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RECEIVED
April 18, 2018

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

DEPT. OF TECHNICAL SERVICES
PLANNING DIVISION

OB 2018-1

- Copies 1 . . . Planning Board
 Town Board
 Zoning Board
 1 . . . Legal Dept.
 1 . . . DOTS Director
 1 . . . C.A.C.
 A.R.C.
 Applicant

**Re: Site Development Plan Application
Sustainable Materials Management, Inc. ("SMM")
2 Bayview Road
Cortlandt, New York
Tax Map Designation: 22.19-1-1**

Dear Chair Taylor and members of the Planning Board:

Find enclosed twelve (12) copies of the following information for the above-referenced project. Sent 4/20/18

- "Site Plan for Sustainable Materials Management, Inc.", dated January 24, 2018, revised April 18, 2018
- Property Survey, prepared by Badey & Watson
- Sustainable Materials Management Facility Manual (1 hard copy & PDF)
- Miscellaneous photos of buildings, structures, etc. both on-site and adjacent sites
- Septic Tank Pump Out receipt by Mahopac Septic
- Signage Info
- Equipment Specifications

The following are responses to the comments provided in the memorandum prepared by Chris Kehoe, Deputy Director of Planning on February 16, 2018:

1. Acknowledged
2. Acknowledged
 - a. Enclosed are photographs of the site and nearby buildings on adjacent properties.
 - b. Existing landscaping and trees are shown on the plans. There is no landscaping proposed for the project.
 - c. The site plan drawing shows existing lighting, direction, power, etc. There is no lighting required or proposed for the project.
 - d. The separation between the bins will be composed of concrete blocks (2'w x 3'h x 6'l). A detail of the concrete blocks and the proposed fencing have been added to the plans.
 - e. Proposed signs have been shown on the site plan.
 - f. The trees to be removed have been indicated on the site plan. There are 46 existing trees proposed to be removed. We believe none of these trees are considered to be specimen.
3. Acknowledged.
4. A detailed list of the machinery required for the operation of the compost facility has been added to the Site Plan.
5. The residential composting component will only take place in the designated area near the north east entrance. Residents will be able to drop off compostable material (organic waste) in the "toter" and will be able to pick up finished compost material. Larger quantities of compost material will be available by delivery.
6. The existing tenants have been notified they have until June 1, 2018 to vacate.

7. Acknowledged.
8. Acknowledged. To date we have only received comments from Planning, Engineering & Code Enforcement.

The following are responses to the comments provided in the memorandum prepared by Michael Preziosi, P.E., Director, Department of Technical Services on February 15, 2018:

1. The entire property (and adjacent properties) is within the 500-year flood plain per FEMA map. All proposed activities are outside of the 100-year flood plain per FEMA map. It should be noted that the New York State Department of Environmental Protection ("NYSDEC") has acknowledged this information as part of their registration review.
 - a. Acknowledged.
 - b. The mechanical equipment (aeration blowers) will be located 1-ft. minimum above the 100-year flood plain elevation.
 - c. The NYSDEC has acknowledged this activity is permissible in Flood Zone X during the registration review (see enclosed NYSDEC Registration & SMM Operations Manual).
2. Acknowledged.
 - a. Acknowledged. These limits are part of the registration to be issued to SMM by the NYSDEC.
 - b. Acknowledged. The leachate storage will be a concrete tank.
 - c. Acknowledged. The site is relatively flat. The surface will be pervious millings. Ponding will be addressed by filling in low spots with additional millings. A natural boundary east, south and west of the compost facility will keep run-off from impacting adjacent properties and will prevent run-on to the property from adjacent properties.
 - d. Acknowledged. The site meets these criteria.
 - e. Acknowledged. The site meets these criteria.
2. Enclosed is the new survey of the site prepared by Badey & Watson. The trees to be removed have been identified on the Site Plan. Of the 46 trees to be removed none appear to be specimen.
3. An updated Zoning Compliance chart has been provided.
4. The site plan indicates compliance with 2015 IFC Section 315.4 Outside Storage. Combustible Material, which specifically requires 10-ft. separation from the property line(s) and pile heights not to exceed 20-ft. The composting facility is a minimum of 10-feet from all property lines and pile heights are 12-ft. maximum. In addition, there will be a physical buffer between the combustible material and the property line in the form of concrete blocks.
5. The applicant has contacted Sterling Environmental Engineering to identify items for compliance with the SPDES General Permit for Construction Activities. Sterling Environmental Engineering had prepared a NYSDEC Multi-Sector General Permit for the previous property owner for their site plan approval. Sterling Environmental Engineering will make a site inspection to gather information and prepare a new NYSDEC Multi-Sector General Permit.
6. The Site Plan shows the location of all known on-site utilities (i.e. well, septic tank(s), septic area(s), drainage structures & pipes, utility poles and overhead wires).
7. There is sufficient access for firematic response. The entrance gate and roadway are more than sufficient to accommodate fire trucks/vehicles. There is sufficient area/space for turning movements within the yard.
8. There is an adequate water supply via the existing well for the CPR Sanitation building(s). Water will not be required for the composting operation.
9. A detailed list of the machinery required for the operation of the compost facility has been added to the Site Plan.
10. Acknowledged.
11. An odor and pest management plan has been prepared as part of the NYSDEC Registration application (see enclosed Facility Manual).
12. The Facility Manual (see enclosed).

13. The on-site subsurface wastewater treatment system was inspected and pumped out on November 20, 2017 (see enclosed invoice).
14. The existing tenants have been notified they have until June 1, 2018 to vacate.
15. Acknowledged.

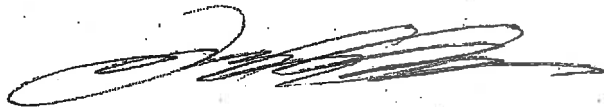
The following are responses to the comments provided in the memorandum prepared by Martin G. Rogers, P.E., Director, Code Enforcement and Holly Haight, Senior Fire Inspector on February 15, 2018:

1. The site plan indicates compliance with 2015 IFC Section 315.4 Outside Storage. Combustible material specifically requires 10-ft. separation from the property line(s) and pile heights not to exceed 20-ft. The composting facility is a minimum of 10-feet from all property lines and pile heights are 12-ft. maximum. In addition, there will be a physical buffer between the combustible material and the property line in the form of concrete blocks.
2. The site plan indicates compliance with 2015 IFC Section 503 and Appendix D. Specifically, road surface, roadway width, road grade, access, etc.
3. The site plan indicates compliance with 2015 IFC Chapter 28. Specifically, road surface, roadway width, road grade, access, pile height, pile size, security fencing, etc.
4. The separation between the bins will be composed of concrete blocks (2'w x 3'h x 6'l). A detail of the concrete blocks and the proposed fencing have been added to the plans.

We are please to inform you that approval of our NYSDEC Registration application is expected to be received from the NYSDEC on Friday April 20, 2018. Once it has been officially received we will provide the Planning Board and Staff with copies.

We respectfully request placement of the application on the Planning Board's May 1, 2018 meeting agenda and look forward to appearing before the Planning Board to discuss the project. Should you have any questions or require additional information please contact me at the above number. Thank you for your time and consideration in this matter.

Respectfully submitted,



James C. Annicchiarico
Cronin Engineering, P.E., P.C.

enclosures

cc: Anthony Carbone, Sustainable Materials Management, Inc., Owner/Applicant, w/enclosures
Joanne V. Wiley, Wiley Associates, Inc., Facility Management Consultant
File: Carbone-2 Bayview Rd-Cortlandt-Site Plan-Letter-PB 2nd Submission-20180418.doc

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Materials Management, Region 3
21 South Putt Corners Road, New Paltz, NY 12561-1620
P: (845) 256-3000 | F: (845) 255-3414
www.dcm.ny.gov

April 19, 2018

Anthony Carbone
Sustainable Materials Management Inc
2 Bayside Road
Cortlandt Manor NY 10567

**Re: #60P201, Sustainable Materials Management Inc., Cortlandt Manor,
Westchester County**

Dear Mr. Carbone,

Enclosed is a validated copy of your 6NYCRR Part 360 registration, which becomes effective on April 19, 2018 and expires on April 19, 2022.

This letter only acknowledges receipt of your registration form and does not, in any way, verify that the information which you provided on the form is true or correct.

You are reminded that Part 360 contains Operating Requirements (360.19) and Composting and Other Organics Recycling Facilities (Subpart 361-3) requirements that must be followed to warrant your facility's continued status as a registered facility. This registration does not preclude your facility from adhering to all other applicable federal, state and local requirements.

If you have any questions regarding this matter, please do not hesitate to call me at (845) 256-3134.

Sincerely,



Lee E. Reiff
Region 3, Division of Materials Management

Cc: Louis Vetrone, Westchester County Dept. of Environmental Facilities

ecc:

Steve Parisio, Region3 DMM
James Lansing, Region 3 DMM
Amy Bloomfield, Region 3 DMM



Department of
Environmental
Conservation



Department of Environmental Conservation

DIVISION OF MATERIALS MANAGEMENT

DEPARTMENT USE ONLY	
DEC ACTIVITY #	60P201
DATE VALIDATED	4/19/18
EXPIRATION DATE	4/19/22

REGISTRATION FORM FOR A SOLID WASTE MANAGEMENT FACILITY

Please read attached instructions (found at the end of this document) before completing this application. This is not a UPA permit. Solid waste management facility operations are not authorized until a registration is validated by the Department. Attach all required information to this form, as described in the instructions.

1. REQUEST TYPE (check applicable box)			
<input checked="" type="checkbox"/> Initial (new facility)		<input type="checkbox"/> Renewal	
		<input type="checkbox"/> Modification	
2. FACILITY INFORMATION			
Facility Name Sustainable Materials Management, Inc		Facility Address 2 Bayview Rd	
City/Town Cortlandt Manor	Zip Code 10567	Phone 914 265 6067	DEC Region 3
3. FACILITY OWNER			
Owner Name Sustainable Materials Management, Inc		Owner Address 2 Bayview Rd	
City/Town/State/Zip Code Cortlandt Manor, NY 10567	Owner Phone 914 265 6067	Owner Email	
4. FACILITY OPERATOR			
Operator Name <input checked="" type="checkbox"/> same as facility owner		Operator Address	
City/Town/State/Zip Code	Operator Phone	Operator Email	
5. SITE OWNER			
Site Owner Name <input type="checkbox"/> same as facility owner Two Bayview Rd, LLC		Site Owner Address 2 Bayview Rd	
City/Town/State/Zip Code Cortlandt Manor, NY 10567	Site Owner Phone 914 447 2964	Site Owner Email	
6. PREFERRED CONTACT			
<input type="checkbox"/> Facility Owner		<input checked="" type="checkbox"/> Facility Operator	
		<input type="checkbox"/> Site Owner	
		<input type="checkbox"/> Other (provide): _____	
7. FACILITY OPERATING HOURS			
MON - Fri 7am - 4pm Sat 8am - 12pm			
8. SERVICE AREA List all municipalities within the service area of the facility			
All municipalities in the counties of Westchester, Putnam, Rockland, Dutchess, Orange, Kings, Queens, New York, Richmond, Bronx, Fairfield, Nassau & Suffolk, Ulster.			

9. REGISTRATION TYPE

Facility Type (check all applicable)

<input type="checkbox"/> Research, Development, and Demonstration Project [360.18(a)]	<input type="checkbox"/> Waste Tire Collection and Storage [361-6.3(a)(1)]
<input type="checkbox"/> Recyclables Handling and Recovery [361-1.3]	<input type="checkbox"/> Waste Tire Sellers [361-6.3(a)(2)]
<input type="checkbox"/> Land Application and Associated Storage [361-2.3] *	<input type="checkbox"/> Waste Tire Retreaders [361-6.3(a)(3)]
<input checked="" type="checkbox"/> Composting and Other Organics Recycling [361-3.2(b), 3.3(b), 3.4(b), 3.5(b), 3.6(b)] *	<input type="checkbox"/> Motor Vehicle Repair Shop [361-7.3(a)(1), (b)(1)]
<input type="checkbox"/> Mulch Processing [361-4.3] *	<input type="checkbox"/> Vehicle Dismantling Facility [361-7.3(a)(2), (b)(2)]
<input type="checkbox"/> CDDHRF – Concrete, Brick, Rock [361-5.2(a)(1)]	<input type="checkbox"/> Mobile Vehicle Crusher [361-7.3(b)(3)]
<input type="checkbox"/> CDDHRF – Asphalt Pavement or Millings [361-5.2(a)(2)]	<input type="checkbox"/> Used Cooking Oil and Yellow Grease Processing [361-8.3]
<input type="checkbox"/> CDDHRF – Asphalt Roofing Shingles [361-5.2(a)(3)]	<input type="checkbox"/> Navigational Dredged Material Handling and Recovery [361-9.2]
<input type="checkbox"/> CDDHRF – Gypsum Wallboard [361-5.2(a)(4)]	<input type="checkbox"/> Combustion and Thermal Treatment [362-1.3]
<input type="checkbox"/> CDDHRF – Uncontaminated, Unadulterated Wood [361-5.2(a)(5)]	<input type="checkbox"/> Transfer Facility [362-3.3]
<input type="checkbox"/> CDDHRF – Soil/Sand/Gravel/Rock without contamination [361-5.2(a)(6)] Cannot be combined with 361-5.2(a)(7)	<input type="checkbox"/> HHW Collection Event [362-4.2] *
<input type="checkbox"/> CDDHRF – Restricted Use Fill, Limited-Use Fill [361-5.2(a)(7)]	<input type="checkbox"/> Landfill Reclamation [363-11.2] *
<input type="checkbox"/> CDDHRF – Other CDD with Case-Specific BUD [361-5.2(a)(8)]	<input type="checkbox"/> Regulated Medical Waste Treatment, Storage, and Transfer [365-2.3] *
	<input type="checkbox"/> Infectious Waste Management [365-3.3] *

*Submit Addendum in addition to Site Plan and, if appropriate, Certificate Under Seal of the Department of State

10. SOLID WASTE HANDLED – List all wastes and/or materials to be accepted

Material	Maximum Throughput		
	Quantity	Units	Frequency (circle one)
1. Tree Debris	20,000	YARDS	Day / Week / Month / <u>Year</u>
2. Food Waste	5,000	YARDS	Day / Week / Month / <u>Year</u>
3.			Day / Week / Month / Year
4.			Day / Week / Month / Year

11. TOTAL STORAGE CAPACITY

Describe storage on-site and list total capacity

The total on site storage capacity is 13370 cubic YARDS.
See Attached site plan.

12. CERTIFICATION

I hereby affirm under penalty of perjury that information provided on this form and attached statements and exhibits was prepared by me or under my supervision and direction and is true to the best of my knowledge and belief, and that I have the authority as President (title) of Sustainable Materials Management, Inc. (entity) to sign this registration form pursuant to 6 NYCRR Part 360, Section 360.15. By signing this registration form, I affirm that I have read the applicable regulations and will abide by all conditions of the registration requirements under Parts 360, 361, 362, 363, and 365, as applicable. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to Section 210.45 of the Penal Law.

Printed/Typed Name

Anthony Carbone

Signature

[Handwritten Signature]

Date

4/5/18

**OWNER'S STATEMENT FOR A
REGISTERED SOLID WASTE MANAGEMENT FACILITY**

The undersigned hereby swears he/ she is the site owner or authorized representative of the site owner (hereinafter "site owner") for the site identified in Appendix A. The site owner approves of the issuance of a solid waste management facility registration pursuant to 6 NYCRR Part 360.15 for the facility identified in Appendix B. In the event the facility owner and/or facility operator vacates the premises and does not properly close the facility pursuant to 6 NYCRR Part 360.21, the site owner must ensure proper closure of the facility, including removal of all unprocessed and processed waste materials left onsite by the facility owner and/or facility operator.

Dated: 3-9-18
 By: Richard Carbone (print name)
Richard Carbone (signature)

Marissa A. Carbone
 Notary Public-State of New York
 No. 01CA6195791
 Qualified in Dutchess County
 My Commission Expires 11/3/2020

STATE OF NEW YORK)
) ss.:
 COUNTY OF Westchester)

On the 9 day of March, 2018, before me personally came Richard Carbone to me known, who being duly sworn, deposed and said that he/she resides at 29 Finnelly Place Putnam Valley NY 10579; that he/she is the individual described in and who executed the foregoing instrument, and he/she acknowledged to me that he/she executed same.

**OWNER'S STATEMENT FOR A
REGISTERED SOLID WASTE MANAGEMENT FACILITY**

Appendix A – Site Information

Site Owner:	Two Bayview Rd, LLC
Site Owner's Representative:	Richard Carbone
Representative's Title:	President
Site Address:	2 Bayview Rd
Site City, Zip Code:	Cortlandt Manor, NY 10567
Tax Map No(s):	22.19-1-1

Appendix B – Facility Information

Facility Name:	Sustainable Materials Management, Inc.
Facility Owner:	same
Facility Operator: (if different)	same
Facility Type:	Subpart 361-3 Composting and other Organics Recycling facilities
Waste types and storage amounts: (processed and unprocessed)	Tree Debris - 20,000 cu yds/year Food Waste - 5,000 cu. yds/years Storage 13,370 cu. yds

