

**Town Board Meeting
January 15, 2015
7:30 p.m.**

Present: Supervisor Susan Zimet, Councilman Dan Torres, Councilman Jeff Logan, Councilman Kevin Barry.

At 7:45 p.m. a motion was made by Councilman Logan to open the meeting with the pledge. Seconded by Councilman Barry, all aye votes cast, motion carried.

Agenda: +Resolution regarding Shared Services with the Town of Rosendale, +Welfare Officer position. A motion was made by Councilman Barry to adopt the agenda as amended. Seconded by Councilman Torres, all aye votes cast, motion carried.

Public Comment:

Marcia Massi, Margaret Human, KT Tobin, Doug Gilmour, Don Kerr, Arielle Chieger, Ron Simon, Michael O'Donnell, Mike Russo, Matt Elkin expressed concern with the placement of a WWTP next to the High School.

Ira Margolis indicated that the fact that Councilman Barry owned property near the High School has always been out in the open and was never hidden.

Fran Wishnick indicated that she had prepared a "Whitepaper" with all the information that she was able to gather regarding sewer on S. Putt.

Jonathan Cohen indicated that he appreciates the manner in which the Town Board allows the public to speak. He feels it is very difficult to watch the Town Board members be vilified as a result of the spread of misinformation.

Appointment to Zoning Board of Appeals:

A motion was made by Councilman Barry to appoint Phil Subey to fill the vacancy left by Gail Christmann on the ZBA with a term to expire 12/2017, contingent upon the filing of a Financial Disclosure and Oath of Office within 30 days of appointment; otherwise the appointment becomes null and void. Seconded by Councilman Logan, all aye votes cast, motion carried.

UPSEU vacation time carryover:

A motion was made by Supervisor Zimet to approve the carry over of vacation time by Building Inspector Stacy Delarede and Payroll Clerk Lynn Karge, who were not able to use their time due to the Town Hall move. Seconded by Councilman Torres, all aye votes cast, motion carried.

Highway Appointment:

A motion was made by Supervisor Zimet to approve the appointment of Town resident Jason Messina to the position of MEO as recommended by Highway Supt. Chris Marx to be paid at the contract rate. Seconded by Councilman Logan, all aye votes cast, motion carried.

Announcements:

The State sent notification that the Town is tax compliant.

Sewer Feasibility Review/Options as prepared by Supervisor Zimet:

Purpose / History of Study

In 1960 South Putt Corners was zoned for Light Industrial Development.

For a point of interest, this designation was put in place before the High School was built.

In 1990 the Town hired Clark Engineers to do a sewer feasibility study to estimate the sewer needs and look at potential treatment plant sites.

That 1990 study identified three (3) potential sewage treatment alternatives:

1. Village sewer
2. Sewer District 6 treatment plant
3. Treatment Plant Site identified near the High School

In 1995, a Generic Environmental Impact Statement was completed on the Putt Corners Corridor analyzing the type of development it could support. In order to attract the type of industry identified in this study, a recommendation was to build water and sewer infrastructure.

In 2011, the past administration created an application for a shovel ready grant for the sewer feasibility study, but never submitted it to Ulster County. In 2012 this administration followed through and submitted the application.

By the time this study was undertaken, the Village had already enacted legislation that only through annexation could Town sewer be hooked up to the Village, thereby eliminating the Village option.

The DEC in 2008 told the Crossroads project that they would not allow expansion of the Sewer District 6 wastewater treatment plant.

Thereby leaving the only option as the land identified south of the High school.

This was outlined in the sewer feasibility study that was submitted to Ulster County IDA and has been under review since.

Concurrently to working on this study, 3 projects began to influence the direction of the study.

1. Park Point project
2. Proposed Developments East of the Thruway
3. Rehabilitation of Sewer District 6 treatment plant (which had catastrophic equipment failure this weekend)

In the years prior to the above, Park Point was trying to get municipal sewer service from the Village and that was found to not be a viable option.

So Park Point began to develop their own sewage treatment facility and incorporated in their design additional capacity for the Town's future development needs.

The plan was to have the Town take over the sewage treatment plant at a time that development was pending on South Putt and Route 32.

The town worked with the developer's engineer and chose the type of sewage treatment plant that was expandable to meet those future needs.

Following all of this work, litigation brought this option to a grinding halt for the moment.

The Town was also working on preliminary engineering on a necessary rehabilitation for the Sewer District 6 treatment plant.

Dave Clouser and I met with the DEC to review the rehabilitation and possible minor expansion of the Sewer District 6 wastewater treatment plant.

At that meeting the DEC informed us that their preference was not to rehabilitate the outdated sewer plant but for the Town and the Village to partner to build a "state of the art" sewer plant that would serve the entire community. The DEC indicated that they would consider lifting the Village's Order on Consent if the two municipalities collaborated.

At this meeting, the DEC also suggested another potential site to review for a potential wastewater treatment on North Putt Corners.

I followed up with Mayor West and was informed that due to the Village annexation law, accepting additional sewer from outside the Village was not an option.

Dave reviewed the site on North Putt Corners and didn't pursue due to the wetlands mapping of the property did not show enough land to build a plant.

Simultaneously, Dave was also working with 2 planning board applications, Wildberry Lodge and Hidden Ridge Apartment (87 Motel) to discuss their options for sewer service. The Hidden Ridge Apartment project application was eventually withdrawn due in part to no sewer service being available.

In reviewing Wildberry Lodge, one option is to treat its wastewater on-site and the second is to be a customer of a larger Town sewer district.

At a later date the site, next to the High School identified in the Clark 1990 sewer study, was presented to the DEC. Without specific site information about the wetlands, the DEC's general response to this location was not positive.

Due to the factors such as the Village's unwillingness to partner with the Town, The Park Point option entering into litigation, the DEC's rejection of the viability of the site adjacent to the High School, and the North Putt site not being considered due to lack of land to accommodate a wastewater treatment plant, the study was put on hiatus until a discharge point was identified that would meet with the approval of the DEC.

Additionally our engineer was hired by the village as the lead engineer on the water exploration project and his time was dedicated to this very important project.

In 2014, information was provided to the Town Engineer with delineations of the wetlands on the property adjacent to the High School. At that point the Town Engineer invited the DEC to walk the land adjacent to the High School and provided the DEC with a property overview map to assist in the site investigation.

At this meeting, the site investigation was focused on an area outside of wetlands and wetland buffers that appeared viable as a treatment site.

Later, the DEC reviewed the site on North Putt Corners in more detail and found that that site might support a smaller wastewater treatment facility. A conversation with the landowner has transpired. Further conversations, review of the site and pending property acquisition agreements may make this site viable.

Options before the Town

Since identifying South Putt Corners Road as an industrial corridor, businesses have shown interest in locating on South Putt Corners, but ultimately walk away because of the lack of sewer and water infrastructure.

Weekly I get e-mails from the County Executive's office with businesses looking to locate in an industrial corridor. The phrase "build it and they will come" is very real.

Many people in New Paltz are struggling, I hear it every day.

Due to the ever increasing tax burden on our residents, it is of critical importance that the infrastructure needed to attract and support development is put in place.

As Supervisor of this community, I along with a majority of my board, are dedicated to making New Paltz affordable.

Review of the Four Wastewater Treatment Options

The four options that appear to be available for meeting the sewer needs of the South Putt Corners Road Corridor's future development are:

1. Collaboration with the Village to incorporate the development's future wastewater treatment needs into a community wastewater treatment plant.

My number one option is and always has been collaborating with the Village to develop a new state-of-the-art sewage treatment plant that will serve the entire community of New Paltz, now and in the future.

Again, this was recommended by the DEC as their number one option also.

The DEC recommended plant utilizes the latest treatment processes, utilizes green, energy efficient systems that reduce operation costs to the greatest extent possible and is a case study in sustainability. The recently commissioned sewage treatment plant facility incorporates photovoltaic solar panels to help offset electrical power costs, a geothermal heating and cooling system and a waste heat recovery system for the heating and cooling needs of the operations building.

This type of design pays off long term for the users, and the cost of these green innovative technologies are being partially funded with several sources of grant monies.

Again, this is my preferred direction to resolve our community's sewer needs. However, I cannot wave a magic wand and make this happen. The Village government needs to be a willing partner.

This is one of the major reasons I support consolidation. If our one community had one government, we would not be here tonight even discussing Town options to finding a solution to our infrastructure needs. Unfortunately our community hasn't consistently been denied the option of even voting on this issue.

2. Park Point Wastewater Treatment Facility

This option is presently not available until litigation with the Town is concluded. If the courts determine that the Park Point housing project can be implemented, then the Town may have the ability to treat the South Putt Corners development's future sewer needs at this treatment plant that is already designed and is pending approval by the DEC. This would be my second choice as the cost to build and land acquisition would not be the Town's burden.

3. Treatment Plant site South of the High School

This site meets all DEC siting criteria and its design is a state of the art biological wastewater treatment system that can accommodate the East of the Thruway projects' wastewater treatment needs, the sewer needs of the Sewer District 6 users, and it would be expandable to accommodate the future sewer demands of the development on South Putt corners Road.

4. Treatment Plant site on North Putt Corners Road

This site meets all DEC siting criteria and would be designed as a state of the art, low maintenance and operating cost wastewater treatment plant. Due to limited site area, this treatment plant however, could only meet a portion of future development needs.

Timeline Considerations

Two timelines are a consideration of moving forward expeditiously with resolving a means to make sewer service available to the future development on South Putt Corners Development Corridor. Meeting these timelines would be most advantageous to the development of wastewater treatment for this area. These two timelines are:

1. For years the Town has been waiting for Ulster County to undertake road widening improvements on South Putt. It has been a goal to be able to install the necessary sewer lines along South Putt Corners in concert with the planned roadway presently being designed by Ulster County.

After the failed Middle School bond vote in 2010, than School Board President Don Kerr formed a committee to study the type of industry that the community should try to attract to South Putt Corners.

Don Kerr, as well as committee members, has followed up with the Town Board to assure their desire for sewer infrastructure is included in the design work of the County road improvements.

After a press conference with the County Executive on the announcement of the South Putt Corners road widening, Don Kerr, on behalf of the committee, followed up to make sure that the needed sewer lines on South Putt was not left out.

In order to accommodate this deadline, a wastewater treatment plant site should be confirmed by the spring of 2016.

2. To be able to take advantage of a substantial hookup fee to service the Wildberry Lodge sewage treatment needs, the new plant must be designed, permitted, constructed and ready for operation by early summer of 2017.

In closing

There are 4 options that will be included in the South Putt Sewer Feasibility study that will be submitted to the Ulster County IDA.

1. A state of the art sewer plant designed in collaboration with the Village.
2. Park Point packaging plant
3. South Putt Corners packaging plant
4. North Putt Corners packaging plant

The final South Putt Corners Feasibility study is expected to be delivered to the UCIDA within the next weeks.

Description of Proposed Wastewater Treatment System:

Town Engineer, Dave Clouser described the type of WWTP would be sited at any of the viable sites. The wastewater treatment plant being considered was the one that was chosen for the Park Point facility. Our office worked with the Park Point Project Engineer in developing the treatment plant design, expecting that at some point in the future the Town might incorporate this plant serve future wastewater treatment needs.

The plant uses an activated sludge biological treatment process, and is specifically known as a Moving Bed Biofilm Reactor (MBBR). These plants are known for their enhanced nutrient removal, ease of operation and low treatment cost.

The primary means of treatment is by an aerobic bacteria culture that reduces the organic matter in wastewater to byproducts of carbon dioxide, water, ammonia and energy. The ammonia component is reduced by a nitrification process. The primary input in the treatment process is the introduction of air to keep the bacteria well fed and active. A clarifier and a rapid sand filter are used to polish the final effluent and disinfection is provided by ultraviolet treatment (no chlorine disinfection is required). The process uses only two chemicals in small amounts: magnesium hydroxide (commercially available as milk of magnesia) for adjusting alkalinity and aluminum sulfate (commonly known as alum and used in water treatment facilities as a coagulant) for phosphorus removal.

The primary source of odor at wastewater treatment plants is where the raw sewage enters the treatment plant in an anaerobic state, and to a lesser degree in the process of sludge disposal. This plant has the intake portion of the treatment process and sludge storage located in the enclosed building that has odor control equipment incorporated that treats any odors prior to release into the building's ventilation system. The aerobic process occurs in the buried tanks outside of the building and does not produce odors, however these tanks are covered to ensure that no odor could be released. Sludge would be hauled from the sewage facility and treated and disposed of at a regulated treatment facility. Sludge disposal would occur on a monthly basis. Location of the treatment plant southerly (i.e., predominately downwind) and at a lower elevation from sensitive receptors would further limit concerns regarding odor.

Noise produced by the treatment plant will be very limited. The intake process that produces some mechanical noise is located inside the control building. The outside equipment that will produce noise is a standby generator and the blowers used to aerate the treatment process. Both the generator and blowers have sound attenuating enclosures and their sound measurements are well below acceptable noise standards, especially considering that wooded buffers can be maintained in the siting of the treatment plant.

This plant has redundancy in its equipment to preclude not being able to adequately process wastewater in case of an equipment breakdown and planned maintenance activities.

Siting criteria by the NYSDEC requires that this type of treatment plant should be no closer than 200 feet from a residence, and less separation distance for nonresidential buildings.

To specifically address concerns expressed regarding a wastewater treatment plants sited near the high school, the following responses were provided:

1. The proximity to the closest underground wastewater process tank to the High School property line is 150 feet. This 150 feet separation distance is densely wooded. The

treatment plant facility would be fenced for security and to prevent vandalism. The two required chemicals used in the treatment process will be securely stored within the treatment plant building and the underground processing tanks would be locked as further security. It is very likely that this treatment plant would not be seen from the school property, except perhaps in leaf off times of the year.

2. The treatment facility would not be a health or safety risk to students or school district staff, since it would be located over 900 feet from the nearest school building (i.e., approximately 3 football fields as a distance comparison). The closest distance from the high school property line to the treatment facility would be 150 feet (i.e. approximately ½ football field as a distance comparison).
3. Odor control equipment is provided within the treatment building at the intake equipment where odors would occur. There would be no discernible odor at the high school fields or at the high school buildings.
4. There is no siting criteria that limits the locations of sewage treatment plants near schools.
5. There are two chemicals used in the wastewater treatment process to adjust alkalinity and to remove phosphorus. These chemicals would be securely stored in the treatment plant building. The primary means of treatment is by bacteria microorganisms used to decompose wastewater constituents in an anaerobic environment.
6. No chemicals are required for disinfection. Disinfection is provided by ultraviolet treatment.
7. The treatment plant is designed to process and treat domestic wastes. The Town sewer ordinance requires pre-treatment of industrial wastes to match domestic wastewater concentrations before they may be introduced into the public sewer system.
8. Two chemicals are used in the treatment process. The magnesium hydroxide used for alkalinity adjustment is not considered as a hazardous material and is not a fire or spill hazard. The alum (aluminum sulfate) used for phosphorus removal is considered a normally stable corrosive liquid that is classified as an intermediate hazardous material. This substance is acidic and skin contact should be avoided. Cleanup is accomplished by dilution with water and neutralize with an alkali. There is no evacuation zone required for the cleanup of this material.
9. Inflow and infiltration are not a concern for new collection system piping, and therefore flow increases during heavy rains should not occur.
10. There are no chemicals that would be used at the treatment plant that would require evacuation if a spill occurred. The occurrence of a spill of hazardous materials requiring an evacuation on the NYS Thruway would be a more probable concern than the delivery of the small amount of chemicals used at this type of wastewater treatment plant.

Further responses to concerns:

1. There is no danger or threat to public health (students, teachers and/or staff) from the potential siting of a sewer treatment plant on the property near the High School. The facility would be securely fenced and buffered from view from the High School playing fields by at least 150 feet of woods and brush. The potential treatment plant site would be located over 900 feet from the High School building. The potential treatment facility site meets all NYS DEC and NYS DOH siting criteria.
2. The health and safety of children are not at risk. The treatment building will contain the only potentially odorous processes (i.e., the intake of the raw sewage and storing of sludge in an enclosed tank). These treatment processes and the chemicals used in the treatment process will be stored inside the treatment building. The entire facility will be fenced for security and to prevent vandalism.
3. The Town Board will decide the final siting of a sewage treatment plant. All siting criteria are met with the potential treatment plant siting near the High School.
4. The only smell might occur at the intake equipment and odor control processes will be specified for this intake equipment that would be located inside the building. All aerobic process tanks (that typical do not give off odor) will be covered to insure no odors are transmittable from these processes as an added measure to insure no odors could be emanating from the treatment plant. The potential treatment plant site is located in the predominantly downwind direction from the High School and its playing fields. The treatment plant would also be located an estimate 30 feet below the elevation of the school building.

5. This kind of treatment plant can be sited within 200 feet of any residence according to the DEC required separation criteria, and closer to non-residential structures.
6. There will be 2 chemicals used in the treatment. The first is Magnesium hydroxide (commonly known as Milk of Magnesia) to control alkalinity. This is not a hazardous substance. The second is Aluminum Sulfate that is acidic and is used to remove phosphorous from the treated effluent prior to discharging into the stream. This is classified as an intermediate hazardous material (commonly used in water treatment plants) and it's spill clean-up procedure is to dilute it with water. Both chemicals will be stored in the treatment building per all EPA and OSHA standards.
7. No chemicals are proposed to be used for disinfection. Disinfection would be provided by ultraviolet treatment. The ultraviolet treatment would be located inside the treatment building.
8. The sewage to be treated will be predominantly domestic wastes – cleaning wash water and toilet wastes. Commercial wastes must not exceed domestic waste concentrations or else they must be pre-treated before discharging into the Town sewer according to the Town's Sewer Code.
9. Only 2 chemicals are used in this primarily biological process. The primary treatment input into the system is air that is introduced to increase the rate of waste decomposition by the bacteria that efficiently biologically reduces the waste.
10. There is no concern for the need for an evacuation required because of either of the 2 chemicals that are used if spilled.
11. No sludge will be process at the facility. Sludge is stored in a tank and removed for treatment at a larger wastewater treatment facility (i.e., perhaps the Village of New Paltz WWTP).
12. No flow would is expected to be coming from an aging sewer collection system. All collection system would be new and there is no concern for leaking pipes that would be subject to inflow and infiltration.

Supervisor Zimet indicated that she was supposed to attend the UCIDA meeting to give the IDA an update on the Feasibility Study, but was called to another meeting with Councilman Logan. The chair of the IDA informed Supervisor Zimet that Steve Greenfield and Paul Brown submitted for the record to the IDA a packet of information. The information submitted was the same packet that was distributed to the audience by the Town Board at the December 18th meeting. This packet included the School Board resolution, Town Board minutes from the meetings that discussed the Shovel Ready Application, the application itself, and newspaper articles. Mr. Greenfield and Mr. Brown requested that the IDA not reimburse the Town and its taxpayers the \$4,000 that the IDA agreed to pay for half the cost of the study. Supervisor Zimet submitted that info packet provided by Mr. Greenfield and Mr. Brown into the Town record. She also wanted the record to reflect how flattered she was that people got up early to go hear her speak.

What did Town Feasibility Study reveal?:

Mr. Clouser indicated that the Village system is a traditional treatment plant that treats a little over 1 million gallons/day. It has trickling filters and old technology. There is odor at that plant. The size of the plant allows them to also process industrial waste and sludge. The consent decree has to do with the overflow and the infiltration and inflow into the old pipes that comes out during heavy rainstorms. The pipes get overloaded hydraulically causing manholes to pop and waste to flow down the streets from time to time. The Village has been working on the consent order for several years, trying to make repairs where needed. The plant that the DEC would like the Town to build is considered a package plan because you can build a plant to treat what you have right now and is very expandable for the future, highly computer automated and wouldn't require an attendant to be there all the time. It is also very efficient in terms of biological treatment, especially for small streams for this discharge, which would be in a trout stream, as opposed to the Wallkill, which is where the Village currently discharges.

Email Timeline:

Councilman Barry distributed a chronology of emails beginning with one from Steve Greenfield to Councilman Torres on November 25, 2014. He read aloud the definition of "transparency" from the dictionary as a form of behavior, Openness, communication and accountability. Transparency is operating in such a way that it is easy for others to see what actions are performed. "Perceived qualities of intentionally sharing information from a sender." Councilman Barry also read aloud the following statement, "As a member of the Town Board, I believe the

community needs to understand how the Town Board works on a feasibility study, authorized by the Town Board in 2011, before our terms, and as well reported in the press could cause our local School Board and its administration to issue a resolution condemning the Town Board for its “lack of transparency, and for its deliberate attempt to preclude public knowledge and participation.” So when you review the resolution that was passed by the School Board, in its preamble said it was made aware that the Town Board is committed to siting a sewage treatment plant next to the high school. You should ask yourself who made them aware of that. The Board indicated that “in reviewing Town agenda and minutes posted on our website, it could find no mention of the siting of a sewage treatment plant next to the high school. Therefore, we could only infer that there was no attempt at transparency and there was in fact an attempt to preclude public knowledge and participation.” They then called upon the Town Board to be “transparent, responsible and ethical.” In reviewing this resolution, it’s clear that the School Board chose to make highly inflammatory statements challenging the character of Town Board members. I would argue that the underlying purpose of the resolution was to personally attack individual Town Board members and not a challenge to the possible location of a sewage treatment plant near the high school. This kind of attack is familiar to me, even more so tonight, because it is a regular practice of certain members of our community on social media and in fact at these meetings. In my mind, the attack set forth in the School Board resolution is really a reflection of the personalities of some of the members of the School Board. This is the very approach that certain members of the School Board have taken in the past in dealing with members of the community, like us, especially those that do not support their views on issues. In many cases, their approach takes the form of bullying in the press, in public and on social media, and we’ve seen that tonight. Let’s now see how the Town’s desire to complete a study led to the vile attack on the Town Board members, and you will judge for yourself which players of our Town Board and School Board are responsible for a lack of transparency and precluding public knowledge of the real facts.” He then explained the chain of events that occurred as a result of the initial email.

Warrant:

A motion was made by Councilman Barry to approve the January Warrant in the amount of \$1,517,695.69, composed of fiscal expenditures for 2014 in the amount of \$258,819.26 and fiscal expenditures for 2015 in the amount of \$1,258,876.42. Seconded by Councilman Logan, all aye votes cast, motion carried.

All other agenda items will be moved to next week’s meeting.

At 11:02 p.m. a motion was made by Supervisor Zimet to adjourn the meeting in honor of Mr. Al Marks, Town Historian. Seconded by Councilman Barry, all aye votes cast. Councilman Torres voted no, motion carried.

Respectfully Submitted,

Rosanna Mazzaccari
Town Clerk