New Planet Energy

& MBC Contractors Inc.

Green Industrial Facility Zoning & New Planet Sustainable Fuels Project

Planning Board Presentation
October 23, 2014

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& MBC Contractors, Inc.

Have teamed together for the New Planet Sustainable Fuels Project

I. MBC Contractors Principals – Land Owner & Development Partners for the Project Site
   – 30, 45 & 50 Holt Drive
I. New Planet Energy (NPE) Holdings, LLC – Project Developers
II. ThermoChem Recovery International (“TRI”) – Technology providers of an innovative steam-reformer gasifier and biorefinery that converts waste to fuel

The Team Has Submitted 3 Applications:

- Petition to Amend the Zoning Code for Green Industrial Facilities ("Amendments")
- Petition to amend the Zoning of 30 Holt Drive from R-1 to LI-2 ("Map Amendment Request")
- Site Plan Review of the New Planet Sustainable Fuels Project ("Site Plan Application")

Reason for Zoning Amendments

- The Town desires to reutilize former heavy industrial sites, which are currently vacant or underutilized and a drain on the tax base. The Town Zoning Code (the "Code") is currently susceptible to different interpretations as to whether new heavy industrial facilities are permitted at these sites.
- The Amendments will clarify that the Code will permit new Green Industrial Facilities "as-of-right" in LI-2 zones and in LI zones with a special use permit.
- These "state-of-the-art" Green Industrial Facilities will replace the Town's former vacant industrial land to support the economic revitalization of the Town by increasing the tax base and adding a projected 400-500 construction jobs and 100-125 permanent jobs.

New Planet's Interest in Stony Point

- The Town's existing LI-2 zone at 45 and 50 Holt Drive (37 acres), Map Amendment Request for 30 Holt Drive, and adjacent expansion areas (50+ acres), are ideally located for a sustainable fuel facility and future expanded Green Industrial Park.
  - Located within the NYC metropolitan area
  - The waste feedstock is regionally located in relation to the Site
  - Existing rail and infrastructure are located on this former Superfund/Brownfield site
  - The Site is screened from adjacent residential areas due to lower site elevation
- Stony Point has shown interest in being the host Town for this facility

The Planning Board's Role as Lead Agency

- The Town Board has recommended that the Planning Board serve as the SEQRA Lead Agency for all three applications to simplify and coordinate the SEQRA Review Process

- The Team agrees that a joint Generic Draft Environmental Impact Statement (GEIS) for the Zoning Amendments and Draft EIS for the Project Specific Review will most efficiently analyze impacts from Green Industrial Facilities and this

Joint GEIS and DEIS

- The generic impacts of Green Industrial Facilities will be analyzed in the GEIS portion of the joint EIS for all of the Town's LI and LI2 zones so that future projects can be efficiently analyzed on other sites.

- The project specific impacts of the proposed New Planet Sustainable Fuels Project will be analyzed in the DEIS portion of this EIS Document.

Introduction to NPE's John Cruikshank

- NPE's on-line Vero Beach Project won the 2012 Best Project Award from Biofuels Digest to produce 8 million gallons of ethanol

NPE/Ineos Vero Beach, Indian River County Biofuels/Bioenergy Plant

- TRI's Process Demonstration Unit ("PDU") in Durham, NC provded to DoD that Jet Fuel could be produced, and led to DoD funding for commercial scale, 1,000 ton/day Reno Nevada Facility opening in 2016

TRI North Carolina PDU

Need for Sustainable Fuels

- On January 8, 2013 a Presidential Determination (PD) was signed establishing the Advanced Drop-in Biofuels Production Program.

- The purpose of this Program is to decrease the need to import and refine oil since the Department of Defense's reliance on "…crude oil derived fuels undermine foreign policy objectives and impact the Nation's trade imbalance" and that "…advanced biomass-derived transportation fuels that use a domestic, renewable feedstock provide a secure alternative that reduces the risks associated with dependence on petroleum sources."

- The federal government has concluded DoD needs to start making its own fuel from renewable feedstock, such as municipal waste, in a sustainable manner that reduces greenhouse gas emissions.

Overview of the New Planet Sustainable Fuels Project

- Municipal Solid Waste ("MSW") will arrive at the Facility in sealed truck containers (and possibly by rail in the future)
- Recyclables (e.g. metals) will be separated and recycled
- The non-recyclable waste will be "gasified" (not incinerated), which means it will be converted from a solid to a "syngas" using heat and steam in an oxygen-starved chemical process
- The syngas is refined to produce a sulfur-free renewable diesel transportation fuel
- An ash byproduct is also produced, which is clean enough for agricultural land application as a fertilizer.

Strategic Joint Venture Relationships

- ***Site:*** NPE has formed a Joint Venture relationship with the Site Owner Principal of MBC Contracting, Inc., which has relationships in the waste industry for feedstock.
- ***Technology:*** NPE has formed a Joint Venture with technology partner, TRI to utilize its proven technology to convert MSW, agricultural and wood waste, and construction and demolition waste (C&D), such as used tires, into "drop-in" *renewable sulfur-free diesel and jet fuels* that are nearly identical to their petroleum counterparts, except they are greener, cleaner and less expensive to produce.
- ***Engineering, Construction and Operations:*** Abengoa North America and their Engineering, Procurement and Construction (EPC) division, Abeinsa, will be the EPC contractor, the O&M operator of the completed plant, and an investor and equity partner in the project.

Waste ("Feedstock") and Off-Take Agreements:

- The Team already has identified a supply of 4,000 tons per day of MSW for processing at the facility
- "Off-Take" Agreements are in place to sell the entire annual anticipated production of 38 million gallons per year of renewable sulfur-free diesel.
- Therefore, the feedstock for fuel and tentative sale agreements are in place.

An Integrated Biofuels Production Enterprise in Stony Point, New York

The facility will be comprised of a Feedstock Processing Facility and a Biorefinery which, together, will form an Integrated Biofuels Production Enterprise ("IBPE").

Norampac Facility in Trenton, Ontario, Canada uses the TRI Steam Reformer Technology

The TRI Clean, Low Emission, Low Energy Use, Sustainable Technology

- The IBPE plant will include the following technologies:
  - A highly automated feedstock processing facility to separate recyclable and prepare the feedstock for further processing;
  - TRI's highly-efficient, clean steam reformer gasifier technology, which is a completely closed, fluidized bed system that eliminates gasifier emissions;
  - TRI's syngas conversion process to convert the syngas into Fischer-Tropsh (FT) liquids—which are the building blocks for transportation fuel products;
  - TRI's refining process to convert the FT liquids into drop-in diesel and jet fuels – in other words, almost indistinguishable from their petroleum counterparts.
  - Bulk storage of the fuel products before off-site distribution
- Process air emissions from the IBPE will be minimized with state-of-the-art air cleaning systems pursuant to a Title V air permit.
- Grey wastewater can be used to satisfy the IBPE's water needs and can be cleaned and reused multiple times; the facility's wastewater is treated prior to discharge so its exceeds quality exceeds that of standard grey water currently being discharged to

TRI's Technology Has Undergone Intense Testing and Scrutiny

- TRI has collected six years of real-time data and operating experience from its PDU project in preparation for the Reno Nevada Project

- This was only one of two projects funded by the DoD out of an initial field of over 100 applicants from which four applicants were chosen for Phase 1 awards, where each of the four selected technologies underwent extensive tests and due diligence by DoD.

TRI's Technology Will Also Undergo Scrutiny By NYSDEC

Numerous New York State Department of Environmental Conservation Permits will be required:

- Article 27, Title 7, 6 NYCRR 360 - Solid Waste Management
- Article 19, 6 NYCRR 200-317 - Air State Facility Permit and potentially a Title V Permit
- Article 17, Titles 7, 8, 6 NYCRR Part 750- 1 - Coverage under the SPDES Multi Sector General Permit
- Article 15, 6 NYCRR Part 608 - Excavation or Placement of Fill in Navigable Waters and Their Adjacent and Contiguous Wetlands
- Article 24, 6 NYCRR Part 663, Part 664, and Part 665 - Freshwater Wetlands Permit
- Clean Water Act Section 401 Water Quality Certification
- Chemical Bulk Storage Facility Registration-6 NYCRR Pt. 597
- Petroleum Bulk Storage Facility Registration-6 NYCRR Pt. 612
- Major Petroleum Storage Facility License (petroleum

The Team is Prepared to Work Through all the Technical Issues with NYSDEC

- The Team has met with DEC and is currently working on approvals to fill the 50 Holt Drive Site and on other solid waste issues to plan for the Project
- Wetlands issues may be the most sensitive NYSDEC issue, however, mitigation measures may resolve their concerns, including a new road that will be designed to resolve integrity issues with an existing sanitary stormwater discharge pipe running through the wetland that could rupture and damage the creek
- TRI has extensive data to support its NY Title V air

The SEQRA Process – Step 1
Lead Agency Designation

- Planning Board Lead Agency Notice Letter
- Involved Agencies:
  - Federal – US Army Corps of Engineers, NY District
  - State – NYSDEC & DOS Division of Coastal Resources
  - County - County of Rockland Planning Commissioner
- Interested Agencies:
  - State – NYS DOT
  - County - Highway Department & Department of Environmental Resources/Parks

The SEQRA Process - Schedule

- Lead agency letter issued following this meeting.
- November 20, 2014 TAC Meeting and to obtain preliminary Planning Board comments on draft SEQRA scope.
- December 11, 2014 – Next Planning Board Meeting to decide Lead Agency status, receive Draft SEQRA Scoping Document, and issue Positive Declaration and Draft SEQRA Scoping Document to involved agencies, interested agencies and interested members of the public for comment.
- January 8, 2015 – Special Technical Review Project Meeting to provide public technical presentation on the Project.
- January 22, 2015 – SEQRA Scoping Session with comments due 10 days later.
- February 26, 2015 – Final SEQRA Scoping Document