



New HOST COMMUNITY AGREEMENT

Public Information Meeting

Reporting on the progress and actions we've achieved so far in relation to a new Host Community Agreement.



Perinton Tech Team



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New **HOST COMMUNITY AGREEMENT** Presentation at a Glance

Part 1: History of the Landfill in Perinton

- Background
- Regulatory Oversight
- Odor Monitoring
- Benefits to Residents

Part 2: New Host Community Agreement

- Priorities/Goals
- Timeline
- Old Agreement vs. New Agreement
- Public Input Process

Part 3: How the Host Community Agreement and Special Use Permit Relate

- Process
- Options

Part 4: Next Steps

- Timeline
- Public Comment Process

New HOST COMMUNITY AGREEMENT

Overview:

- Negotiation of the new Host Community Agreement (HCA) with WM will begin later this month.
- The HCA outlines the protections and benefits provided to our residents for hosting High Acres Landfill in Perinton.
- The Town's HCA does not permit the operation of the landfill. Operational Control and regulatory oversight of High Acres landfill is managed by the NYSDEC.
- This new HCA will include ***enhanced accountability, added protections, increased community value,*** and a renewed focus on ***environmental sustainability*** for the benefit of our residents for years to come.
- This new HCA process will ensure more accountability and protections for our residents moving forward.
- Concepts considered in the new HCA are based on input and feedback from residents.
- Expect a draft HCA will be ready for resident input next week.
- The new HCA will afford the Town a great opportunity to serve our community better and implement future safeguards.

Part 1

History of the High Acres Landfill in Perinton



High Acres Facility Overview

**1,200+
Acres of
Property**

**360+
Acres of
Landfill**

**275+
Acres
Nature
Area
Including 4
Trail Miles**

**1 of 26
Permitted
Landfills in
NYS**

**Projected
Site Life
through
2062 +
Post
Closure**

**Compost/
Yard Waste
Recycling**

**Residential
Drop Off
Area**

**Fire Dept.
Training
Facility**

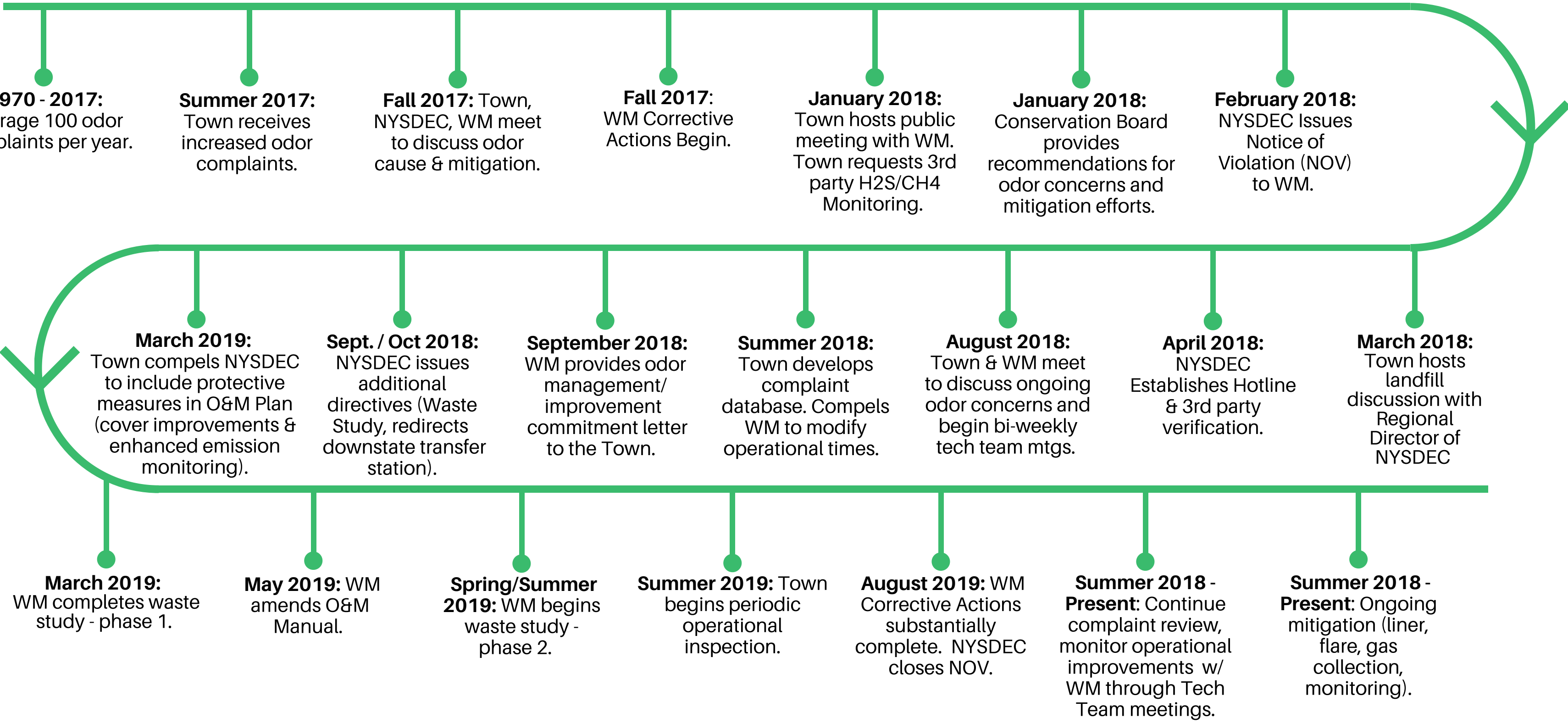
**Police Fire
Range**

**Renewable
Energy
Plant**

Regulatory Oversight of High Acres Landfill

	Federal(EPA)/ State (DEC)	Monroe County	Town of Perinton
US EPA Emission Standards (40 CFR Part 6)	✓	—	—
NYSDEC Solid Waste Management (6 NYCRR Part 360)	✓	—	—
NYSDEC Title V Emission Standards (6 NYCRR Part 200)	✓	—	—
NYSDEC Petroleum Storage & Handling (6 NYCRR Part 600)	✓	—	—
NYSDEC Pollution Discharge Elimination System (SPDES)	✓	—	—
Monroe County Sewer Use Permit	—	✓	—
Town of Perinton Special Use Permit	—	—	✓
Town of Perinton Host Community Agreement	—	—	✓

Timeline of Odor Events & Response



Waste Management's Accountability

- Continual Monitoring for H₂S at Northside/Dudley School.
- Quarterly Perimeter Monitoring for H₂S at High Acres Facility.
- Enhanced surface scanning for methane (CH₄).
- Continual tuning of gas collection wells.
- Increased information sharing with Town regarding potential odor-causing operations.
- Investigations of additional odor mitigation countermeasures.
- De-brief on operational activities that resulted in additional off-site odor.



Town Engagement

- Create resident odor complaint database with 3rd party response and related weather conditions. Share results with elected officials and Tech Team.
- Routine Tech Team meetings with WM to review operational activities, on-going mitigation, employment of best management practices.
- Review of NYSDEC Daily Inspection Reports.
- Periodic meeting with NYSDEC Staff to discuss landfill status.
- On-site observations of operational activities.
- Encouraged WM to maintain resident access to drop-off areas during pandemic.



Landfill Odor Management

High Acres practices three-times the regulatory requirements, and two-times industry best practices.



Landfill Odor Management

	Regulatory Requirements	Common Industry Practices	High Acres
Monthly Well Monitoring	✓	✓	✓
Quarterly Surface Scan (500 ppm) Action Level	✓	✓	✓
Gas Collection Within 5 Years of Waste Placement	✓	✓	✓
Vertical Wells	✓	✓	✓
Horizontal Collection - 20 feet Vertical and 100 feet Horizontal	✓	✓	✓
Gas Control Devices (Flares, Beneficial Reuse)	✓	✓	✓
Odor Control Plan	✓	✓	✓
Waste Identification and Screening	✓	✓	✓
Dedicated Staff to Monitor Gas System	✓	✓	✓
Monitoring for Off Site Fugitive Odors	✓	✓	✓
Operating Soil Cover (6 Inches)	✓	✓	✓
12 Inches of Intermediate Cover/Geomembrane Cover	✓	✓	✓
Waste Screening to Control Odors	✓	✓	✓
Dust Control Plan	✓	✓	✓
8 Hour Landfill Operator Training	✓	✓	✓
Limit Biosolids Acceptance to Less Than 10%		✓	✓
Incorporate Odorous Materials Into Waste and Limit Acceptance Times		✓	✓
Identify and Remove Odorous Waste Streams		✓	✓
Limit Size of Working Face		✓	✓
Strip Daily Cover Prior to New Waste Placement		✓	✓
Site Personnel Respond to Complaints		✓	✓
Perimeter Misting Systems		✓	✓
Working Face Misting Systems		✓	✓
Gas Well Dewatering (Limited)		✓	✓
Technicians On Call 24/7 to Respond to System Issues			✓
Quarterly Surface Scans (200 ppm) - Town/NYSDEC Screening Level			✓
Continuous Perimeter and Community H2S Monitoring (5 Fixed Locations)			✓
Installation of Base Gas Collection Grid Prior to Waste Placement (200 feet x 200 feet)			✓
Slip Wells Installed with Initial Waste Placement and Continuously Extended			✓
Reverberation Limiter Installed at Flares			✓
Automated Landfill Gas Well Dewatering System			✓
Extensive Waste Characterization Study Performed with Town and DEC			✓
Sulfur Containing Waste Removed from Site			✓
Biosolids Acceptance Less Than 5%			✓
Generator Visits to Recommend Additional Odor Treatment Methods			✓
Neutralizer Applied to Waste at Intermodal Transfer Sites and POTW Prior to Shipment			✓
Use of Granular Odor Control Neutralizer at Working Face			✓
Two Dedicated Water Trucks with Neutralizer for Odor and Dust Control			✓
Comprehensive Odor Control System Designed by Third-Party Engineering Firm			✓
Reconfigured Fill Progression Plans to Move Operations Further Away From Residents			✓
Constructing Larger Cells to Provide More Operational Flexibility (18 Months Rolling Capacity)			✓
Limited Alternate Operating Cover and Supplement with Soil Cover			✓
Pad-Foot Roller Used to Seal Soil Cover at End of Day			✓
Working Face Foreman Signoff on Cover Conditions at End of Working Day			✓
Purchase EPI Cover System as Daily Cover to Seal Working Face and Eliminate Soil Stripping (1.75 mil. Film Membrane)			✓
24/7 Hotline Established for Site In Conjunction with Town and DEC			✓
Certified Odor Training Conducted for In-House, Third-Party and Town Personnel			✓
Third-Party Contractor Performs Routine Off-Site Monitoring Through Surrounding Neighborhoods			✓
Hotline Complaints Investigated and Reported in Real Time to DEC, Site and Town			✓
Independent Expert Conducts Off-Site Odor Monitoring to Gauge Effectiveness of Site Improvements			✓
Bi-Weekly Meetings Held with Town to Review Odor Complaints and Investigations			✓

WM's Community Partnerships

Youth Athletic Fields/Program Support Local youth sports organizations have access to the High Acres athletic fields.	Fairport / Macedon Police Range Provides safe and secure firing range for local law enforcement.	Fairport & Egypt Fire Training Facility Provides a variety of training opportunities including fire, search, and rescue, ladder operations, vehicle extractions.	High Acres Nature Area (HANA) 250-acres of natural and created wetlands, forests, ponds, a pollinator garden, and nature trails.
Educational Partnerships WM provides community support to numerous organizations, including the Girl & Boy Scouts, HS & RIT environmental science students, and others.	Environmental Stewardship Every year, 15,000 tons of your yard debris is collected, processed, and returned to residents as mulch & compost.	Waste to Energy Landfill gas is collected and removed through a series of wells located throughout the landfill and turned into electricity.	Organics Recycling Since 2009, over 90K Tons of Organics diverted from the Landfill. Approximately 2-million pounds of food waste composted.



Part 2

New Host Community Agreement





What is the Host Community Agreement?

The Host Community Agreement is an important document that outlines the protections and benefits provided to our residents for hosting a portion of High Acres Landfill within the Town of Perinton. It is important to note that this agreement only speaks to the benefits provided to our community; it does not permit the operation of the landfill.

New

HOST COMMUNITY AGREEMENT

✓✓ *Priorities*



Environmental Sustainability



Enhanced Accountability



Added Protections



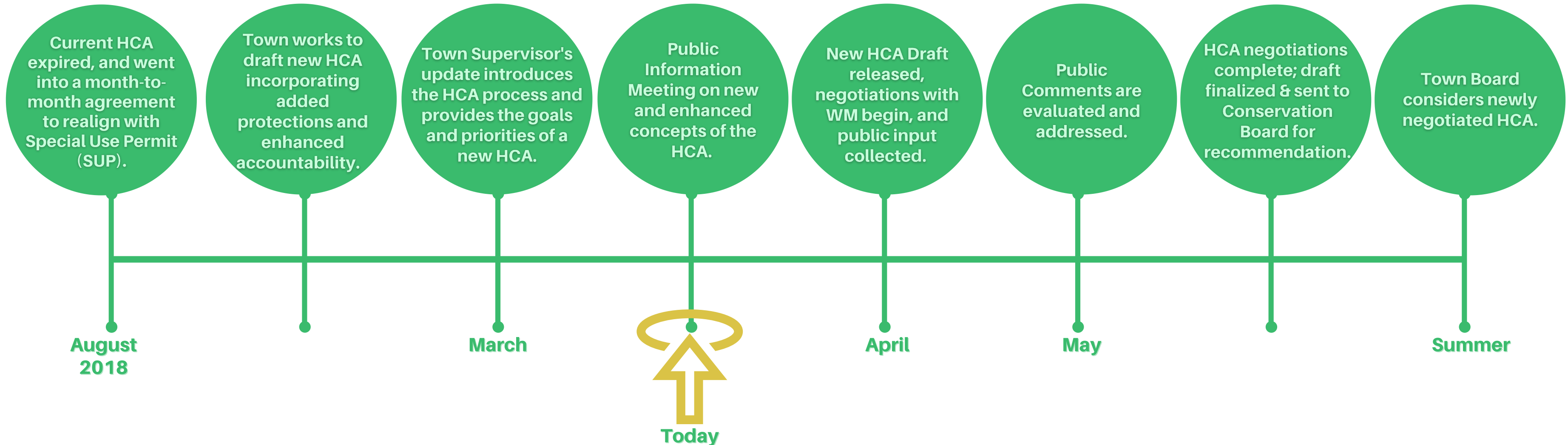
Increased Community Value



New

HOST COMMUNITY AGREEMENT

Timeline of the HCA Process





PUBLIC COMMENT PROCESS

The Draft Host Community Agreement will be released on our website once complete. For the first time in the development of a new HCA in Perinton, we are inviting residents to review the draft and provide written feedback. This process will be detailed on our website. All comments will be evaluated by Town officials, the Conservation Board, and Town Board.



Host Community Agreement Priority Goals

The HCA priorities include a set of integrated and interrelated goals that focus on environmental sustainability, added protections, enhanced accountability, and increased community value.

 ENVIRONMENTAL SUSTAINABILITY	 RESIDENTIAL ORGANICS COMPOSTING PILOT PROGRAM	 WOOD CHIP & MULCH GIVE-BACK PROGRAM	 TOWN-WIDE CURBSIDE RECYCLING PROGRAM	 WASTE TO ENERGY PROGRAM
 ADDED PROTECTIONS	 RESTRICTIONS ON RAIL OPERATIONS	 IMPROVEMENTS TO OPERATION & MAINTENANCE	 ODOR VERIFICATION PROGRAM	 NEW WASTE RESTRICTIONS
 ENHANCED ACCOUNTABILITY	 ENHANCED MONITORING AND REPORTING	 IMPROVED INFORMATION SHARING	 UPGRADED ODOR NOTIFICATION PROGRAM	 ODOR EVENT ACCOUNTABILITY
 INCREASED COMMUNITY VALUE	 RESIDENTIAL DROP-OFF PROGRAM	 CITIZENS ADVISORY GROUP	 PROPERTY PROTECTION VALUE PROGRAM	 INCREASED ROYALTIES TO BENEFIT TAXPAYERS

HOST COMMUNITY AGREEMENT

Old Agreement vs. *New* Agreement

	CITIZENS ADVISORY GROUP	BIO-SOLID RESTRICTIONS	PROPERTY PROTECTION	ENHANCED O&M COMMITMENTS	RAIL RESTRICTIONS
Old HCA	—	✓	—	—	—
New HCA	✓	✓	✓	✓	✓
	RESIDENTIAL DROP-OFF	WASTE GENERATION TIME	ODOR NOTIFICATION PROGRAM	INFORMATION SHARING	LANDFILL GAS MONITORING
Old HCA	✓	—	—	—	—
New HCA	✓	✓	✓	✓	✓
	YARD DEBRIS PROGAM	RECYCLING PROGRAM	FOOD WASTE RECYCLING	INFRASTRUCTURE MAINTENANCE	RENEWABLE ENERGY CREDIT
Old HCA	✓	✓	—	—	—
New HCA	✓	✓	✓	✓	✓



**RESIDENTIAL
ORGANICS
COMPOSTING
PILOT PROGRAM**



**WOOD MULCH &
COMPOST GIVE-
BACK PROGRAM**



**TOWN-WIDE
CURBSIDE
RECYCLING
PROGRAM**



**WASTE TO
ENERGY
PROGRAM**

Environmental Sustainability

By adding new initiatives and enhancing established practices, the Town will make the new Host Community Agreement a blueprint for sustainability now and into the future.



RESIDENTIAL ORGANICS COMPOSTING PILOT PROGRAM

- Discuss the development of a Pilot Program to compost residential food scraps at High Acres Landfill for residents of the Town of Perinton.



WOOD MULCH & COMPOST GIVE-BACK PROGRAM

- Yard and tree debris collected weekly by the Town is processed by WM into wood mulch and leaf compost that is given back to the community at no cost.



TOWN-WIDE CURBSIDE RECYCLING PROGRAM

- WM is responsible for the weekly collection of household recyclable materials for residential properties throughout the Town and Village at no additional cost to property-owners.



WASTE TO ENERGY PROGRAM

- Biodegrading waste in a landfill naturally emits methane, a greenhouse gas. WM captures this gas through a network of over 350 gas wells and uses it to produce electricity at a renewable energy facility at High Acres Landfill.
- Reducing fugitive methane emissions lessens the environmental impact on the community.
- Renewable energy facility produces 9.6 MW, enough energy for 10,000 homes.



**ODOR
VERIFICATION
PROGRAM**



**IMPROVEMENTS
TO OPERATION &
MAINTENANCE**



**RESTRICTIONS
ON RAIL
OPERATIONS**



**NEW WASTE
RESTRICTIONS**

Added Protections

While the NYSDEC is the regulatory agency with primary permitting authority over High Acres Landfill, the Town will take this opportunity to incorporate added protections in the HCA that will benefit our residents locally for years to come.

Added Protections



INTERNATIONAL

Standards Worldwide



ODOR VERIFICATION PROGRAM

- Establish a standard practice for referencing odor intensity through a series of concentrations of n-butanol (ASTM E544-18).
- 3rd party responder to odor complaints are trained & certified to apply this ASTM Standard when verifying odor intensity.

Added Protections



IMPROVEMENTS TO OPERATION & MAINTENANCE

- Infrastructure Improvements & Modifications, such as additional vertical/horizontal gas collection wells.
- Systems Monitoring, such as gas well tuning, surface scanning, flare operational controls.
- Operational Improvements, such as cover placement and type, and waste screening.

Added Protections



RESTRICTIONS ON RAIL OPERATIONS

- The Town is looking to restrict rail waste from downstate. This includes new restrictions on when rail waste is received and landfilled.

Added Protections



NEW WASTE RESTRICTIONS

- The Town is exploring the reduction of various waste streams that were determined in the Waste Characterization Study to be highly odiferous.



**ENHANCED
MONITORING
AND REPORTING**



**IMPROVED
INFORMATION
SHARING**



**UPGRADED ODOR
NOTIFICATION
PROGRAM**



**ODOR EVENT
ACCOUNTABILITY**

Enhanced Accountability

Through a new HCA, the Town has a great opportunity to serve our community better, implement future safeguards, and advocate for the needs and protections of our residents.

Enhanced Accountability



ENHANCED MONITORING AND REPORTING

- WM is responsible to perform the most stringent surface scanning of the landfill cover for fugitive gas in NYS.
- The actionable threshold for cover enhancements is more stringent than the regulatory requirement.
- Continual Monitoring for H₂S at Northside/Dudley School.
- Quarterly Perimeter Monitoring for H₂S at High Acres Landfill.

Enhanced Accountability



IMPROVED INFORMATION SHARING

- Routine Tech Team meetings to review operational activities, ongoing mitigation, employment of best management practices and causes of odor concerns.
- Town receives copies of all regulatory communication between WM and Federal/State Agencies.

Enhanced Accountability



UPGRADED ODOR NOTIFICATION PROGRAM

- WM is responsible to maintain, operate, and fund a local odor notification hot-line telephone number that is accessible 24/7.
- Trained personnel respond within 30-minutes and measure odor type, intensity and duration based on the ASTM E544-18 n-butanol scale.

Enhanced Accountability



ODOR EVENT ACCOUNTABILITY

- Actionable event thresholds established using ASTM Standards.
- WM will provide written justification or cause to the Town for undue odors and identify mitigative steps that will be taken (and timeframe) to address off-site impacts.



Increased Community Value

The Town recognizes our community has changed a lot since the landfill was first established 50 years ago. Through a new HCA, we will be able to update the benefits our community needs now and in the future.

Increased Community Value



RESIDENTIAL DROP-OFF PROGRAM

- Residents are offered a drop-off area at High Acres Landfill where they can dispose of household waste at a discounted price in lieu of private curb-side collection.

Increased Community Value



CITIZENS ADVISORY GROUP

- This advisory group will provide input as the liaison between the community, the Town, and WM.
- Based on other successful Citizen Advisory Groups such as in Riga.

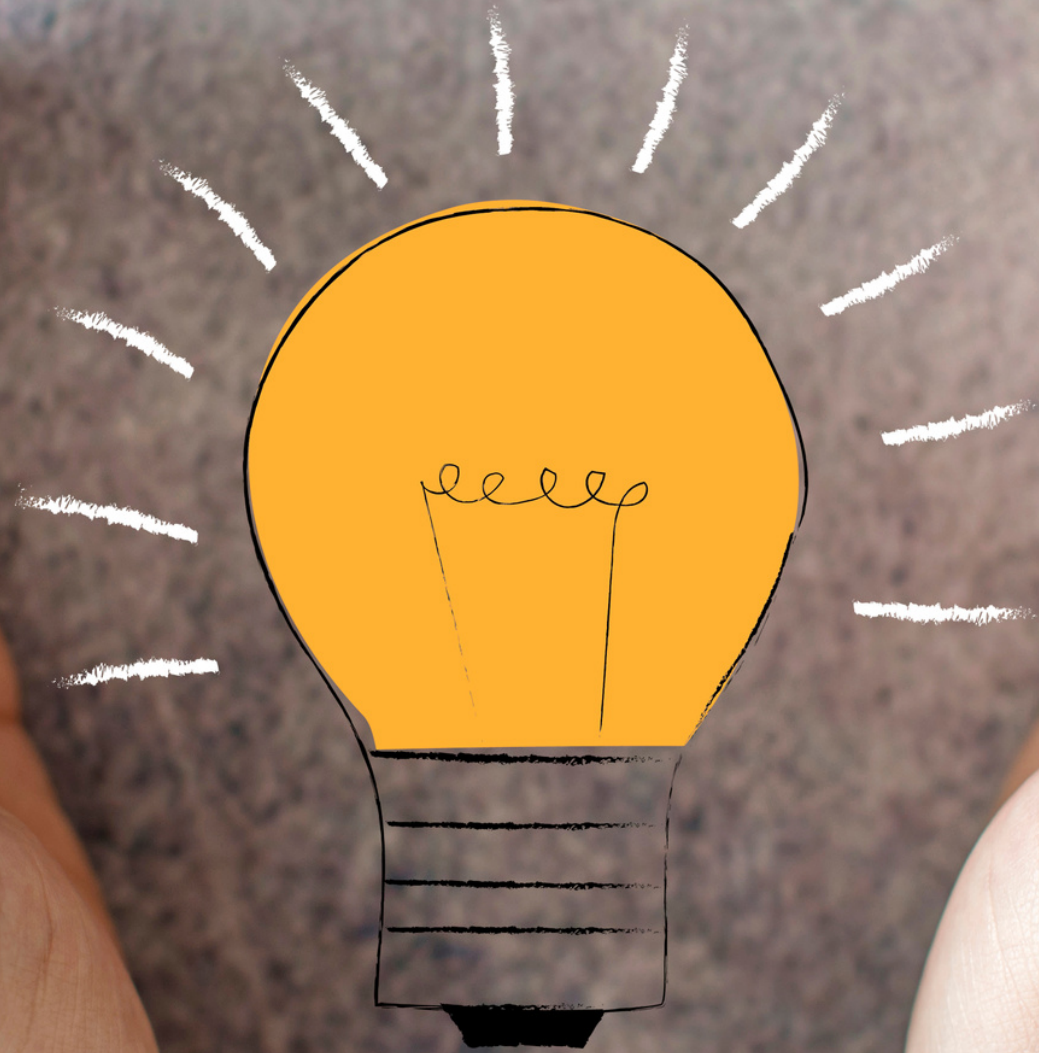
Increased Community Value



PROPERTY PROTECTION VALUE PROGRAM

- This program will compensate owners of identified residential properties whose market value declined at the time of sale.

Increased Community Value



INCREASED ROYALTIES TO BENEFIT TAXPAYERS

- The Town would like to increase royalty rates for Municipal Solid Waste placed at the landfill as well as additional royalties for a Renewable Energy Credit.

Part 3

How the Host Community Agreement (HCA) and Special Use Permit (SUP) are Related



What is the HCA ?

The Host Community Agreement (HCA) **details the protections and benefits** provided to our residents for hosting a portion of the High Acres Landfill within the Town of Perinton.

What is the SUP?

The Special Use Permit (SUP) allows the High Acres Landfill to **operate as a business** in the Town of Perinton, **in conjunction** with all other federal/state regulatory permits.

HCA + SUP

Together, these two essential documents **compliment each other** by allowing the landfill to operate as a business while also securing protections and benefits for residents in the Town of Perinton.

HCA & SUP Options:

RENEW HCA & SUP

- Added Protections such as new waste restrictions.
- Enhanced Accountability such as an upgraded Odor Notification Program.
- Increased Community Value such as a Property Protection Value Program.
- Environmental Sustainability efforts such as a residential organics composting pilot program.
- Community safeguards such as enhanced monitoring.
- Ongoing services such as Wood Mulch & Leaf Compost Give Back.
- Town has input on the Landfill and a "seat at the table".

DO NOT RENEW HCA & SUP

- No new community safeguards.
- Loss of services such as free townwide recycling.
- Increased tax burden to process yard debris.
- Loss of revenue, which would increase the burden on taxpayers.
- Certain operations will continue in Perinton per NYSDEC requirements and permits.
- Town has no input on the Landfill - lose our "seat at the table".
- The landfill will continue to operate through 2062.

Could the Perinton portion of the Landfill close?

If Perinton did not renew a SUP and forced the Perinton portion of the landfill to close:

- Perinton would lose its "seat at the table" as well as any input in operational changes, decisions, etc.
- Many of the protections and monitoring achieved over the years are a result of the Town's HCA and SUP.
- Voids Host Community Agreement (HCA) - no benefits provided to Perinton residents, including services.
- Significant financial impact on annual budgets; not only losing royalties and increasing the tax burden, but also incurring additional costs to continue current level of services.
- The landfill would still operate in Macedon.
- NYSDEC would require the landfill to continue to perform basic essential functions in the Town of Perinton, such as gas and leachate collection and management of cover integrity.
- The front door to High Acres Landfill could move to Macedon, but the landfill would still exist in the Town of Perinton.

Part 4

Next Steps



Host Community Agreement

- Anticipate the new HCA Draft will be available by next week.
- Public Comment Process on the new HCA will be available by clicking the High Acres Icon on our homepage, www.perinton.org.
- The Town will evaluate all public comments and provide a responsiveness summary, while starting to negotiate with WM.

Special Use Permit

- Waste Management will need to apply for a new SUP since their current one expires in August. It would be considered by the Zoning Board of Appeals this summer.





Contact us with any
questions.

**Thank you
for your
time!**

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