

STATE OF NEW YORK : COUNTY OF ROCKLAND

TOWN OF STONY POINT : PLANNING BOARD

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IN THE MATTER

OF

NEW PLANET SUSTAINABLE FUELS

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Town of Stony Point
RHO Building
5 Clubhouse Lane
Stony Point, New York
June 22, 2017
7:05 p.m.

BEFORE :

THOMAS GUBITOSA, CHAIRMAN
PETER MULLER, VICE-CHAIRMAN
MICHAEL FERGUSON, BOARD MEMBER
PAUL JOACHIM, BOARD MEMBER
EUGENE KRAESE, BOARD MEMBER
JERRY ROGERS, BOARD MEMBER

APPEARANCES :

STEPHEN MANDRACCHIA, ESQ., Attorney for Applicant

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CHAIRMAN GUBITOSA: Call the role,
please.

THE CLERK: Sure. Mr. Ferguson?

BOARD MEMBER FERGUSON: Here.

THE CLERK: Mr. Rogers?

BOARD MEMBER ROGERS: Here.

THE CLERK: Mr. Kraese?

BOARD MEMBER KRAESE: Here.

THE CLERK: Mr. Muller?

VICE-CHAIRMAN MULLER: Here.

THE CLERK: Mr. Joachim?

BOARD MEMBER JOACHIM: Here.

THE CLERK: Chairman Gubitosa?

CHAIRMAN GUBITOSA: Here. All right,
before we get started, if you have a cell
phone, just put it on silent. And tonight,
on tonight's agenda, for those who haven't
been to a Planning Board meeting, we have two
presentations for New Planet and Eagle Bay.

Now, these are new presentations for the
Board and the public. It's the first time
the Board is seeing this. And tonight,
there's no public input at this part of the

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2 process.

3 So we'd appreciate if you could, like,
4 keep the noise down since we do have a court
5 stenographer and a recording. So we're going
6 to have the applicant give the presentation
7 in a few minutes. And what I'll do is, we do
8 have a map in the back, and I'll have someone
9 close the lights so we can see.

10 So right now, we'll start with New
11 Planet. And this is a site plan located on
12 the east end of Holt Drive, and it's a
13 presentation.

14 MR. MANDRACCHIA: Thank you very much.
15 My name is Stephen Mandracchia. I'm here on
16 behalf of the applicant New Planet. And
17 we're here to kind of reintroduce the project
18 that we introduced a couple years ago with
19 regard to the gasification process --

20 CHAIRMAN GUBITOSA: Could you speak into
21 the mic a little more?

22 MR. MANDRACCHIA: I thought I was, I'm
23 sorry. We're here to reintroduce the project
24 and do the preliminary presentation of what
25 our plans are now. The project has changed

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somewhat since the last time you saw it. We just wanted to point out to you what the plan is today, how it's changed, and how we think it's better, and what we're going to address.

CHAIRMAN GUBITOSA: Thank you.

MR. MANDRACCHIA: I'll try and talk loud. So up on the plan, you see the main change to the plan is that there are now two additional pieces of property added to the project. This parcel here and this parcel here.

And this parcel is being added primarily to create an access point to a new under rail tunnel, which will allow access to the facility and eliminate the need for the at-grade crossing which exists there today. That at-grade crossing will remain. It will be used by CSX primarily for their own internal uses.

And we're also providing for an emergency access route here coming off onto Holt Drive just in the event that Holt Drive, for whatever reason, is inaccessible for some type of emergency. It's not going to be used

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on a day-to-day basis. It's going to be blocked off during anything other than emergency access. And this parcel here, this parcel is just going to hold an administrative building, parking, and a truck washing station.

So what you see here now is, we have consolidated all of the main operations to the east side of the rail. And we have -- this is the main processing facility where the municipal waste will be coming.

So just to reintroduce everybody, the whole project is to receive municipal solid waste, process it, take out the recyclables, and take out the products that can't be used, and remove all the moisture, and create a feed stock for the gasification process. The gasification process will take that processed waste and convert that into a biodiesel fuel. The gasification process, which is going to take place in this part of the building here.

So this portion here is strictly the municipal solid waste processing facility. And when the waste comes in here, it comes

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in, it gets processed, sorted, recyclables are removed. Anything which can't be used is then sent out to the landfill. It gets dried. And it gets processed into small pieces, which can then be used as feed stock. It creates what's called SRF, which is solid recovery fuels, which is an EPA -- is that better?

CHAIRMAN GUBITOSA: That's better.

MR. MANDRACCHIA: That creates what's called SRF, solid recovery fuels, an EPA-approved biofuel in and of itself. The SRF is then put, is in the feed stock for the gasification process, which creates the biodiesel.

So all of that happens in this building here, and the gasification process happens here. And it runs through the clearing over here, and ultimately creates the fuel over here. And it gets pumped up to the storage facilities there.

So the plan is for, the plan is for the MSW to come in, buy a truck, buy a truck, and for the product to be trucked out as well.

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2 We are working with CSX for future rail
3 access. We expect that will happen, but the
4 plan right now is to utilize truck traffic.

5 So the main change to the plan is the
6 addition of the two parcels, the creation of
7 a new underground tunnel to go under the
8 railway to give us access, elimination of the
9 at-grade crossing views. And also includes
10 the upgrade of the existing tunnel, which
11 would be one-way traffic in, pedestrian
12 traffic and utilities going under the
13 railroad.

14 So we have to work with CSX, and we
15 have -- they've seen what we're planning on
16 doing. They like it, they're fully on board
17 with it. And we expect that we'll have full
18 cooperation with them to proceed with this,
19 and their assistance in developing the whole
20 tunnel.

21 So we have representatives here from --
22 we have Dave Zigler who prepared the
23 drawings. And we have representatives from
24 New Planet here. We have representatives
25 from Golder Associates, who's working on the

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environmental impact statement. We are in the process of providing to the DEC our, for preliminary review, portions of our DEIS. We expect that process to be finalized in the coming months. And we'll be submitting a draft to DEIS for their review hopefully by the end of summer.

CHAIRMAN GUBITOSA: Steve, just to update the public, the last year, you've been working with the DEC since they're lead agency on, I guess the set up of the plant and all the requirements.

MR. MANDRACCHIA: That's correct.

CHAIRMAN GUBITOSA: Okay.

MR. MANDRACCHIA: And the DEC has to -- we spoke with them, laid this out to them en masse, let them know that we're adding a new parcel. And they fully understand we're not proceeding until we present this to the Planning Board.

So we wanted to -- it's been a while since we were before you. We wanted to introduce us to the Board, and to -- we spent a lot of time over the last 16, 18 months to

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2 revise the plan to make it workable, and to
3 design the building. They've done a lot of
4 research on the whole processing of the MSW
5 to make it a fully automated process.

6 Everything's going to be indoors. And
7 it's going to be a state of the art facility.
8 And we're looking forward to proceeding with
9 the process.

10 I don't know if you have any questions,
11 but some of the experts are here. But
12 that's -- we expect to be before you over the
13 summer again at the next meeting to give more
14 details as the plan gets developed, to work
15 with you towards developing the plan.

16 CHAIRMAN GUBITOSA: All right, thanks.
17 Does the Board have questions now, or do you
18 want to wait?

19 BOARD MEMBER KRAESE: Just one question.
20 How long before you get your blessing, or
21 comments from the DEC? Do you have any idea?
22 It's been, like, forever.

23 MR. MANDRACCHIA: Well, to be fair to
24 the DEC, the DEC has only started recently
25 receiving portions of the DEIS. Because as

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2 you can imagine, we did not want to prepare
3 the plan and start sending it until we knew
4 what the process was.

5 As you can see, the plan has changed
6 significantly in terms of the design. And so
7 we wanted to make sure that everything was --
8 that we were comfortable with the design
9 before we started rolling it out. So you're
10 receiving the first presentation, really,
11 about what we're doing, other than a
12 telephone call we had with the DEC. And they
13 are now starting to receive portions of the
14 DEIS for their initial review as we're
15 compiling it.

16 We've -- in the interim, we have
17 conducted most of our research studies. And
18 those will be incorporated into the draft
19 environmental impact statement. And
20 sometime, probably the fall, we will have a
21 hearing ideally on the DEIS, and we'll take
22 it from there.

23 BOARD MEMBER KRAESE: Thank you.

24 CHAIRMAN GUBITOSA: Max, any questions
25 this point? John? Bill, any comments at

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2 this point?

3 MR. SHEEHAN: No.

4 CHAIRMAN GUBITOSA: You know, I think
5 that -- I mean, from what we've seen over, I
6 think over a year ago, I think it's
7 progressed. I think, you know, the DEC is,
8 you know, doing a lot of the leg work and
9 they're making sure everything follows the
10 regulations. I think, you know, like Gene
11 said, we'll wait, you know, when you come
12 back in the summer and get the comments from
13 the DEC.

14 But you know, I thank you for giving the
15 presentation. And everyone else, thank you.
16 And for New Planet, you know, all the hard
17 work getting this put together. But you
18 know, I guess, you know, it's looking like
19 it's going in the right direction. So thank
20 you.

21 MR. MANDRACCHIA: Thank you, everybody.

22 CHAIRMAN GUBITOSA: Thank you, guys.

23 All right, next item on the agenda is Eagle
24 Bay. Now this is --

25 MR. MANDRACCHIA: Excuse me,

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2 Mr. Chairman.

3 CHAIRMAN GUBITOSA: Oh. Yeah?

4 MR. MANDRACCHIA: For next month, I just
5 want to ask if it would be a problem, if it
6 would be okay if we could bring some models
7 and photographs of what we think the
8 building's going to look like when we're
9 done.

10 CHAIRMAN GUBITOSA: Yeah, absolutely.
11 We'll do it for next -- so for next month,
12 you'll bring in some --

13 BOARD MEMBER KRAESE: Continued
14 presentation.

15 CHAIRMAN GUBITOSA: Yeah, we'll do a
16 continued presentation for next month.

17 MR. MANDRACCHIA: Very good. Thank you.

18 CHAIRMAN GUBITOSA: Thank you. And I
19 thank the representatives from New Planet for
20 coming tonight.

21 MR. MANDRACCHIA: Thank you.

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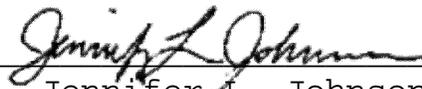
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THE FOREGOING IS CERTIFIED to be a true
and correct transcription of the original
stenographic minutes to the best of my ability.



Jennifer L. Johnson

