Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the project sponsor to verify that the information contained in Part 1is accurate and complete.

A. Project and Sponsor Information.

Name of Action or Project: Green Industry Facility Zoning Amendments, Associated Zoning Map Amendment and New Planet Sustainable Fuels Project		
Project Location (describe, and attach a general location map): See EAF Addendum attached and Exhibit A Site Location Map.		
Brief Description of Proposed Action (include purpose or need): See EAF addendum attached.		
Name of Applicant/Sponsor: See EAF Addendum Attached.	Telephone: E-Mail:	
Address:		
City/PO:	State:	Zip Code:
Project Contact (if not same as sponsor; give name and title/role): See EAF Addendum Attached.	Telephone: E-Mail:	
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor): See EAF Addendum Attached.	Telephone: E-Mail:	
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)		
Government Entity	**If Yes: Identify Agency and Approval(s) Required**	**Application Date (Actual or projected)**
a. City Council, Town Board, or Village Board of Trustees ☑Yes☐No	Town Board approval of Zoning Code Amendments; road dedication	Immediate
b. City, Town or Village Planning Board or Commission ☑Yes☐No	Referral to Planning Board for Report. Site Plan Approval.	Immediate
c. City Council, Town or Village Zoning Board of Appeals ☐Yes☑No		
d. Other local agencies ☑Yes☐No	See EAF Addendum	May 2015
e. County agencies ☑Yes☐No	See EAF Addendum	May 2015
f. Regional agencies ☐Yes☑No		
g. State agencies ☑Yes☐No	See EAF Addendum	See EAF Addendum
h. Federal agencies ☐Yes☑No		

i. Coastal Resources.

i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☑Yes☐No

ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☑Yes☐No

iii. Is the project site within a Coastal Erosion Hazard Area? ☐Yes☑No

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☐Yes☑No

- **If Yes,** complete sections C, F and G.
- **If No,** proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☑Yes☐No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? See EAF Addendum C.2 Comment. ☑Yes☐No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☑Yes☐No

If Yes, identify the plan(s):

Remediaton Sites:344023

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☐Yes☑No

If Yes, identify the plan(s):

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☑ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?
The Project is in a LI-2 zone.

b. Is the use permitted or allowed by a special or conditional use permit? Yes for LI; No for LI-2 as proposed ☐ Yes ☑ No

c. Is a zoning change requested as part of the proposed action? ☑ Yes ☐ No
If Yes,
i. What is the proposed new zoning for the site? Amendment of Code provisions for LI and LI-2.

C.4. Existing community services.

a. In what school district is the project site located? North Rockland School District

b. What police or other public protection forces serve the project site?
Stony Point Police

c. Which fire protection and emergency medical services serve the project site?
Stony Point Fire Department and Stony Point Ambulance Corp

d. What parks serve the project site?
No parks serve the sites subject to the Applications. There are Town and County parks adjacent to the Project site.

D. Project Details Note: Only apply to the Project and associated Zoning Map Change-do not apply directly to the Zoning Amendments

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Zoning Amendments to clarify Green Industrial Facilities are permitted use in LI and LI-2 Zones. Site Plan Approval is necessary to construct and operate waste to fuel facility at Site in Stony Point.

b. a. Total acreage of the site of the proposed action? EAF Add. D.1.b acres
b. Total acreage to be physically disturbed? EAF Add. D.1.b acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? EAF Add. D.1.b acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☑ No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☑ No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)

ii. Is a cluster/conservation layout proposed? ☐ Yes ☐ No
iii. Number of lots proposed? _____
iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will proposed action be constructed in multiple phases? ☐ Yes ☑ No
i. If No, anticipated period of construction: 12-18 months
ii. If Yes:
- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____ year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? ☐Yes ☑No

If Yes, show numbers of units proposed.

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase				
At completion of all phases				

g. Does the proposed action include new non-residential construction (including expansions)? ☑Yes ☐No

If Yes,

i. Total number of structures approx. 9+/-

ii. Dimensions (in feet) of largest proposed structure: 100+/- height; 600+/- width; and 210+/- length

iii. Approximate extent of building space to be heated or cooled: 320,000+/- (362,000 existing) square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☐Yes ☑No

If Yes,

i. Purpose of the impoundment: See EAF Addendum D.1.h response and Site Plan for stormwater quality detention pond locations

ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☑Other specify: See EAF Addendum D.1.h response regarding stormwater detention ponds

iii. If other than water, identify the type of impounded/contained liquids and their source.

iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: 4 acres

v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): Concrete

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) ☐Yes ☑No

If Yes:

i. What is the purpose of the excavation or dredging? _____

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): _____
- Over what duration of time? _____

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.

iv. Will there be onsite dewatering or processing of excavated materials? ☐Yes ☐No

If yes, describe. _____

v. What is the total area to be dredged or excavated? _____ acres

vi. What is the maximum area to be worked at any one time? _____ acres

vii. What would be the maximum depth of excavation or dredging? _____ feet

viii. Will the excavation require blasting? ☐Yes ☐No

ix. Summarize site reclamation goals and plan: _____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☐Yes ☑No

If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will proposed action cause or result in disturbance to bottom sediments? ☐ Yes ☑ No
If Yes, describe:

iv. Will proposed action cause or result in the destruction or removal of aquatic vegetation? ☐ Yes ☑ No
If Yes:

- acres of aquatic vegetation proposed to be removed:
- expected acreage of aquatic vegetation remaining after project completion:
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access):
- proposed method of plant removal:
- if chemical/herbicide treatment will be used, specify product(s):

v. Describe any proposed reclamation/mitigation following disturbance:
See EAF Addendum.

c. Will the proposed action use, or create a new demand for water? ☑ Yes ☐ No
If Yes:

i. Total anticipated water usage/demand per day: See EAF Addendum. D.2.c.) ~~gallons/day~~

ii. Will the proposed action obtain water from an existing public water supply? ☑ Yes ☐ No
If Yes:

- Name of district or service area: See EAF Addendum D.2.c response.
- Does the existing public water supply have capacity to serve the proposal? ☑ Yes ☐ No
- Is the project site in the existing district? ☑ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☑ No
- Do existing lines serve the project site? ☑ Yes ☐ No

iii. Will line extension within an existing district be necessary to supply the project? ☑ Yes ☐ No
If Yes:

- Describe extensions or capacity expansions proposed to serve this project:
  See EAF Addendum D.2.c response
- Source(s) of supply for the district: Post treatment effluent from Stony Point and possibly other local sanitary sewer systems.

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐ Yes ☑ No
If, Yes:

- Applicant/sponsor for new district:
- Date application submitted or anticipated:
- Proposed source(s) of supply for new district:

v. If a public water supply will not be used, describe plans to provide water supply for the project:
potential use of well water from newly established well and potential for draw down from Cedar Pond Brook

vi. If water supply will be from wells (public or private), maximum pumping capacity: TBD gallons/minute.

d. Will the proposed action generate liquid wastes? ☑ Yes ☐ No
If Yes:

i. Total anticipated liquid waste generation per day: EAF Add D.2.d gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each):
Industrial wastewater including: treated cooling water blowdown, treated air scrubber water blowdown

iii. Will the proposed action use any existing public wastewater treatment facilities? ☑ Yes ☐ No
If Yes:

- Name of wastewater treatment plant to be used: Stony Point. See EAF Addendum D.2.d response.
- Name of district:
- Does the existing wastewater treatment plant have capacity to serve the project? ☑ Yes ☐ No
- Is the project site in the existing district? ☑ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☑ No

- Do existing sewer lines serve the project site? ☑Yes ☐No
- Will line extension within an existing district be necessary to serve the project? ☑Yes ☐No

  If Yes:
  - Describe extensions or capacity expansions proposed to serve this project: The Project proposes to utilize post treatment effluent water from the existing sanitary sewer main that crosses Lot 28. An extension from this main to the facility will be necessary.

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? ☐Yes ☑No

If Yes:
- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge, or describe subsurface disposal plans):

_____

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: The Project will treat and recycle the post treatment effluent water multiple times by utilizing cooling towers and water treatment. Blowdown water will be treated prior to discharge. Future projects associated with the Zoning Amendments will likely have similar processes that will be assessed on a project specific basis.

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? ☑Yes ☐No

If Yes:

i. How much impervious surface will the project create in relation to total size of project parcel?

_____ Square feet or 32 acres (impervious surface)

_____ Square feet or 39.13 acres (parcel size)

ii. Describe types of new point sources. Discharges from storm water quality basins. To the extent feasible, collected storm water will be combined with water collected from the gray water system and used as process water.

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

Stormwater runoff will be directed to storm water quality basins and, to the extent feasible reused as process water.

- If to surface waters, identify receiving water bodies or wetlands: _____
- Will stormwater runoff flow to adjacent properties? ☐Yes ☑No

iv. Does proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? ☑Yes ☐No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? ☑Yes ☐No

If Yes, identify:

i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

See EAF Addendum D.2.f response

ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

See EAF Addendum D.2.f response

iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

See EAF Addendum D.2.f response

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? ☑Yes ☐No

If Yes:

i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) ☑Yes ☐No

ii. In addition to emissions as calculated in the application, the project will generate:
- 69,000 Tons/year (short tons) of Carbon Dioxide (CO_2)
- 69 Tons/year (short tons) of Nitrous Oxide (N_2O)
- 0 Tons/year (short tons) of Perfluorocarbons (PFCs)
- 0 Tons/year (short tons) of Sulfur Hexafluoride (SF_6)
- 0 Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs)
- 10.5 Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐Yes ☑No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐Yes ☑No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust):

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☑Yes ☐No

If Yes:

i. When is the peak traffic expected (Check all that apply): ☐ Morning ☐ Evening ☐Weekend ☑ Randomly between hours of 6:00 AM to 9:00 PM.

ii. For commercial activities only, projected number of semi-trailer truck trips/day: 400 deliveries/day

iii. Parking spaces: Existing 88 Proposed 168 Net increase/decrease +80

iv. Does the proposed action include any shared use parking? ☐Yes ☑No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:

See EAF Addendum D.2.j response. In addition, new local roads are proposed around the Project site to manage the flow of incoming feedstock and product. Traffic impacts will be avoided during morning and evening rush hours.

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☑Yes ☐No

vii Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☐Yes ☑No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☐Yes ☑No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☑Yes ☐No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action:

See EAF Addendum D.2.k response.

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):

See EAF Addendum D.2.k response.

iii. Will the proposed action require a new, or an upgrade to, an existing substation? ☐Yes ☑No

l. Hours of operation. Answer all items which apply.

i. During Construction:

- Monday - Friday: 7:00 AM to 6:00 PM
- Saturday: _____
- Sunday: _____
- Holidays: _____

ii. During Operations:

- Monday - Friday: 24 hr/day
- Saturday: 24 hr/day
- Sunday: 24 hr/day
- Holidays: 24 hr/day

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☑ Yes ☐ No

If yes:

i. Provide details including sources, time of day and duration:

Construction activities will utilize typical heavy construction equipment and will occur between 7:00 AM and 6:00 PM, Monday through Friday.

ii. Will proposed action remove existing natural barriers that could act as a noise barrier or screen? ☐ Yes ☑ No

Describe: _____

n.. Will the proposed action have outdoor lighting? ☑ Yes ☐ No

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:

Outdoor lighting will be necessary for outdoor process operations and local roads. Low impact lighting will be used consistent with the requirements of the Town Code.

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☐ Yes ☑ No

Describe: _____

o. Does the proposed action have the potential to produce odors for more than one hour per day? ☑ Yes ☐ No

If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures:

The waste feedstock include putrescible waste, which has odors. To mitigate the potential for off-site odors, feedstock will be stored and processed indoors.

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☑ Yes ☐ No

If Yes:

i. Product(s) to be stored See EAF Addendum D.2.p response

ii. Volume(s) 38 million per unit time year (e.g., month, year)

iii. Generally describe proposed storage facilities:

Bulk storage of diesel fuel and processing chemicals for biorefinery operations.

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☐ Yes ☑ No

If Yes:

i. Describe proposed treatment(s):

ii. Will the proposed action use Integrated Pest Management Practices? ☐ Yes ☐ No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☑ Yes ☐ No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: TBD tons per _____ (unit of time)
- Operation : TBD tons per day (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction: construction and demolition debris associated with site preparation activities
- Operation: See EAF Addendum D.2.r response

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction: Recyclable solid waste will be generated and sent to approved C&D recycling facilities for recyclables and concrete or agricultural facilities for ash and/or landfills for ash as cover.
- Operation: High-silica ash may be used in production of concrete or for agricultural fertilizer. Non-reusable solid waste will be disposed in a properly permitted non-hazardous waste landfill.

s. Does the proposed action include construction or modification of a solid waste management facility? ☑ Yes ☐ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): Recyclables handling and recovery, solid waste pyrolysis,

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- 167 Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☑ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated TBD tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☑ Yes ☐ No

If Yes: provide name and location of facility: CWM Chemical Services, Model City, New York.

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:

Managing suppliers to ensure no unauthorized hazardous waste is included in feed streams. Any Hazardous Waste included in feed streams will be disposed of through CWM Chemical Services, Model City, New York, or other licensed waste disposal facilities (e.g. Clean Harbors)

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

☐ Urban ☑ Industrial ☑ Commercial ☑ Residential (suburban) ☐ Rural (non-farm)
☐ Forest ☐ Agriculture ☑ Aquatic ☐ Other (specify): _____

ii. If mix of uses, generally describe:

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	18.2	27.3	+9.1
• Forested	0.2	0.2	0
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0.1	0.1	0
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	2.4	2.4	0
• Wetlands (freshwater or tidal)	0.13	0.13	0
• Non-vegetated (bare rock, earth or fill)	13.0	0	-13.0
• Other Describe: landscaping	5.1	9.0	+3.9

c. Is the project site presently used by members of the community for public recreation? ☐ Yes ☑ No

i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? ☑ Yes ☐ No

If Yes,

i. Identify Facilities:

West Haverstraw Elementary School; Walnut Hill Senior Apartment

e. Does the project site contain an existing dam? ☐ Yes ☑ No

If Yes:

i. Dimensions of the dam and impoundment:

- Dam height: _____ feet
- Dam length: _____ feet
- Surface area: _____ acres
- Volume impounded: _____ gallons OR acre-feet

ii. Dam's existing hazard classification: _____

iii. Provide date and summarize results of last inspection:

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? ☑ Yes ☐ No

If Yes:

i. Has the facility been formally closed? ☐ Yes ☑ No

- If yes, cite sources/documentation: _____

ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:

The Town of Haverstraw landfill is immediately adjacent to the southern boundary of the Project site; The Town of Stony Point has had a historic landfill on the Tilcon Site in the LI zone.

iii. Describe any development constraints due to the prior solid waste activities:

None.

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☑ Yes ☐ No

If Yes:

i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

Lot 25 of the project site is part of the Kay-Fries State Superfund Site (Site #344023). Contamination associated with chemical production operations and petroleum use occurring from 1930 to 1987 has been getting remediated for approximately 20 years and remediation is close to completion.

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☑ Yes ☐ No

If Yes:

i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☑ Yes ☐ No

- ☐ Yes – Spills Incidents database — Provide DEC ID number(s): _____
- ☑ Yes – Environmental Site Remediation database — Provide DEC ID number(s): 344023
- ☐ Neither database

ii. If site has been subject of RCRA corrective activities, describe control measures: _____

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☑ Yes ☐ No

If yes, provide DEC ID number(s): 344023, 546031, 344041, C344068

iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):

See attached Exhibit B.

v. Is the project site subject to an institutional control limiting property uses? ☑ Yes ☐ No

- If yes, DEC site ID number: 344023
- Describe the type of institutional control (e.g., deed restriction or easement): Deed restriction
- Describe any use limitations: Industrial
- Describe any engineering controls: Groundwater containment and treatment; O&M plan
- Will the project affect the institutional or engineering controls in place? ☐ Yes ☑ No
- Explain:

Filling of the 50 Holt Drive site will occur in a manner to protect the integrity of the groundwater wells. A work plan has already been approved by DEC for this effort.

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? 20 feet

b. Are there bedrock outcroppings on the project site? ☐ Yes ☑ No
If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %

c. Predominant soil type(s) present on project site:

Haven	10 %
Ipswich	40 %
Urban Land	40 %

Prior to Recent Fill

d. What is the average depth to the water table on the project site? Average: 10+ feet In Construction Area

e. Drainage status of project site soils:
☑ Well Drained: 20 % of site
☑ Moderately Well Drained: 60 % of site
☑ Poorly Drained 20 % of site

f. Approximate proportion of proposed action site with slopes:
☑ 0-10%: 80 % of site
☑ 10-15%: 10 % of site
☑ 15% or greater: 10 % of site

g. Are there any unique geologic features on the project site? ☐ Yes ☑ No
If Yes, describe:

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? ☑ Yes ☐ No

ii. Do any wetlands or other waterbodies adjoin the project site? ☑ Yes ☐ No

If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☑ Yes ☐ No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name 864-490 Classification SC / C(TS)
- Lakes or Ponds: Name 864-494 Classification C
- Wetlands: Name Federal Waters, Federal Waters, Federal Waters,... Approximate Size NYS Wetland (in a...
- Wetland No. (if regulated by DEC) HS-3, HS-4

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☑ Yes ☐ No

If yes, name of impaired water body/bodies and basis for listing as impaired:
Name - Pollutants - Uses:Hudson River (Class SB), portion – Priority Organics – Fish Consumption

i. Is the project site in a designated Floodway? ☑ Yes ☐ No

j. Is the project site in the 100 year Floodplain? ☑ Yes ☐ No

k. Is the project site in the 500 year Floodplain? ☑ Yes ☐ No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☐ Yes ☑ No
If Yes:
i. Name of aquifer:

m. Identify the predominant wildlife species that occupy or use the project site:
See response to E.2(p) below

n. Does the project site contain a designated significant natural community? ☐Yes ☑No
If Yes:
i. Describe the habitat/community (composition, function, and basis for designation): _____
ii. Source(s) of description or evaluation: _____
iii. Extent of community/habitat:
- Currently: _____ acres
- Following completion of project as proposed: _____ acres
- Gain or loss (indicate + or -): _____ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☑ Yes ☐No

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐Yes ☑No

NYSDEC Nature Explorer results for Rockland County contain a broad list of rare plants and animals in the County. A site review by a qualified biologist will be conducted to determine whether rare plants or animals or their habitat are present.

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐Yes ☑No
If yes, give a brief description of how the proposed action may affect that use: _____

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐Yes ☑No
If Yes, provide county plus district name/number: _____

b. Are agricultural lands consisting of highly productive soils present? ☐Yes ☑No
i. If Yes: acreage(s) on project site? _____
ii. Source(s) of soil rating(s): _____

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐Yes ☑No
If Yes:
i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature
ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐Yes ☑No
If Yes:
i. CEA name: _____
ii. Basis for designation: _____
iii. Designating agency and date: _____

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places? ☐ Yes ☑ No

If Yes:

i. Nature of historic/archaeological resource: ☐ Archaeological Site ☐ Historic Building or District

ii. Name: _____

iii. Brief description of attributes on which listing is based:

_____

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? ☑ Yes ☐ No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☐ Yes ☑ No

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

h. Is the project site within fives miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☐ Yes ☑ No

If Yes:

i. Identify resource: _____

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____

iii. Distance between project and resource: _____ miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐ Yes ☑ No

If Yes:

i. Identify the name of the river and its designation: _____

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐ Yes ☐ No

F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

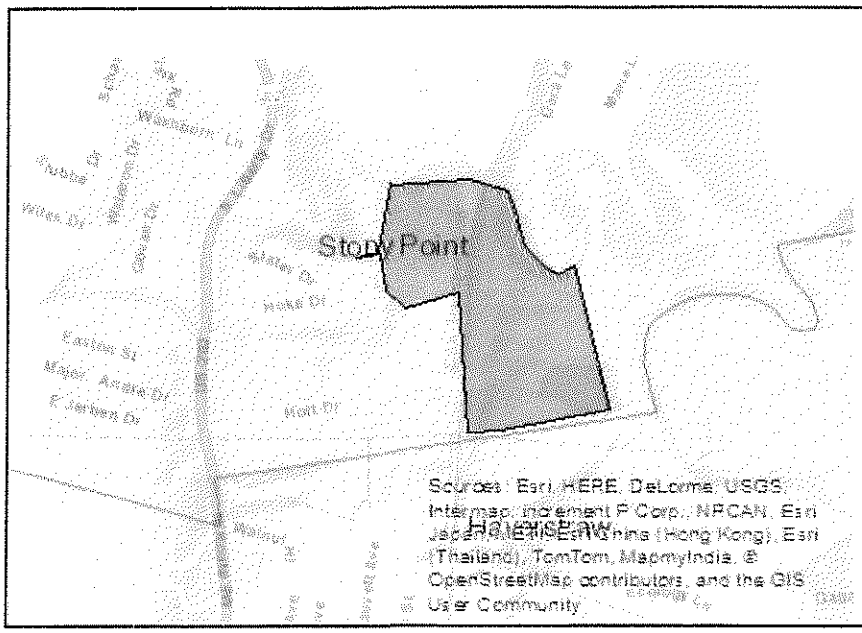
Applicant/Sponsor Name PAT MAGEE Date 3-23-15

Signature Pat Mager Title MBC Holding MEMBER

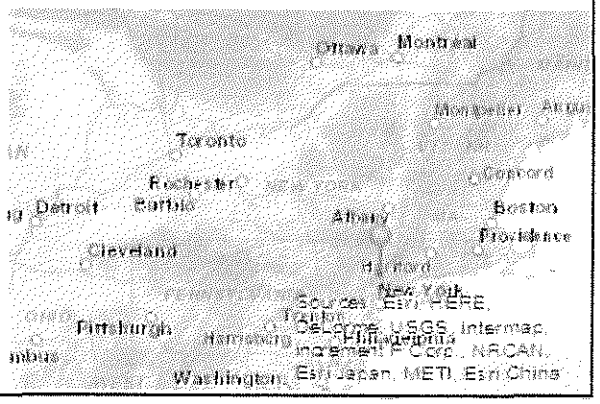
PRINT FORM

EAF Mapper Summary Report

Wednesday, October 22, 2014 5:43 PM



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



B.i.i [Coastal or Waterfront Area]	Yes
B.i.ii [Local Waterfront Revitalization Area]	Yes
C.2.b. [Special Planning District]	Yes - Digital mapping data are not available for all Special Planning Districts. Refer to EAF Workbook.
C.2.b. [Special Planning District - Name]	Remediaton Sites:344023
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Yes - Digital mapping data for Spills Incidents are not available for this location. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Yes
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Yes
E.1.h.i [DEC Spills or Remediation Site - DEC ID Number]	344023
E.1.h.iii [Within 2,000' of DEC Remediation Site]	Yes
E.1.h.iii [Within 2,000' of DEC Remediation Site - DEC ID]	344023, 546031, 344041, C344068
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Yes
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.iv [Surface Water Features - Stream Name]	864-490
E.2.h.iv [Surface Water Features - Stream Classification]	SC / C(TS)
E.2.h.iv [Surface Water Features - Lake/Pond Name]	864-494

E.2.h.iv [Surface Water Features - Lake/Pond Classification]	C
E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters, NYS Wetland
E.2.h.iv [Surface Water Features - Wetlands Size]	NYS Wetland (in acres):66.3, NYS Wetland (in acres):69.7
E.2.h.iv [Surface Water Features - DEC Wetlands Number]	HS-3, HS-4
E.2.h.v [Impaired Water Bodies]	Yes
E.2.h.v [Impaired Water Bodies - Name and Basis for Listing]	Name - Pollutants - Uses:Hudson River (Class SB), portion – Priority Organics – Fish Consumption
E.2.i. [Floodway]	Yes
E.2.j. [100 Year Floodplain]	Yes
E.2.k. [500 Year Floodplain]	Yes
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	Yes
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National Register of Historic Places]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No

Addendum to Full Environmental Assessment Form – Part 1

Green Industry Facility Zoning Amendments, Associated Map Amendment and New Planet Sustainable Fuels Project

A. PROJECT AND SPONSOR INFORMATION

Project Location (Describe and Attach a General Location Map):

The Zoning Amendments associated with the proposed actions are located in the LI and LI-2 zoning districts in the Town of Stony Point. The addresses and associated tax blocks and lots for these affected parcels are as follows:

LI Districts

Parcel ID	Address
15.02-4-58	East of Tilcon
15.02-4-59	1 Elm Ave.
10.04-2-8	46 Elm Ave.
10.04-2-9	42 Elm Ave.
10.04-2-10	44 Elm Ave.
10.04-2-11	48 Elm Ave.
10.04-2-12	52 Elm Ave.
10.04-2-13	50 Elm Ave.
10.04-2-19	10 Elm Ave.
21.09-1-1	70 Grassy Point Rd.
21.09-1-36	2 River Road
21.05-1-1	90 Grassy Point Rd.
21.05-1-2	88 Grassy Point Rd.
21.05-1-3	86 Grassy Point Rd.
21.05-1-4	84 Grassy Point Rd.
21.05-1-5	82 Grassy Point Rd.
21.05-1-6	80 Grassy Point Rd.
21.05-1-7	65 Grassy Point Rd.
21.05-1-29	40 Grassy Point Rd.
21.05-1-30	42 Grassy Point Rd.
21.05-1-31	44 Grassy Point Rd.

Parcel ID	Address
21.05-1-32	46 Grassy Point Rd.
21.05-1-33	48 Grassy Point Rd.
21.05-1-34	54 Grassy Point Rd.

LI-2 District

Parcel ID	Address
20.02-11-25	50 Holt Drive
20.02-11-26	25-41 Holt Drive
20.02-11-27	25&27 Holt Drive
20.04-11-2.1	21 Holt Drive
20.04-11-2.2	22 Holt Drive
20.04-11-2.3	24 Holt Drive
20.04-11-3	45 Holt Drive
20.04-11-5.1	17 Holt Drive
20.04-11-5.2	19 Holt Drive
20.04-11-6	15 Holt Drive
20.04-11-7	11 Holt Drive
20.04-11-8	9 Holt Drive
20.04-11-9	5 Holt Drive
20.04-11-11	2 Holt Drive
20.04-11-12	12 Holt Drive

The Project Site Plan Approval (see below) impacts the following parcels in the Town (collectively the "Project Parcels"):

20.02-11-27 25 Holt Drive

20.02-11-26 27-39 Holt Drive

20.04-11-3 45 Holt Drive

20.02-11-25 50 Holt Drive

See Site Location Map attached as Exhibit A.

Brief Description of Proposed Action (Include Purpose or Need):

The Town of Stony Point has a number of existing industrially zoned areas where the opportunity exists for redevelopment into modern, state-of-the art green industrial facilities, however, the Town Code

needs to be clarified to more clearly allow such facilities to be constructed. The Town now seeks to attract new industrial facilities with technologies that can transform a variety of organic and recyclable materials otherwise landfilled into energy, fuel and other products (the "Green Industrial Facilities"). The first proposed action will amend Chapter 215 of the Town of Stony Point Zoning Code (the "Zoning Amendment") to clarify that these new Green Industrial Facilities are permissible uses as of right when constructed in the Town's Light Industrial ("LI") LI-2 zoning district, and with a special use permit in the Town's LI zoning district.

Consistent with the proposed Zoning Amendments, site plan approval (the "Site Plan Approval") is requested by a development team consisting of MBC Holdings LLC ("MBC"), New Planet Energy Holdings LLC ("NPE") and ThermoChem Recovery International, Inc. ("TRI"), to construct and operate a Green Industrial Facility (the "Project") for the conversion, through chemical processes, of carbon-rich biomass and municipal solid waste "feedstock" into a synthetic gas that would be further processed into transportation fuel. Importation via truck of an average of approximately 4,800 tons per day (28,800 tons per week, assuming a six day per week delivery schedule) of waste/biomass feedstock is anticipated, which will be converted up to 38 million gallons per year of renewable sulfur-free diesel fuel. All feedstock waste will be shipped to the facility in closed containers and handling will occur within the enclosed building. The process would also generate electricity for the facility's own use, and produce a high-silica ash, which may be used in the production of concrete or for other beneficial uses.

The Project site (the "Site") subject to the Site Plan Approval is located at the eastern terminus of Holt Drive near or adjacent to a CSX railroad right-of-way and involves the Project Parcels. The existing buildings on the Project Parcels include the Kay-Fries State Superfund site manufacturing buildings. The monitoring and remediation of the Kay-Fries Superfund Site will not be disturbed by the Project. Adjacent or nearby properties include light and heavy industrial and commercial uses to the west, a Rockland County park and open space area to the north and east, the Town of Haverstraw Landfill and Rockland County Solid Waste Management Authority's Bowline Transfer Station to the southeast, single- and multi-family residential areas to the northwest, and the West Haverstraw Elementary School and single-family residential areas to the southwest in the Village of West Haverstraw.

Applicant/Sponsor Information

Zoning Amendments

Name of Applicant/Sponsor:	MBC Holding, LLC and Patrick Magee
Address:	27 Holt Drive Stony Point, New York 10980
Project Contact:	Stephen P. Mandracchia-Attorney c/o Hudson Technologies PO Box 1541, One Blue Hill Plaza, 14th Floor Pearl River, New York 10965 Tel.: (845) 512-6004 Fax: (845) 512-6070 Email: SMandracchia@hudsontech.com
Property Owners/Addresses:	See tables below.

LI-2 District Parcels

Parcel ID	Owner	Address
20.02-11-25	MBC Holding, LLC	50 Holt Drive
20.02-11-26	LLS Holding, LLC	25-41 Holt Drive
20.02-11-27	MBC Holding, LLC	25&27 Holt Drive
20.04-11-2.1	Properties Environmental	21 Holt Drive
20.04-11-2.2	Crossroads-Holt Drive Associates, LLC	22 Holt Drive
20.04-11-2.3	PMBC Holding Co., LLC	24 Holt Drive
20.04-11-3	KBT Properties Ltd.	45 Holt Drive
20.04-11-5.1	Stony Kay Fries Realty	17 Holt Drive
20.04-11-5.2	SPM Tech., Inc.	19 Holt Drive
20.04-11-6	Helmer William et al	15 Holt Drive
20.04-11-7	Vestco, LLC	11 Holt Drive
20.04-11-8	Kay Fries Holding Corp.	9 Holt Drive
20.04-11-9	Gerobe Holding Corp.	5 Holt Drive
20.04-11-11	Lighting Services, Inc.	2 Holt Drive
20.04-11-12	Lighting Services, Inc.	12 Holt Drive

LI District Parcels

Parcel ID	Owner	Address
15.02-4-58	David Kozlow	East of Tilcon
15.02-4-59	Tilcon New York, Inc.	1 Elm Ave.
10.04-2-8	GenOn Lovett, LLC	46 Elm Ave.
10.04-2-9	GenOn Lovett, LLC	42 Elm Ave.
10.04-2-10	GenOn Lovett, LLC	44 Elm Ave.
10.04-2-11	GenOn Lovett, LLC	48 Elm Ave.
10.04-2-12	GenOn Lovett, LLC	52 Elm Ave.
10.04-2-13	GenOn Lovett, LLC	50 Elm Ave.
10.04-2-19	GenOn Lovett, LLC	10 Elm Ave.
21.09-1-1	U.S. Gypsum Co.	70 Grassy Point Rd.
21.09-1-36	U.S. Gypsum Co.	2 River Road
21.05-1-1	U.S. Gypsum Co.	90 Grassy Point Rd.
21.05-1-2	U.S. Gypsum Co.	88 Grassy Point Rd.
21.05-1-3	U.S. Gypsum Co.	86 Grassy Point Rd.
21.05-1-4	U.S. Gypsum Co.	84 Grassy Point Rd.
21.05-1-5	U.S. Gypsum Co.	82 Grassy Point Rd.
21.05-1-6	U.S. Gypsum Co.	80 Grassy Point Rd.
21.05-1-7	Capasso & Sons Carting Inc.	65 Grassy Point Rd.
21.05-1-29	U.S. Gypsum Co.	40 Grassy Point Rd.
21.05-1-30	James Brophy	42 Grassy Point Rd.

21.05-1-31	Edward and Geoffrey Finn	44 Grassy Point Rd.
21.05-1-32	James Brophy	46 Grassy Point Rd.
21.05-1-33	U.S. Gypsum Co.	48 Grassy Point Rd.
21.05-1-34	U.S. Gypsum Co.	54 Grassy Point Rd.

Site Plan Approval

Name of Applicant/Sponsor: MBC Holdings, LLC, Pat Magee and
John Cruikshank, VP Project Development
NPE Holdings, LLC

Address: 4300 Promendade Way
Suite 117
Marina del Rey, California 90292

Telephone (310) 430-2616

Project Contacts: Stephen P. Mandracchia-Attorney
c/o Hudson Technologies
PO Box 1541, One Blue Hill Plaza, 14th Floor
Pearl River, New York 10965
Tel.: (845) 512-6004
Fax: (845) 512-6070
Email: SMandracchia@hudsontech.com

Linda Shaw – EIS Consultant
Future Energy Development LLC
1400 Crossroads Building
2 State Street
Rochester, NY 14614
Tel.: (585) 546-8430
Fax: (585) 546-4324
Email: lshaw@futureenergydev.com

Project EngineerDavid Zigler-PLS
Atzl Nasher Zigler, PC
234 North Main Street
New City, New York 10965
Tel.: (845) 634-4694
Email: dzigler@anzny.com

Environmental Engineer: Thomas Yonge, P.E. (Fla)
Golder Associates Inc.
2430 North Forest Road, Suite 100
Getzville, NY 14068 USA
Tel.: (352) 336-5600 ext 21013
Fax: (352) 336-6603

Email: Thomas_Yonge@golder.com

Property Owner:	MBC Holding, LLC (Lot 20.02-11-25)
Address:	27 Gate Hill Road, Stony Point, New York 10980
	KBT Properties, Ltd. (Lot 20.04-11-3) 8 Soluri Lane Tomkins Cove, New York 10986
	LLS Holding, LLC (Lot 20.02-11-26) 25-41 Holt Drive PO Box 54 Stony Point, New York 10980
	MBC Holding LLC (Lot 20.02-11-27) 30 Holt Drive PO Box 54 Stony Point, New York 10980

B. GOVERNMENT APPROVALS

c. Other Local Agencies

1. Stony Point Waterfront Advisory Committee: Coastal Zone Consistency:
2. W. Sheehan - Local Floodplain Administrator: Construction within a Floodway
3. Stony Point Architectural Review Board: Architectural Review
4. Stony Point Sewer Department: Potential Sewer Interconnection Permit
5. Joint Regional Sewage Board: Potential Sewer Hook-Up Connection Permit

e. County Agencies

1. Rockland County Health Department: Petroleum Bulk Storage
2. Rockland County Drainage Agency: County Stream Law
3. County of Rockland Planning Commissioner: General Municipal Law §239 review.

g. State Agencies

The following State Agency approvals are required for the Project. The Project Application Date for all of the approvals below is anticipated to be October 2015:

New York State Department of Environmental Conservation:

1. Article 27, Title 7, 6 NYCRR 360 - Solid Waste Management
2. Article 19, 6 NYCRR 200-317 - Air State Facility Permit and potentially a Title V Permit

3. Article 17, Titles 7, 8, 6 NYCRR Part 750- 1 - Coverage under the SPDES Multi Sector General Permit
4. Clean Water Act Section 401 Water Quality Certification
5. Chemical Bulk Storage Facility Registration-6 NYCRR Pt. 597
6. Petroleum Bulk Storage Facility Registration-6 NYCRR Pt. 612
7. Major Petroleum Storage Facility License (petroleum storage > 400,000 gal) - Article 12 of Navigation Law, 6 NYCRR Part 610 and 17 NYCRR Part 30

New York Department of State - Office of Communities and Waterfronts:

1. Coastal Zone Consistency Determination.

C. PLANNING AND ZONING

C.2 Adopted Land Use Plans

The 1995 Plan states, "The Town has very few choices for industrial development....The best opportunity appears to be the Kay Fries Drive [Holt Drive] Area," which is the location of the proposed Project.

D. PROJECT DETAILS

D.1.b Proposed and Potential Development-Acreage

The total acreage impacted by the clarification provided in the Zoning Amendment is approximately 340 acres. The applicant MBC Holdings, LLC's Principal, Patrick Magee and/or affiliated companies owns or controls approximately 58 of these acres. The Zoning Amendment will not directly result in the physical disturbance of land, but future projects resulting from the Zoning Amendments may do so. Impacts from future physical disturbances of land will be assessed at the project specific level.

The total acreage associated with the Site Plan Approval, which also includes the parcel impacted by the Zoning Map Change, is 39.13 acres, all of which are owned or controlled by applicant MBC Holdings, LLC's Principal, Patrick Magee and/or affiliated companies. Approximately 24 acres of land will be physically disturbed as a result of the Project.

D.1.h Liquid Impoundments

The Zoning Amendments will not directly result in any liquid impoundments, but future projects may include surface impoundments such as stormwater detention ponds. Any such impoundments will be assessed at the project specific level.

The Project will include stormwater quality management basins.

D.2.b Impact on Wetlands of Proposal Action

Wetlands, wetlands adjacent areas, and surface water bodies are present in the LI and LI-2 zoning districts affected by the Zoning Amendments. Any wetland impacts associated with any future projects in LI zones will be assessed on a site specific basis.

D.2.c & D.2.d Water Usage and Discharge

The Project is estimated to have a consumptive water rate of approximately 1 million gallons per day, which is primarily associated with cooling water for the gasification process and fuel production process. It is proposed that a primary source of consumed process water will be post treatment effluent from the existing Stony Point and/or other municipal sewage systems. The post treatment effluent will be prepared for process use through a water treatment process and may be reused multiple times prior to discharge back to the Stony Point municipal sewage system. The Project may also utilize well water from newly established wells located on the Project Site and also potential draw down from the Cedar Pond Brook. No net increase in hydraulic flow to the Stony Point municipal sewer system is anticipated from the Project and any increased demand in municipal potable water supplies will be associated with personnel facilities.

Future Green Industrial Facility projects associated with the Zoning Amendments will likely have a similar significant water demand. The impacts on these future projects will be assessed on a project specific basis.

D.2.f Air Emission Sources and Air Emissions

Project operations will include the following mobile air emission sources during Project operations:

1. Trucks associated with the delivery of approximately 4,800 tons per day of municipal solid waste ("MSW");
2. Material handling equipment to manage the feedstock waste at the Project site; and
3. Vehicles or trains to transport approximately 100,000 gallons per day of fuel product.

Stationary air emission sources during the construction phase of the Project include heavy construction equipment for earth moving and building construction.

Stationary air emission sources during Project operations will include:

1. Feedstock pre-processing operations (particulate);
2. Natural gas and syngas fueled combustion heaters to heat the gasification unit (NOx, CO, VOC, trace SO2);
3. Syngas desulfurization unit (SO2, H2S);
4. Catalytic syngas conversion reactors (VOC);
5. Distillation columns (VOC);
6. Fuel and chemical bulk storage tanks (VOC);

7. Product loading areas (VOC);
8. Emergency diesel generators (NOx, CO, VOC); and
9. Enclosed flare system (NOx, CO, VOC). Note: the flare does not operate continuously but is instead used primarily for startup and emergency emission control.

Air emissions associated with these Project operations will be controlled through the use of appropriate air pollution control equipment such as dust collectors, acid gas scrubbers, and volatile organic chemical (VOC) and nitrogen oxides (NOx) abatement systems.

Future Green Industrial Facility projects associated with the Zoning Amendments would likely have similar air emission sources and controls as the Project and will be assessed on a project specific basis.

D.2.g Air Emissions and Permitting Requirements

The Project will likely require a Federal Clean Air Act Title V permit because the potential to emit of carbon monoxide and VOCs are estimated to exceed 100 tons per year. Future Green Industrial Facility projects associated with the Zoning Amendments may have similar air emissions that will be determined on a project specific basis.

Rockland County is designated as a non-attainment area as part of the New York City Metropolitan Area for the 2008 ozone National Ambient Air Quality Standard (NAAQS). Rockland County was removed from the non-attainment designation for fine particulate (PM2.5) in 2014.

The gross greenhouse gas emissions of the Project are approximately 69,000 tons of CO2e per year, associated with the use of fossil fuels from the Project operation.

D.2.j Increases in Traffic

The Project will result in an increase in truck traffic compared to current conditions to transport approximately 4,800 tons per day of waste to the Project facility and approximately 100,000 gallons of product and 400 tons per day of ash byproducts from the facility. However, the historic industrial facilities that were present created a similar traffic impact. Future Green Industrial Facility projects associated with the Zoning Amendments would likely increase truck traffic and these increases will be determined on a project specific basis. The plan in the future is to phase out the use of trucks and replace the truck traffic with rail use. Therefore, the traffic impact for the Project may be temporary.

D.2.k Energy Demand

The total peak electricity demand of the Project operations is 40 megawatts. This peak demand is a high end estimate because it assumes no internally-generated power. The process will be configured to generate high pressure steam and drive a turbine to provide the electricity demand to support Project operations. Orange and Rockland Utilities, Inc. is the electric utility supplying electrical power to Stony Point.

The peak natural gas demand of the Project is 350 MM BTU/hr. Natural gas is primarily used to provide heat to the gasification unit during process startup and to supplement syngas to support

process heating needs. As with the peak electrical demand, this is high end estimate because, it assumes no syngas is used for process heating. Natural gas is also supplied by Orange and Rockland Utilities, Inc.

D.2.p Chemical Storage

The Project is anticipated to require the bulk storage of the renewable diesel fuel product, as well as some or all of the following (quantities to be determined):
10% (approx.) concentration Sodium Hydroxide Solution
Carbon Guard Beds, Arsine Guard Beds ZNO/ALO Guard Beds - to remove impurities from Syngas
Fischer-Trope Catalysts, Reactor Catalysts and Hydrocracking Reactor Catalysts
Ucarsol Amine Solution
Molecular Sieve and VPSA Molecular Sieve
Diesel Fuel
Hydraulic Oil
Liquid Oxygen
Liquid Nitrogen

D.2.r Solid Waste

Solid non-hazardous waste generated during operation generally consists of by-product ash from the gasifier, sulfur cake from the de-sulfurization process, and waste water treatment solids. The by-product ash is a high-silica ash and may be used in the production of concrete or for other beneficial uses. Recyclables will be removed from the waste feedstock for reuse.

Solid non-hazardous waste generated in the form of Guard Beds, Catalysts and Molecular Sieve that can no longer be regenerated and re-used will be generated at various but infrequent occasions which will be removed from the production equipment.