

Right to Know/FOIL

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Sustainable Materials Management, Inc.
2 Bayview Road
Town of Cortlandt, New York 10567
(914) 592-4129

January 24, 2018

Ms. Loretta Taylor, Chair
Town of Cortlandt Planning Board
Town Hall, 1 Heady Street
Cortlandt Manor, NY 10567

Re: Project Narrative
Site Development Plan Application
Sustainable Materials Management, Inc.
2 Bayview Road
Cortlandt, New York
Tax Map Designation: 22.19-1-1

Dear Chair Taylor and members of the Planning Board:

Sustainable Materials Management, Inc. ("SMM") has proposed to operate a Source-Separated Organic Composting facility at 2 Bayview Rd, in the Town of Cortlandt Manor. This facility would be the first approved composting facility in Westchester County and the closest composting facility like this is in Kingston, NY.

What we are proposing is operating a composting facility that mixes Tree Debris waste (shrubs, branches, trunks, and other woody vegetation) that is generated and collected by the Town of Cortlandt and other like entities, with food scraps collected by CRP Sanitation, or dropped off by residents at the Residential Drop-off Area at our facility. CRP will target specific establishments that generate food scraps (restaurants, diners, large institutions, schools, zero waste events & local farmer's markets) for participation in this program. The food scraps collected by CRP will be separated at the source, and subjected to two inspections by trained staff at our facility, prior to becoming a component of the composting process.

This process, used to turn the raw materials into mature compost, is known as "Aerated Static Pile Composting". This process combines food scraps with bulking agent (processed Tree Debris). The mix is prepared in a C:N ratio of approximately 2.5 to 1 for carbon (trees, brush, leaves) to nitrogen

(food) and placed on perforated pipes connected to an air blower. Air is blown into the pile at specific time intervals to keep the pile in an aerobic state, which allows micro-organisms to break down the raw materials into finished stable compost.

How important is Compost?

Organic materials make up approximately 30% of the waste stream in the United States by volume. Trees, logs, brush, grass, and leaves constitute half of the organic materials generated in this country. For over 30 years, recycling programs across the country have been established to separate out the trees, brush, grass and leaves from the waste stream. Food Scraps make up the other 15% by volume, but accounts for 75% of the weight. Each person in the United States discards 1.3 pounds of food EVERY DAY, which amounts to 475 lbs. per person, per year. Most municipalities pay by the weight for disposal of their trash. Eliminating the heaviest part of the waste stream can be a real cost-savings for municipalities. With this project, SMM is looking to create an avenue for private and public interests alike to save on disposal costs and increase recycling rates in a safe and sustainable manner.

What is Compost?

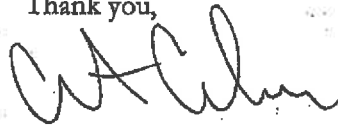
Compost is a hummus-like organic matter resource that has the unique ability to improve the chemical, physical and biological characteristics of soils. The benefits of using compost as a soil amendment are vast! Compost improves soil structure, porosity and density, creating a better plant root environment. It increases water infiltration and permeability in heavy soils as well as improving water holding capacity, reducing water loss and making nutrients more plant available. Compost supplies significant quantities of organic matter and a variety of macro and micro nutrients as well as beneficial microorganisms. It buffers soil pH and improves cation exchange capacity of soils and growing media, improving their ability to hold nutrients for plant use. Lastly it binds contaminants within the organic matter and helps to suppress disease. Compost is ideal for top dressing of lawns and athletic fields that are prone to soil compaction from heavy use. In vegetable gardening and plant establishment compost reduces fertilizer needs and increases yields. All these benefits can be derived from products that were previously thrown away in the trash, truly a sustainable program.

The NYS Department of Environmental Conservation regulates Material Recovery Facilities, including Composting. These facilities may be classified: Exempt, Registered or Permitted. The facility we propose is a Registered Facility. Registered facilities may accept up to 5,000 cubic yards of food scraps per year depending on the Registration granted for five years. We do not envision at the moment ever exceeding the Registered Facility level. NYSDEC Registered facilities are highly regulated. Along with the limits on amount of material, the DEC Part 360 Rules and Regulations include specific performance criteria through which the compost meets PFRP (process to further reduce pathogens) requirements, limits the amount of time materials can be stored, as well as testing of finished the product.

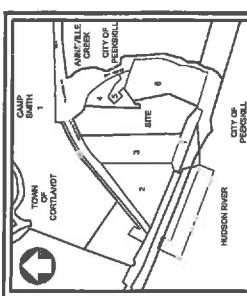
When fully operational, we envision a program that includes local school participation. We currently service the Edgemont School District and haul their food scraps to the Kingston Facility. That program is run 100% by the students. Other school districts, including the Scarsdale School District and Hastings School District have similar programs. All of these programs were started at the Elementary School Level and have expanded upward, so people of all ages are able to participate. We also are open to including secondary school age young adults to actively participate in the composting process for inclusion in any STEM Educational programs in conjunction with the Syracuse University Environmental Finance Center. The final piece our vision is the community participation aspect. We will market a program to the local community where residents pay a yearly fee to acquire a "Season Pass." Residents who participate will be given tools to separate out their kitchen food scraps. They will be allowed to drop off unlimited amounts of food scraps or other compostable materials at a designated "Drop-Off Location" on our property. In return, they will be entitled to a to pre-determined amount of finished compost to use at their residence for gardens, lawns, planting beds, flower pots, etc. The amount of compost given back to participants will far exceed the market rate compost when weighed against the participation fee. We have found that there are a lot of people who are interested in composting, but don't have the time, space or knowledge to achieve it. This program allows residents to participate in and benefit from composting without the need to "get dirty".

We feel this facility has the potential to be a great example of Public/Private entities working together, to share resources to make a difference in providing sustainable environmental solutions in a fast-changing world. If you have any questions, feel free to contact me at (914) 592-4129.

Thank you,

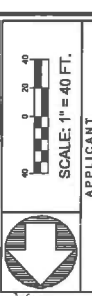


Anthony Carbone
General Manager
CRP Sanitation, Inc.
Sustainable Materials Management, Inc.



ADJACENT PROPERTY INFORMATION

1	2218-1-1	2218-1-1
2	2218-1-2	2218-1-2
3	2218-1-3	2218-1-3
4	2218-1-4	2218-1-4
5	2218-1-5	2218-1-5
6	2218-1-6	2218-1-6
7	2218-1-7	2218-1-7
8	2218-1-8	2218-1-8
9	2218-1-9	2218-1-9
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17	2218-1-17	2218-1-17
18	2218-1-18	2218-1-18
19	2218-1-19	2218-1-19
20	2218-1-20	2218-1-20



APPLICANT
SUSTAINABLE MATERIALS MANAGEMENT, INC.
 2 BAYVIEW ROAD
 CORTLAND MANOR, NEW YORK 10567

REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	1/17/2018
2	REVISED TO SHOW CHANGES TO THE PLAN	1/17/2018
3	REVISED TO SHOW CHANGES TO THE PLAN	1/17/2018
4	REVISED TO SHOW CHANGES TO THE PLAN	1/17/2018
5	REVISED TO SHOW CHANGES TO THE PLAN	1/17/2018

PROJECT INFORMATION

SECTION: 2218-1-4
 BLOCK: 1
 LOT: 4
 DRAWING: 2018-001
 PROJECT: COMPOSTING FACILITY
 DATE: JANUARY 17, 2018
 JOB NO.: 171208



CRONIN ENGINEERING
 PROFESSIONAL ENGINEERING & ARCHITECTURE
 (914) 756-3664
 39A Rio Lane
 Cortland Manor, New York 10567

COMPOSTING FACILITY
SITE PLAN FOR SUSTAINABLE MATERIALS MANAGEMENT, INC.

LOCATION:
 2 BAYVIEW ROAD
 CORTLAND MANOR, NEW YORK

SHEET 2 OF 2 **SP-2.1**

MUNICIPAL APPROVAL

THE PLANNING BOARD HAS REVIEWED THIS PLAN AND SET OF DRAWINGS IN CONFORMANCE WITH THE PLANNING BOARD RESOLUTION APPROVAL AND WITH THE CITY OF CORTLAND POLICIES OF THE TOWN OF CORTLAND, NEW YORK. THE BOARD HAS CONSIDERED THE PUBLIC INTERESTS, INCLUDING PUBLIC HEALTH AND SAFETY, CONSERVATION OF THE RESOURCES, AND THE RESPONSIBILITY OF THE DESIGN PROFESSIONAL WHO HAS SIGNED AND SEALED THE DRAWINGS.

REVIEWED BY THE DEPARTMENT OF ENVIRONMENTAL SERVICES:
 DIRECTOR ON BEHALF OF THE REPRESENTATIVE: _____ DATE: _____
 REVIEWED BY THE DEPARTMENT OF TECHNICAL SERVICES:
 DIRECTOR ON BEHALF OF THE REPRESENTATIVE: _____ DATE: _____

APPROVED BY RESOLUTION NO. _____ OF THE PLANNING BOARD, IN THE TOWN OF CORTLAND, NEW YORK, ON THIS _____ DAY OF _____, 2018. SUBJECT TO ALL REQUIREMENTS OF THE TOWN OF CORTLAND, NEW YORK, AND TO ANY CHANGES, MODIFICATION OR REVISION IN THE PLAN, ON THE BASIS OF THE PLAN AS APPROVED BY THE BOARD.

SIGNED THIS _____ DAY OF _____, 2018. PLANNING BOARD MEMBER: _____

PARKING DATA CHART

TYPE	REQUIRED	PROVIDED
CAR (MINIMUM REQUIRED)	10	10
CAR (MAXIMUM ALLOWED)	10	10
CAR (MINIMUM REQUIRED)	10	10
CAR (MAXIMUM ALLOWED)	10	10
TOTAL REQUIRED	10	10
TOTAL PROVIDED	10	10

7000'S DATA CHART - ZONE M-1A

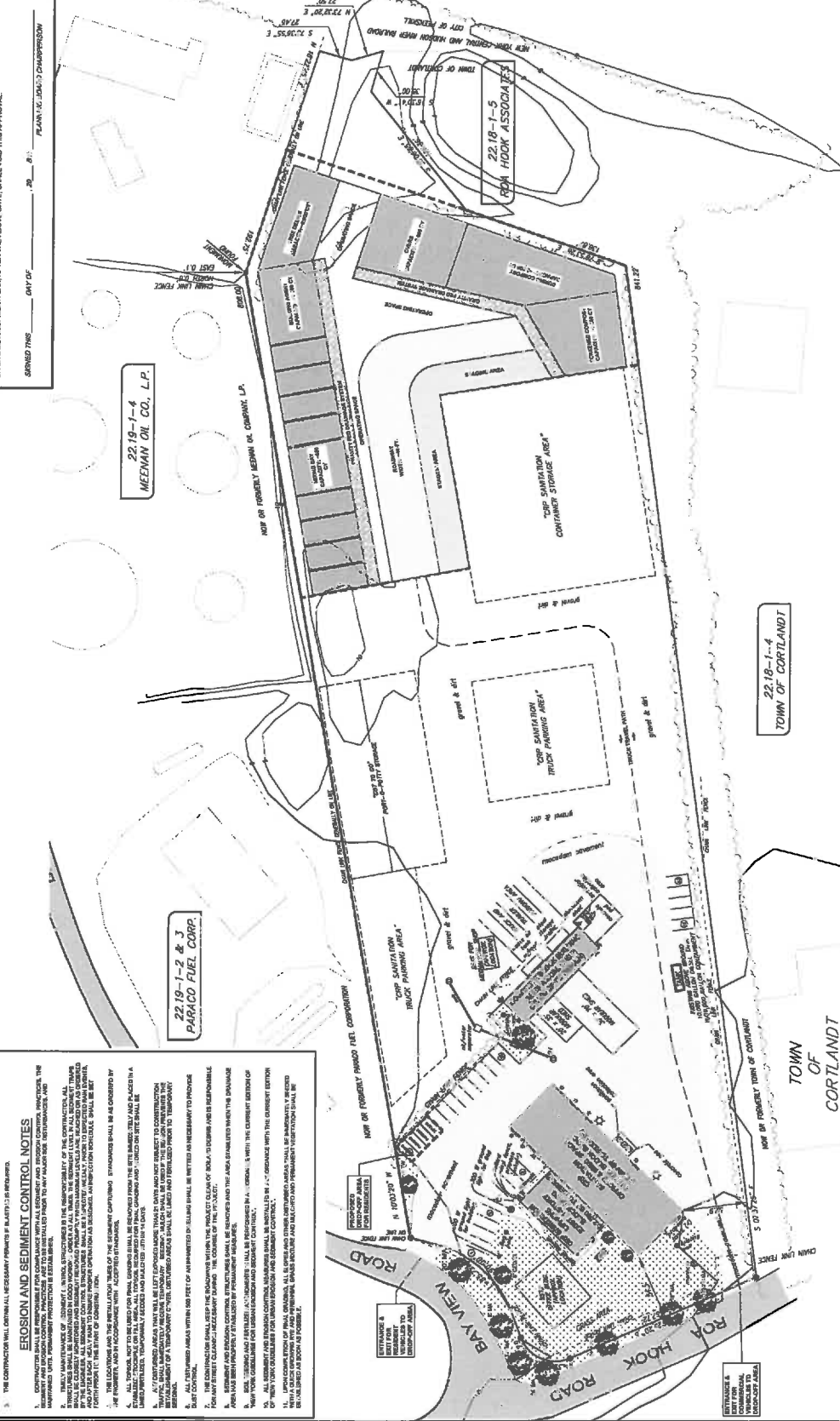
LOT DESCRIPTION	LOT AREA (SQ FT)	MIN. LOT AREA (SQ FT)	MIN. LOT WIDTH (FT)	MIN. LOT DEPTH (FT)	MIN. FRONT YARD SETBACK (FT)	MIN. SIDE YARD SETBACK (FT)	MIN. REAR YARD SETBACK (FT)	MIN. FRONT SETBACK (FT)	MIN. SIDE SETBACK (FT)	MIN. REAR SETBACK (FT)
EXISTING	30,000	10,000	40	50	20	20	20	20	20	20
REQUIRED	30,000	10,000	40	50	20	20	20	20	20	20

SPECIAL PERMIT NOTE

1. THIS SITE PERMIT IS SUBJECT TO THE TOWN OF CORTLAND ZONING REGULATIONS AND THE TOWN OF CORTLAND SUBDIVISION MAP AS AMENDED BY RESOLUTION NO. 2018-001.

GENERAL NOTES

1. ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE TOWN OF CORTLAND, NEW YORK.
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