

September 11, 2026

Mr. Michael Preziosi, P.E.
Director, Department of
Technical Services
Town of Cortlandt
1 Heady Street
Cortlandt Manor, NY 10567

Re: Public Participation Plan – Village of Buchanan Wastewater Treatment Plant
Greentown Road, Buchanan NY
NYSDEC Application Number 3-5522-00007/00002

Dear Mr. Preziosi:

Below are our responses to your comments dated August 31, 2026.

1. *The PPP does not reference the Intermunicipal Agreement signed between the Town of Cortlandt and Village of Buchanan on May 2, 2023 allowing the Town to utilize the Buchanan wastewater treatment facility. The agreement earmarked current capacity including additional capacity if the plant were to be upgraded.*

Response: The Intermunicipal Agreement between the Village of Buchanan and the Town of Cortlandt dated May 2, 2023 remains unchanged. The reference to the allocation of flow is also indicated in “Expansion of Buchanan WWTP” correspondence dated September 18, 2024 to the New York State Department of Environmental Conservation (NYSDEC) Division of Permits.

2. *The Proposed Project/Action implies the increase in allowable discharge from 0.50 MGD to 0.75 MGD will enable the treatment of Cortlandt projects by providing the necessary capacity. Further, the section identifying the Village’s Need concludes by stating “The increase will allow for the approved projects and future development project in the Village”.*

These statements seem to imply future flow from Cortlandt will only be accommodated after plant upgrades and an increase to the SPDES permit. The PPP should definitively state current and future capacity for the Town of Cortlandt.

Response: In accordance with the IMA the Town is allocated 100,000 gpd of flow. Also, in accordance with the IMA, 25% of any expansion is also allocated to the Town which based on a 250,000 increase would be an additional 62,500 gpd, for a total of 162,500 gpd. Also as indicated in Appendix A of the IMA, Montrose Sewer District, “In order for the Montrose Sewer District project to proceed, the Buchanan Reconstruction Project must

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first be underway or completed, and an agreement must be reached with Buchanan for connecting to the treatment plant”. The reason it needs to be completed or underway is to provide capacity to the Town. Currently there is a potential development in Buchanan at 501 Broadway that would also reduce the available capacity.

3. *The Plan does not identify the current average daily discharge of the facility.*

Response: The certified average daily discharge for the facility for 2025 was 284,000 gpd. The flow for the month of July 2026 was 358,000 gpd.

4. *The fact sheet should identify 20% or 100,000 gallons of existing capacity is reserved for the Town of Cortlandt with an additional 25% of expanded capacity earmarked for the Town.*

Response: See response to comment #2.

5. *The PPP identifies two large multi-family residential projects proposed in the Village but does not detail their potential impact to existing and proposed reserved capacity for the Town of Cortlandt.*

Response: See “Expansion of Buchanan WWTP” letter dated September 18, 2024 to the NYSDEC.

6. *The Stakeholder’s Contact List shall also include the Town Clerk of the Town of Cortlandt, Ms. Laroue Shatzkin, in addition to the general inbox of the Cortlandt Town Supervisor. Official notices are recorded through the Office of the Town Clerk.*

Response: We will include Ms. Laroue Shatzkin to the email list which currently only indicates the Town Clerk’s general email.

7. *The May 2026 response to DEC related to the existing burden report implies excess capacity is required for contemplated re-zoning which may net the Village 1,300 new multi-family residential units with associated retail uses.*
(<https://buchananny.gov/WWTP/Existing-Burden-Report-2026-05-22.pdf>).

- a. *What estimated daily effluent demand was utilized? In accordance with the NYSDEC Design Manual, 1,300 residential units could result in estimated daily effluent levels as high as 286,000 gallons per day (assuming many units are 2-bedrooms), not counting retail.*

Response: In the “Expansion of Buchanan WWTP” letter dated September 18, 2024, see footnote 1 of page 2 which indicates an estimated rate of 2,860 gpd/ac or 0.150 MGD which would allow for approximately 52 acres of initial development. It is unknown when the IPEC property would be released for

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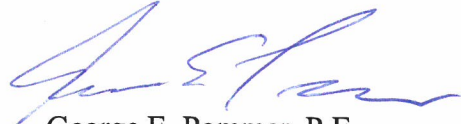
redevelopment and therefore only a portion of the 750,000 total capacity has been allocated to the IPEC site.

The upgrade from 500,000 to 750,000 is to address the more immediate needs of the system and is part of the reconstruction of existing tanks 1 & 2.

The IMA also references a "Plant Expansion" in the future which will address the balance of what is needed at the Indian Point Facility and the Town of Cortlandt's future needs. The size of the future expansion tank is unknown at this time.

If you have any questions or concerns, please do not hesitate to contact me at your earliest convenience.

Very truly yours,



George E. Pommer, P.E.
Consulting Engineer

GEP:mh