

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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Commissioner of Public Works



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Town Attorney



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

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 <u>not</u> 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

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 CommunityAgreement

Federal(EPA)/ State (DEC)















Monroe County















Town of Perinton

















Timeline of Odor Events & Response

1970 - 2017: Average 100 odor complaints per year.

Summer 2017: Town receives increased odor complaints.

Fall 2017: Town. NYSDEC, WM meet to discuss odor cause & mitigation.

Fall 2017: WM Corrective Actions Begin.

January 2018: Town hosts public meeting with WM. Town requests 3rd party H2S/CH4 Monitoring.

January 2018: **Conservation Board** provides recommendations for odor concerns and mitigation efforts.

February 2018: **NYSDEC Issues** Notice of Violation (NOV) to WM.

March 2019:

Town compels NYSDEC to include protective measures in O&M Plan (cover improvements & enhanced emission monitoring).

Sept. / Oct 2018:

NYSDEC issues additional directives (Waste Study, redirects downstate transfer station).

September 2018:

WM provides odor management/ improvement commitment letter to the Town.

Summer 2018:

Town develops complaint database. Compels WM to modify operational times.

August 2018:

Town & WM meet to discuss ongoing odor concerns and begin bi-weekly tech team mtgs.

April 2018:

NYSDEC Establishes Hotline & 3rd party verification.

March 2018:

Town hosts landfill discussion with Regional Director of NYSDEC

March 2019:

WM completes waste study - phase 1.

May 2019: WM amends O&M Manual.

Spring/Summer **2019:** WM begins waste study phase 2.

Summer 2019: Town begins periodic operational inspection.

August 2019: WM **Corrective Actions** substantially complete. NYSDEC closes NOV.

Summer 2018 -**Present**: Continue complaint review, monitor operational improvements w/ WM through Tech Team meetings.

Summer 2018 -**Present:** Ongoing mitigation (liner, flare, gas collection. monitoring).

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 odorcausing 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

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Host Community Agreement | Public Information Meeting

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

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.











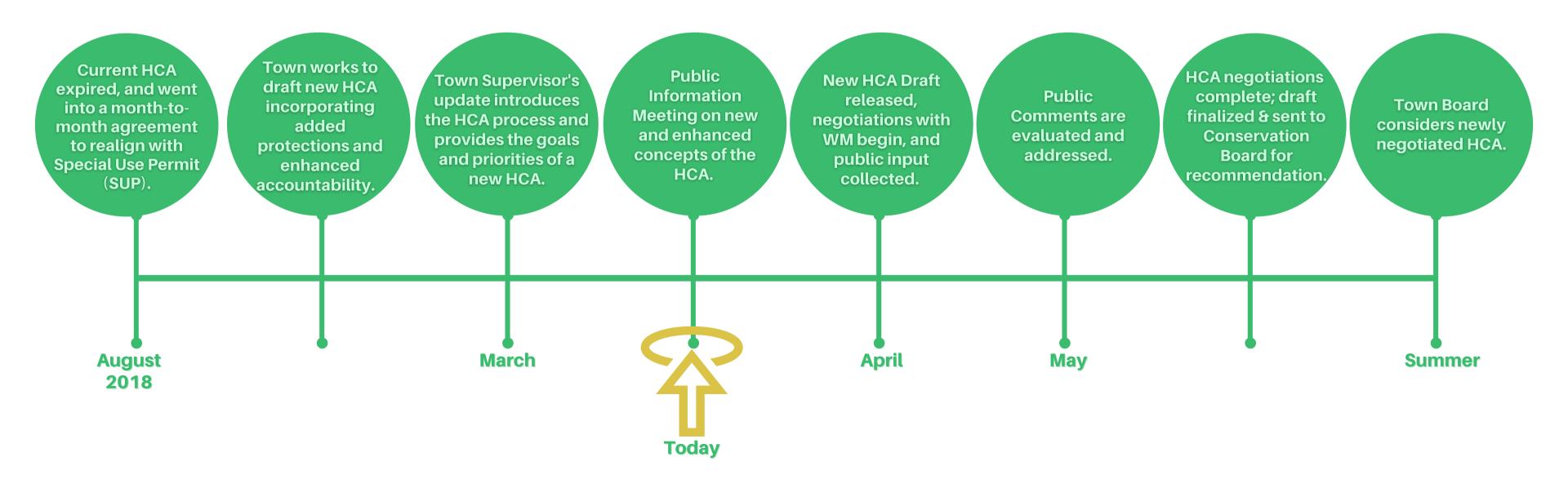


Increased Community Value



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 interrelated goals that focus and on environmental sustainability, added protections, enhanced accountability, increased and community value.









































HOST COMMUNITY AGREEMENT

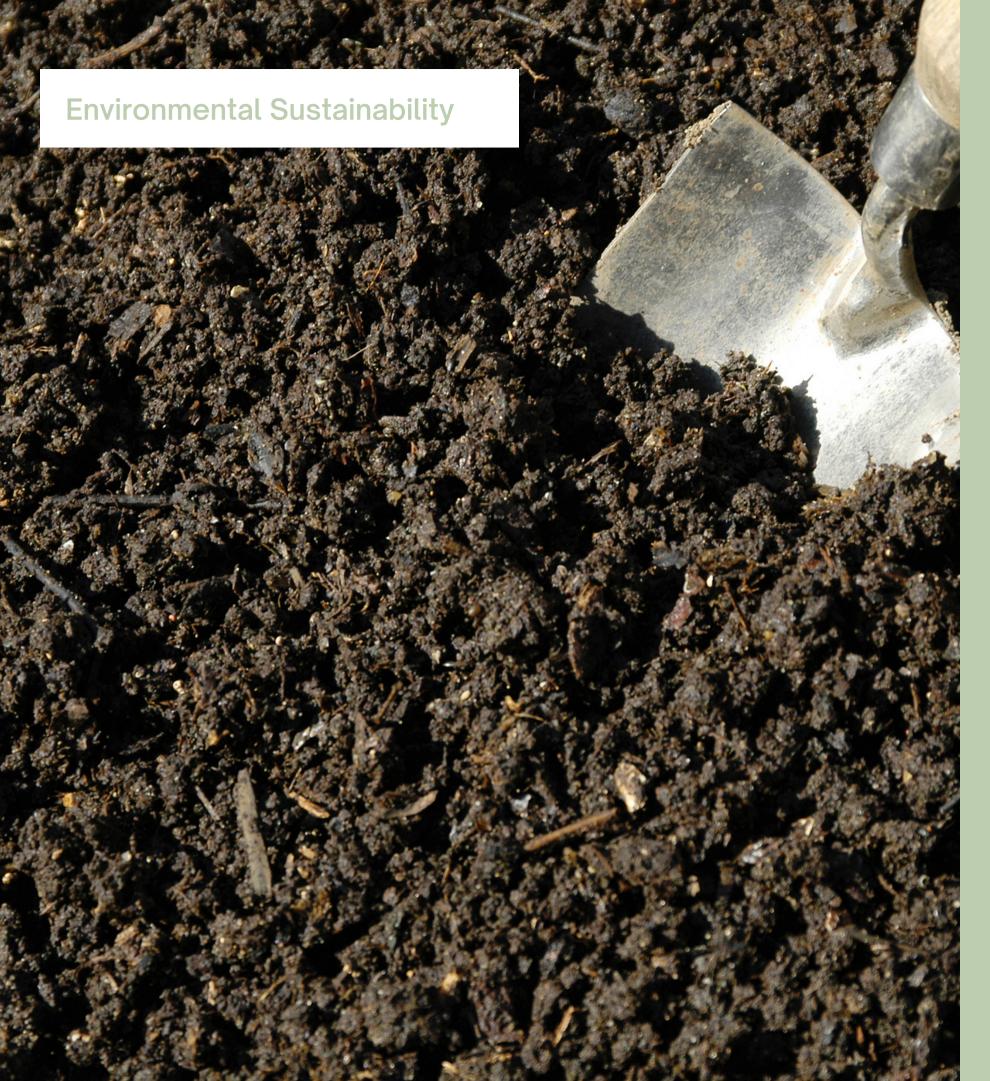
Old Agreement vs. New Agreement

	CITIZENS ADVISORY GROUP	BIO-SOLID RESTRICTIONS	PROPERTY PROTECTION	ENHANCED O&M COMMITTMENTS	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					



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.





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.





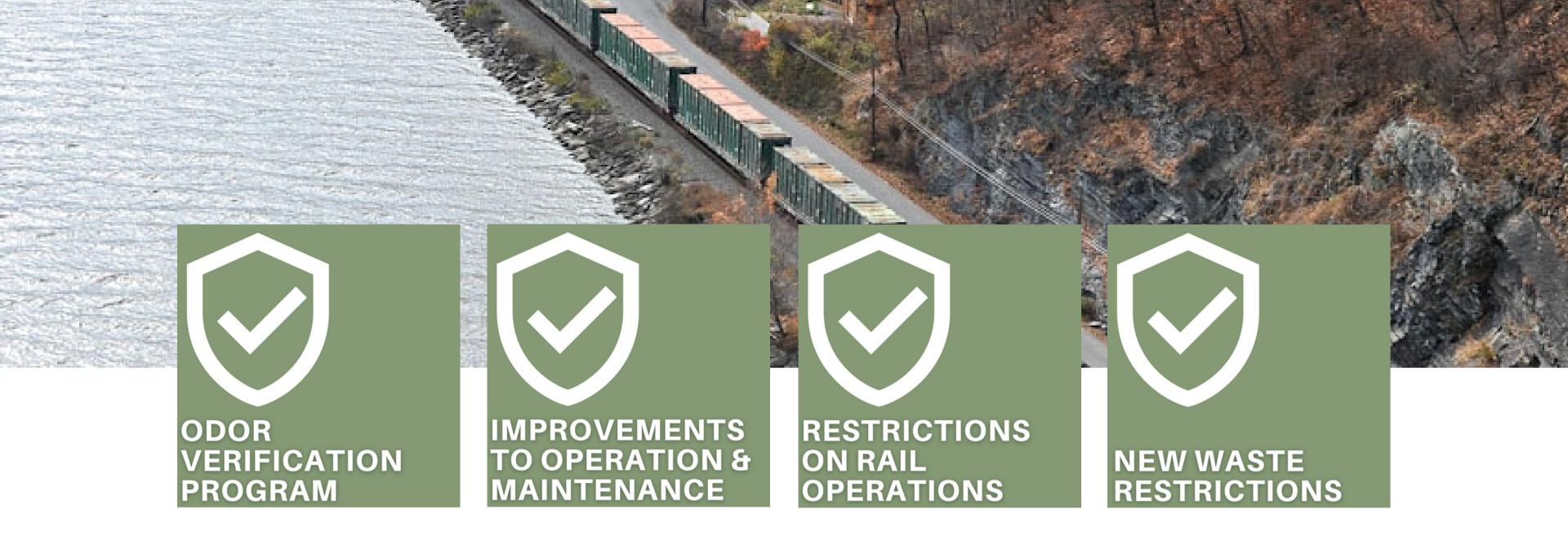
• WM is responsible for the weekly collection of household recyclable materials for residential properties throughout the Town and Village at no additional cost to property-owners.





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.



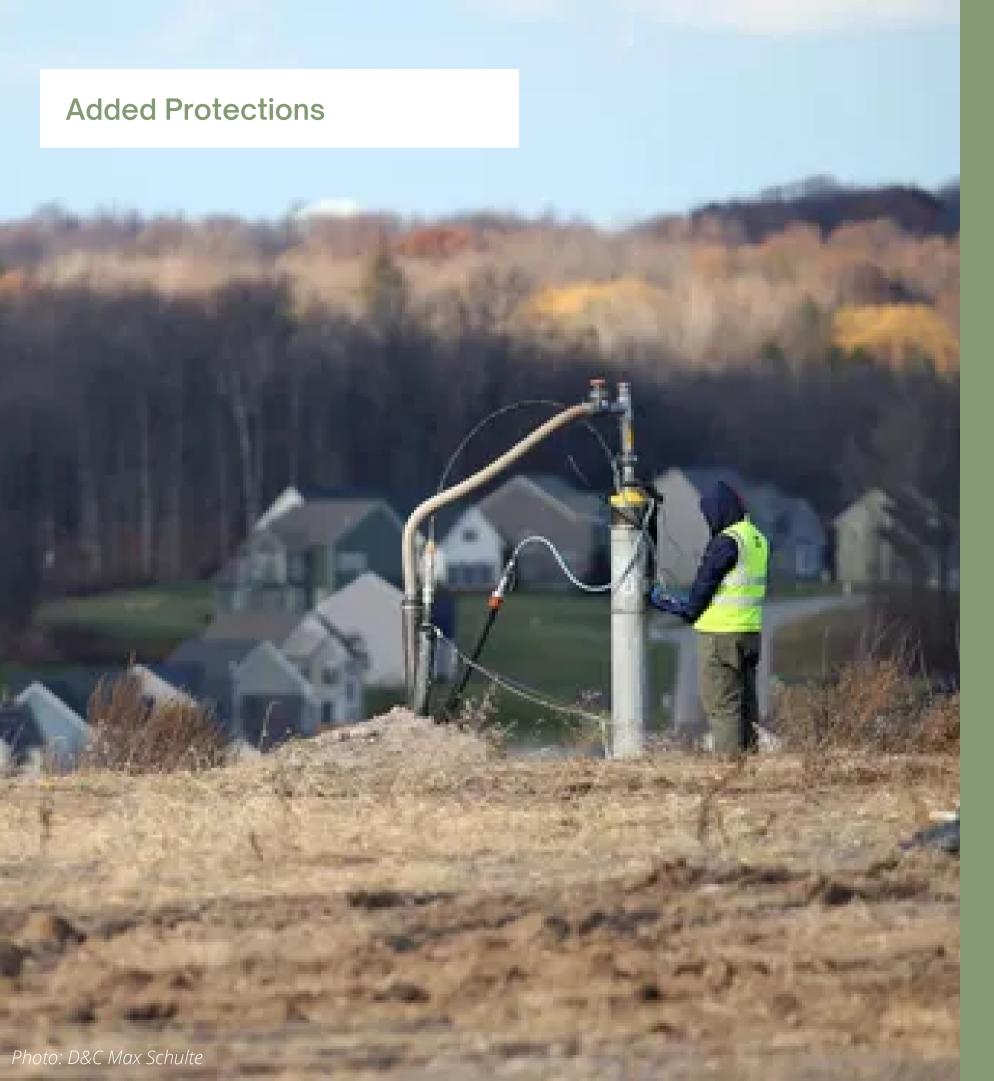
Added Protections

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.



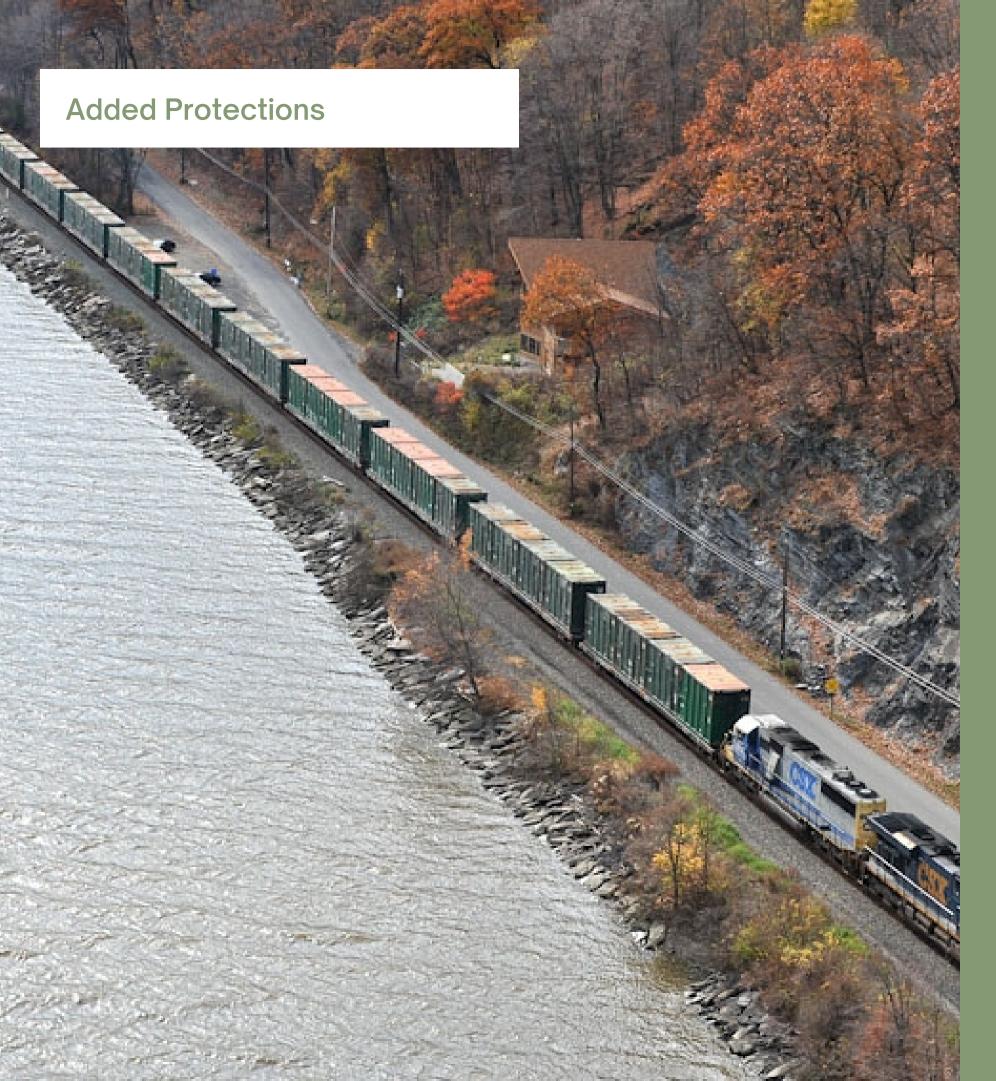


- Establish a standard practice for referencing odor intensity through a series of concentrations of nbutanol (ASTM E544-18).
- 3rd party responder to odor complaints are trained & certified to apply this ASTM Standard when verifying odor intensity.



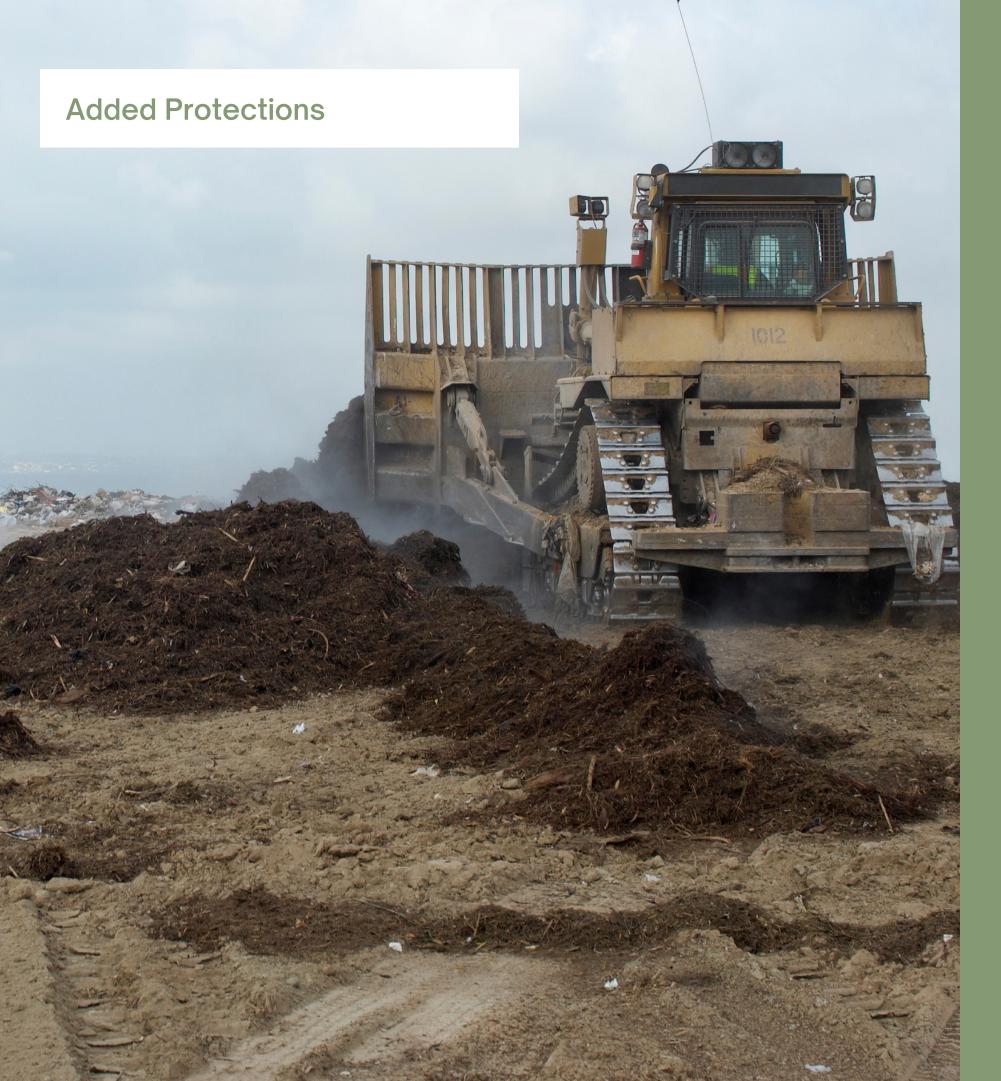


- Infrastructure Improvements & Modifications, such as additional vertical/horizontal gas collection wells.
- Systems Monitoring, such as gas well tuning, surface scanning, flare operational controls.
- Operational Improvements, such as cover placement and type, and waste screening.





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





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.



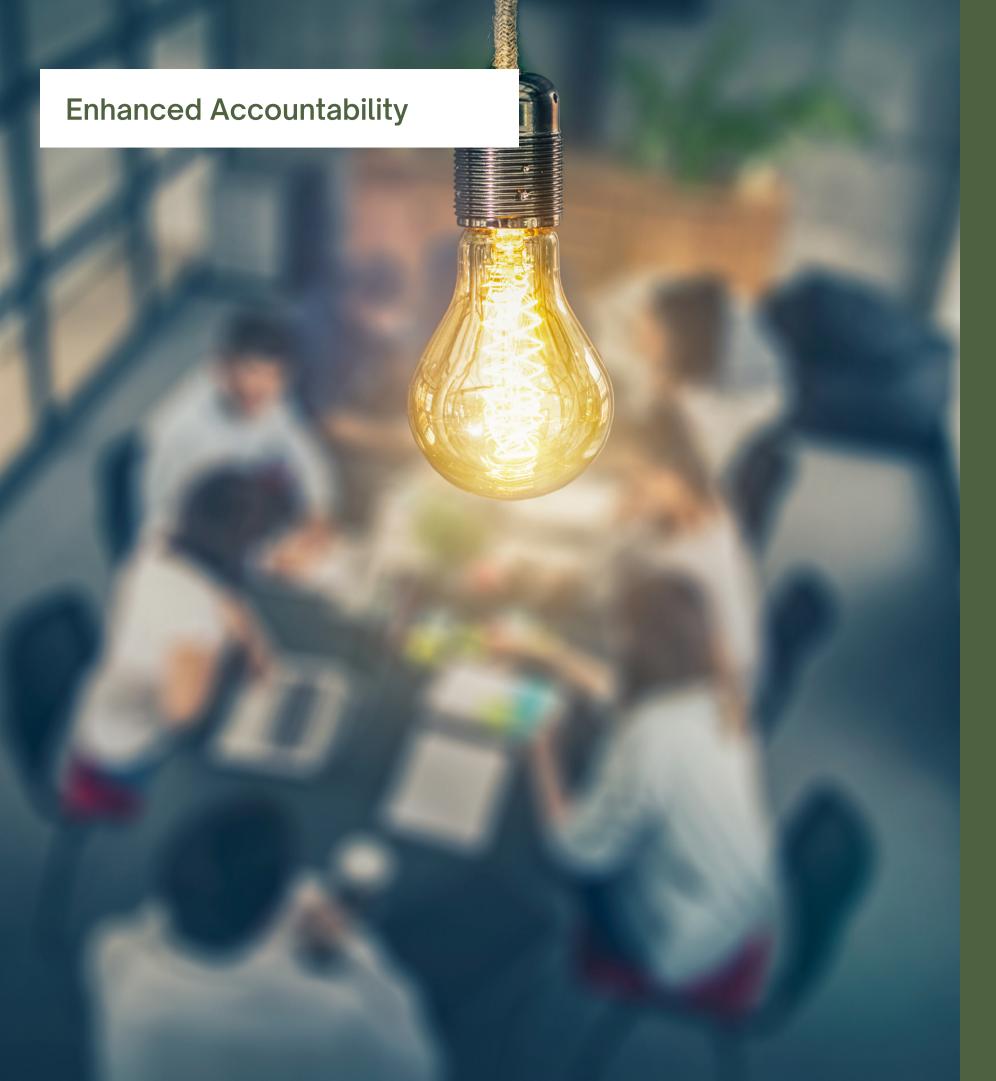
Enhanced Accountability

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.





- 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.





- 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.





- 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.





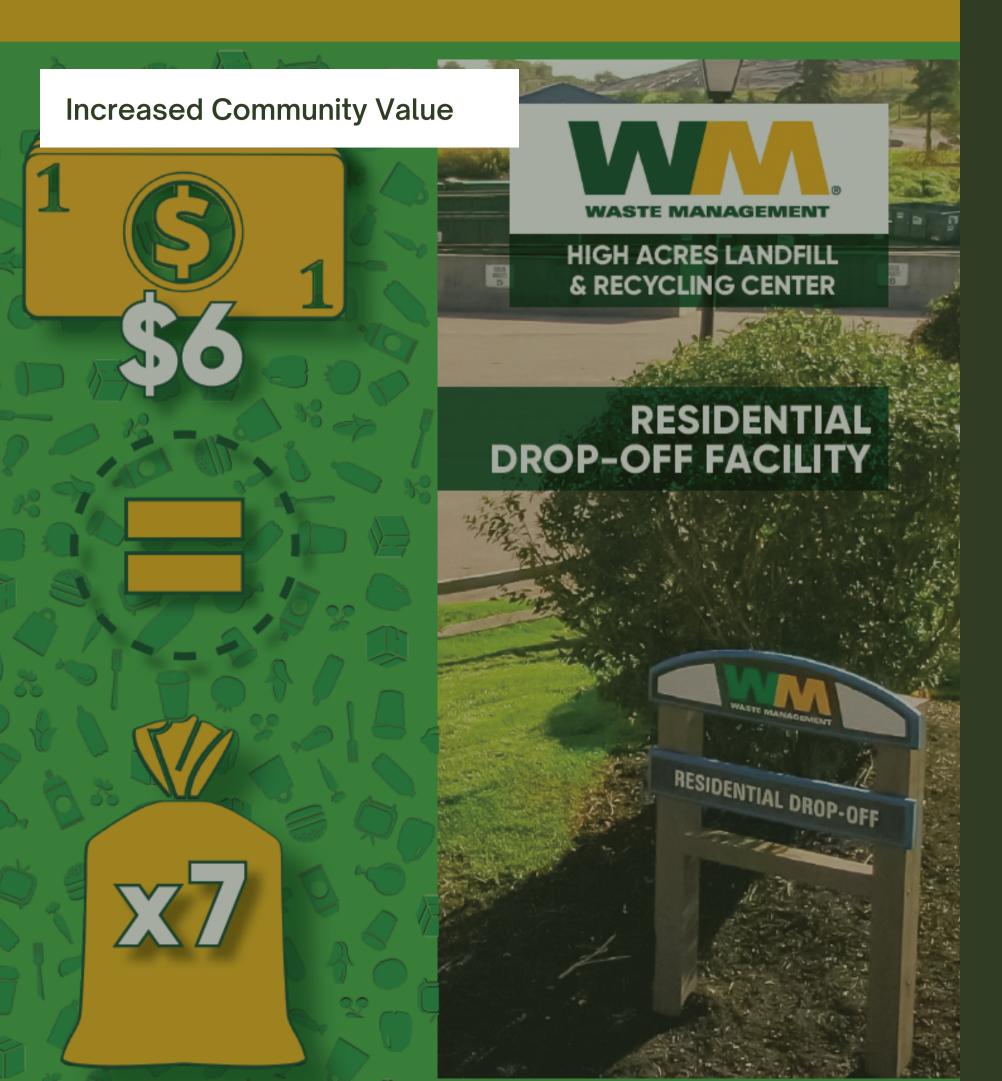
ODOR EVENT ACCOUNTABILITY

- 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 offsite 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.





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.





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.

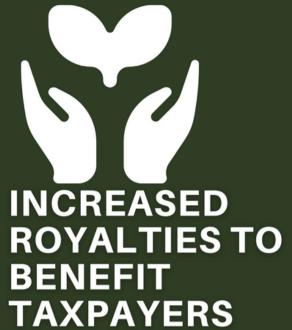




PROPERTY PROTECTION VALUE PROGRAM

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





 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

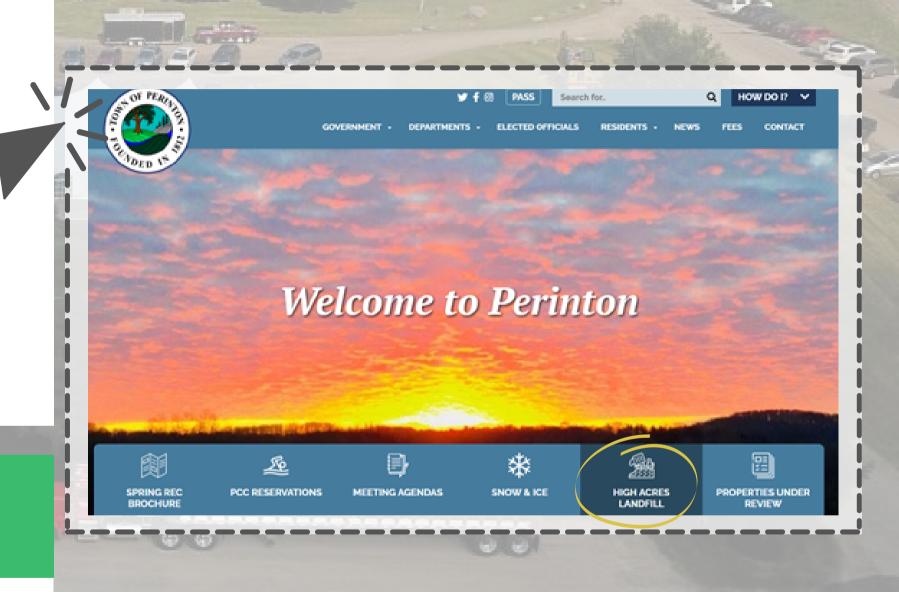


Host Community Agreement

- 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.





Website

www.perinton.org

Contact us with any questions.

Thank you for your time!

Phone Number

585-223-0770

Email Address

HCA@perinton.org