
- Permanent structure support

*Estimated Cost*  
**\$3.5 Million**



## FEMA NOV

To be in compliance with FEMA regulations, the town must relocate the grade beams to elevation 8’:

*Estimated Cost*  
**\$3 million**

**TOTAL: \$11.5 Million**

# Option 2: Demo Building Remediate & Rebuild Basic Necessities

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## Demolish Building & Foundations

To be in compliance with FEMA regulations, the town will demolish the Main Building and remove foundations (excluding the locker rooms)

*Estimated Cost*  
**\$2 million**



## “Julian Fill” Removal

To be in compliance with DEEP/EPA, the Town must remove all contaminated material:

*Estimated Cost*  
**\$4 million**



## Basic Necessities

Rebuilding basic necessities to current FEMA regulations:

- Lifeguard shack
- Concession
- Bathrooms
- Covered Deck

*Estimated Cost*  
**\$2.5 million**

**TOTAL: \$8.5 Million**

# Benefits of Penfield Pavilion

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- 150+ Events a Year
  - Weddings, Fundraisers, Holiday Parties, Mitzvahs, Birthdays, Business meetings, Funerals, Retirements, Reunions
- Concession Stand
- Changing Stations/Locker Rooms
- Restrooms
- Park & Rec events & Town activities
- Covered deck utilized by residents of all ages
- Total Rental Revenue – \$400K/year



# Resiliency at Penfield Pavilion

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- Resiliency at Penfield is a separate issue from resolving the NOV.
- The Town has committed to hiring a coastal engineering firm to update previous resiliency studies.
- Once preliminary designs have been established, the town will review the designs with DEEP/EPA & FEMA.
- Any acceptable designs will then be discussed with the public

# In Summary

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- My administration is committed to complying with all federal and state laws and regulatory agencies.
- Agreement has been reached with DEEP/EPA on remediation of “Julian Fill”
- FEMA has made it clear that the NOV needs to be addressed as soon as possible.



