

September 18, 2024

Mr. Frank Benedetto
NYS Department of Environmental Conservation
Division of Environmental Permits
21 South Putt Corners Road
New Paltz, NY 12561

Re: Expansion of Buchanan WWTP
Village of Buchanan Wastewater Treatment Plant
SPDES # NY0029971
DEC Application 3-5522-00007/00002

Dear Mr. Benedetto:

With the closing of the Indian Point Energy Center (IPEC), the Village of Buchanan has entered a new era of development and change. For many decades, the Village was defined by single-family residential properties and manufacturing centers, including, most significantly, IPEC. Now, as the IPEC site decommissions, under-utilized and vacant properties are being re-evaluated and re-developed for a community that is looking for different opportunities to grow. Additionally, the Village has entered into an intermunicipal agreement (IMA) with the Town of Cortlandt to receive sewage flow from the Town. As a result of this anticipated growth, the Village's Wastewater Treatment Plant (WWTP) requires improvement and expansion.

As an example of the type of growth the Village is encouraging, a major multi-family building project, referred to as AMS Buchanan, was recently approved and is now currently under construction. AMS Buchanan will include 233 new bedrooms producing 25,630 GPD. The Village has agreed to receive and treat this sewage from the project. Another project, known as Village Square, is a mixed-use development project which has received Planning Board approval and will likely begin construction next year. Village Square includes 102 new bedrooms across three buildings and a 2,300 sf commercial space building which will produce 12,130 GPD. The Village has also committed to receiving and treating the sewage from Village Square. Attached are the sizing information for these two projects. Other smaller scale underdeveloped lots and vacant properties are or will be seeking re-development in the near future.

The Village's M-2 zoning district is approximately 241 total acres of which 170 acres could be readily re-developed. These parcels are being considered as part of a re-zoning analysis of the M-2 district which evaluates waterfront development, greenspaces, mixed uses, and other factors. The most immediate potential for re-development would be the approximately 182 acres that make

up the combined parcels of the IPEC site. Portions of the IPEC site will be re-developed at different intervals over several years. As a result, it is imperative that the Village has adequate available capacity at the WWTP to ensure the initial re-development projects can proceed without delay. It is estimated that 0.150 MGD would be needed for the initial re-development projects¹.

The Village's IMA with the Town of Cortlandt agrees to provide 0.1 MGD of sewage from the Town. The initial portion of this is anticipated to be from the Montrose Business District along Albany Post Road. Between the two major projects, the initial IPEC re-development, and the IMA, the Village's sewage flow into the WWTP will increase by 0.288 MGD. With a 5% allowance for I/I, the increase would be 0.302 MGD.

Currently, the WWTP has a SPDES permit to discharge 0.500 MGD. The 2023 average annual discharge rate was 0.338 MGD. However, the actual flow varies significantly from month to month. The monthly average flow for January 2024 was 0.462 MGD (92% of the permit), whereas the monthly average for July 2024 was 0.227 MGD. Even with continued I/I reduction efforts, the flow remains highly variable. This high variability is a product of the collection system size where small changes have greater impacts. With the added flow rates from the ongoing development projects, initial IPEC re-development, and the IMA, the average annual discharge rate would be 0.640 MGD. To provide an adequate buffer and to allow for other near term development projects, the Village requires an increase in its SPDES discharge permit. With an increase to 0.750 MGD, the average flow rate would be at 85% of the permit to allow for future growth and development.

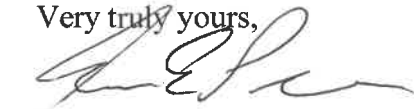
It is possible that further future expansion of the WWTP will be required to enable the further re-development of the balance of the IPEC properties and the M-2 district. Such expansion would require an increase in the SPDES discharge permit. Additionally, per the IMA, 25% of any expansion in capacity beyond the 0.750 MGD, will be allocated to the Town of Cortlandt.

¹ Redevelopment density may vary and will be subject to the design interest of developers and review by the Planning Board. However, assuming approximately 13 units per acre, 2 bedrooms per unit, and 110 gallons per bedroom per day, the sewage produced by each acre would be 2,860 gallons per day. At a rate of 2,860 gpd/ac, 0.150 MGD would allow for approximately 52 acres of initial development.

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If you have any comments, please contact me at your earliest convenience.

Very truly yours,



George E. Pommer, P.E.
Village Consulting Engineer

GEP:wja

Enclosures:

Annual Certification & Permit
Engineering Report for AMS Buchanan (Narrative Only)
Project Overview for Village Square (Narrative Only)

cc: Marcus Serrano, Village Administrator
Stephanie Porteus, Village Attorney
Cindy Kempter, Village Clerk
Erik Posner, NYSDEC
Meena George, NYSDEC
Aparna Roy, NYSDEC