

**RESOLUTION  
TOWN OF MOREAU PLANNING BOARD**

SUBJECT: SARATOGA BIOCHAR SOLUTIONS, LLC SITE PLAN APPLICATION APPROVAL

WHEREAS, Saratoga Biochar Solutions, LLC (hereinafter “Applicant”) has made an application to the Town of Moreau Planning Board (hereinafter “Planning Board”) for site plan approval pursuant to Article VI Site Plan of the Town of Moreau Code, for a carbon fertilizer manufacturing facility to be located at 2-6 Electric Drive, tax map numbers 50.-4-16 and 50.-4-22, within the Moreau Industrial Park, the development area comprising 5.89+/- acres, zoned M-1 General Manufacturing and Industrial (hereinafter the “proposed Project”); and

WHEREAS, on May 7, 2021, Town of Morea Zoning Administrator James Martin rendered a determination that the proposed Project is a use permitted upon Site Plan approval by the Planning Board; and

WHEREAS, on July 6, 2021, Applicant submitted its application for Site Plan review for the proposed Project; and

WHEREAS, Applicant first appeared before the Planning Board on August 2, 2021, at which time the Planning Board reviewed the preliminary site plan, actively engaging in discussion with the Applicant, asking questions including, but not limited to, traffic, noise, air emissions, odor, water and sewer; and

WHEREAS, on August 2, 2021, the Planning Board reviewed Part 1 of the Full Environmental Assessment Form (“FEAF”), dated July 1, 2021, identified the proposed Project as an Unlisted Action under the State Environmental Quality Review Act (“SEQRA”) and declared itself Lead Agency for the coordinated review; and

WHEREAS, on November 22, 2021, the proposed Project was again before the Planning Board, at which time the Planning Board discussed, among other issues and concerns, traffic patterns, with an eye towards emergency access; the size and locations of the buildings; the NYSDEC process for permits and the Applicant's progress in that area as well as the follow through once the permits are issued; the progression in SEQRA in that none of the interested or involved agencies objected to coordinated review with the Planning Board acting as Lead Agency and, other than NYSDEC and NYSDOT, from whom permits are required, none had any concerns with the FEAF; and

WHEREAS, at its meeting on November 22, 2021, pursuant to Section 149-40 of the Moreau Town Code, the Planning Board determined that the public should have a right to weigh in on the proposed Project, and as such, set the public hearing for December 13, 2021; and

WHEREAS, the Public Hearing was properly noticed to residents within five (500) feet of the proposed Project, was published in The Post Star, was posted on the Town's official website and in the Town Municipal Complex; and

WHEREAS, at its meeting on December 13, 2021, the Planning Board reviewed Part 2 of the FEAF, and upon identifying concerns regarding the impact on air and odor, tabled continued review until such time as further information could be obtained; and

WHEREAS, the Public Hearing was opened and closed on December 13, 2021; and

WHEREAS, as a result of information raised in public comment as well as concerns raised by the Planning Board regarding environmental questions from its December 13, 2021, meeting, on January 12, 2022, the Planning Board held a properly

noticed special meeting with scientists and individuals from NYSDEC and the Applicant;  
and

WHEREAS, having been satisfied with the information provided by NYSDEC during the January 12, 2022, special meeting, and reviewing all information in the record, on March 7, 2022, the Planning Board reviewed revised site plan documents intended to address deficiencies in the Applicant's prior submittals, Parts 1, 2 and 3 of the revised FEAF dated February 22, 2022, taking a hard look and identifying five (5) areas of moderate concern, to wit:

- (1) The action may also emit one or more greenhouse gases at or about the following levels: More than 1000 tons/year of carbon dioxide (CO<sub>2</sub>) (Q.6[a][i]);
- (2) The proposed action may require a state air registration, or may produce an emissions rate of total contaminants that may exceed 5 lbs. per hour, or may include a heat source capable of producing more than 10 million BTUs per hour (Q.6[c]);
- (3) The proposed action may reach 50% of any of the thresholds in 6(a) – (c) (Q.6[d]);
- (4) The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour (Q.6[e]);
- (5) The proposed action may result in routine odors for more than one hour per day (Q.15[c]); and

WHEREAS, after identifying the above (1) – (5) as moderate to large concerns, the Planning Board ascertained that the concerns could be mitigated as follows;

- (1) With respect to concerns raised for Question 6, impacts on air are mitigated by NYSDEC issuance of Air Emission permit and periodic third-party monitoring;
- (2) With respect to concerns raised for Question 15, impacts on noise, odor and light are mitigated by building enclosure, scrubbing and being under negative air pressure and bio filters; and

WHEREAS, after taking a hard look at the above, identifying the moderate to large concerns and the mitigation efforts that can be taken, on March 7, 2022, the Planning Board adopted a resolution finding no significant environmental impact and issued a negative declaration under SEQRA; and

WHEREAS, given the amount of discussion and new information provided between December 13, 2022 and March 7, 2022, the Planning Board, sua sponte, decided to engage the public and scheduled another public hearing for April 18, 2022; and

WHEREAS, the second Public Hearing was properly noticed to residents within five (500) feet of the proposed Project, was published in The Post Star, was posted on the Town's official website and in the Town Municipal Complex; and

WHEREAS, the second Public Hearing was moved from April 18, 2022, to May 12, 2022, due to an unexpected lack of a quorum; and

WHEREAS, the public was properly notified of the change from April 18, 2022 to May 12, 2022; and

WHEREAS, the second Public Hearing was held on May 12, 2022, as a special meeting, with the proposed Project as the sole item on the agenda; and

WHEREAS, at the second Public Hearing, twenty-three (23) members of the public voiced their opinions and comments regarding the proposed Project; and

WHEREAS, after verifying that all members of the public present had been permitted to speak, the Planning Board closed the second Public Hearing; and

WHEREAS, after the closing of the second Public Hearing, the Planning Board engaged in discussion regarding the public comments received in writing and at the second Public Hearing; and

WHEREAS, during the course of the discussions, a motion was made to reopen the environmental review process under SEQRA, which motion was defeated by a vote of four to two; and

WHEREAS, during the course of the discussion, a motion was made to retain an independent expert to assist the Board in its review of the proposed Project, which motion did not receive a second; and

WHEREAS, on May 16, 2022, during its regular monthly meeting, the Planning Board again discussed the proposed Project at length, including a discussion regarding retaining a third-party/independent consultant to review the proposed Project; and

WHEREAS, on May 16, 2022, the Zoning Administrator requested that the Planning Board provide specific direction by May 25, 2022, regarding a potential Request for Proposal for an independent/third-party review of the proposed Project; and

WHEREAS, on June 6, 2022, the Planning Board meticulously reviewed a draft RFP prepared by Member Ann Purdue, and agreed to permit the Zoning Administrator to revise the draft RFP; and

WHEREAS, on June 20, 2022, the Planning Board again discussed the proposed Project, including the necessity, if any, of an independent/third-party review, the current stage of the proposed Project under the Moreau Town Code, and the specifics of a determination on the proposed Project; and

WHEREAS, on June 20, 2022, the Planning Board directed the attorney for the Planning Board to draft a resolution approving the Site Plan application with certain conditions, such resolution to be reviewed at the meeting on July 18, 2022, and

WHEREAS, on July 18, 2022, pursuant to Section 149-43, the Planning Board advised the applicant, in writing, of its need for an additional forty-five (45) days to consider the application; and

WHEREAS, based on the extensive review performed over the course of twelve months by the Planning Board, including nine public meetings, of which two were public hearings and one was a special public meeting with NYSDEC, the Planning Board has determined that the site plan for the project conforms to all requirements of Section 149-40, 149-42 and 149-43 of the Town of Moreau Code and all requirements under SEQR have been met; and

WHEREAS, the Planning Board has identified a number of conditions to approval that must be met by the Applicant prior to any application or issuance of a building permit; and

WHEREAS, the Planning Board hereby submits this resolution and report on final site plan pursuant to Section 149-43 of the Moreau Town Code;

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board does hereby grant site plan approval to the Applicant for the proposed Project as applied for and as depicted in the site plan application materials for the Subject Property, conditioned upon compliance with the following, all of which must be identified as “Notes” on the Final Site Plan prior to signature by the Planning Board Chair and one member and reviewed by the Zoning Administrator and Attorney for the Town:

1. 1. Proof of a NYSDEC Solid Waste Management Facility Permit shall be required prior to commencement of construction of the project and shall be maintained in effect for the duration of its operations. Applicant shall provide the Planning Board with prompt written notice of all violations and compliance proceedings and at least 30 days prior written notice of its submittal of applications for renewals or modifications of this permit. If such modifications may allow increased levels of contaminants from the processes or the emissions or wastewater of the project, the site plan for the project shall be subject to renewed site plan review and approval by the Planning Board as a condition to proceeding with such modifications..

2. Proof of a NYSDEC Air State Facility Permit. shall be required as a condition to commencement of construction of the project. Such Permit shall be maintained in effect for the duration of its operations. Applicant shall provide the Planning Board with prompt written notice of all violations and at least 30 days prior written notice of compliance proceedings and its submittal of applications for renewals or modifications of this permit. If such modifications might allow the introduction of new or increased levels of contaminants from the processes or the emissions or wastewater of the project, the site plan for the project shall be subject to renewed site plan review and approval by the Planning Board as a condition to proceeding with such modifications.

A continuous stack emission monitoring system will be installed and the results made public monthly or quarterly.

3. Noise - All noise levels from the proposed Project will be compliant with Chapter 100, Noise, of the Moreau Town Code. The applicant shall conduct continuous noise testing at the outer property boundaries. The noise report will be made public monthly or quarterly.

4. Odor –

a. All material shall be handled within the enclosed building, with air handling under negative pressure. . Applicant shall install, operate and maintain state of the art odor quality monitoring equipment that will continuously monitor the emissions from the project.. When the equipment in place becomes obsolete, it shall be replaced with then current state of the art equipment. A report detailing the effectiveness (maintenance, outages, pressures within the structure) of the buildings air handling system will be made public monthly or quarterly. All biosolids materials shall be handled within the enclosed building, with air handling under negative pressure. All air emissions from the process employed in the project must pass through the air treatment system. The facility may only operate (receive biosolids feedstock and process same into carbon fertilizer) with its air treatment system operating as presented to and permitted by NYS DEC (solid waste management and air facility permits).

b. Prior to Project construction, SBS will provide an analysis of the existing Ambient Air Quality within the Moreau Industrial Park and at the property limits, completed by a qualified environmental engineer. Particulate Matter (PM) and Volatile Organic Compound (VOC) data will be analyzed and provided to the Town of Moreau Code Enforcement and publicly available on the SBS website with a link on the Town website.

Once the Project becomes operational,<sup>1</sup> any complaints regarding odor must follow the following process:

- i. Complainant must file their concern to the NYSDEC Odor Hotline (800)457-7362, the SBS Hotline, and the Town Building Department.

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<sup>1</sup> Operational is assumed at time of Certificate of Occupancy issued by the Town of Moreau Building Department.



- ii. SBS must notify the Town Code Enforcement of the Complaint within 24 hours (business day) via email, 48 hours weekend/holiday.
- iii. Within 7 business days of the initial complaint, SBS must provide the Building Department with a monitoring plan to assess the complaint. Monitoring locations and durations should be provided in the plan. SBS is not expected to access private property but will measure at the property line of the Moreau Industrial Park and nearest public receptor to location of complaint.<sup>2</sup>  
If NYSDEC is conducting on-the-spot air quality inspections, this must also be indicated to the Town.
- iv. The Monitoring Plan will be reviewed by a town representative, which may be an outside consultant. In the event an outside consultant is engaged, an escrow account shall be created and funded solely by SBS. The Town shall provide its review of the Monitoring Plan within 7 business days of receipt.
- v. Upon receipt of approval of the Monitoring Plan, SBS shall implement the Plan immediately, but no later than three (3) business days.
- vi. SBS must provide the findings and analysis of the Monitoring Plan to the Town within 14-business days following the conclusion of the monitoring. The findings and analysis will be reviewed by a town representative, which may be an outside consultant. In the event an outside consultant is engaged, an escrow account shall be created and funded solely by SBS. The Town shall provide its comments on the findings and analysis within 7 business days.
- vii. In the event conditions are found to have a negative impact on the Ambient Air Quality and/or an exceedance level for VOCs and PMs, SBS is required to

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<sup>2</sup> Public receptor is a location that has open public access and monitoring equipment can be placed safely.

immediately cease operations and shall not recommence operations until it has developed and is prepared to implement a remediation plan satisfactory to the town representative.

- viii. There shall be open communication between NYSDEC, the Town, and SBS regarding any investigation and findings.

5. Biosolid feed stock composition – The sources are from area treatment plants and the composition of the material will be monitored by applicant on a regular basis as determined by applicant but in no event less than quarterly to ensure composition is consistent with forecast elements, with reports provided to the Town upon request. The feedstock makeup will be regularly monitored to confirm stability of composition over time, with reports to be made public at least quarterly. No hazardous waste or radioactive materials will be allowed or stored on the project site at any time

6. Transportation–

a. Truck traffic shall be limited to the hours of 6:00 AM – 6:00 PM Monday through Saturday. Arrivals and departures of trucks shall be scheduled to avoid backups on any public roadway or the entrance to the Industrial Park. No parking or idling of trucks shall be allowed on any public roadways for staging deliveries or departures or any other purpose.

b. Biosolid waste may be transported to the proposed Project only through the transportation contract of the Applicant. Any modification to the transportation contract must be provided to the Zoning Administrator or Code Enforcement Officer.

Biosolids waste may be transported to the proposed Project only through the transportation contracts of the Applicant, or the Applicant itself. The applicant has identified Casella Organics as its exclusively contracted biosolids feedstock provider for

the first phase of the facility, delivering approximately 75,000 tons per year of biosolids from publicly operated and state permitted WWTP's. The applicant must alert the town in advance prior to making any arrangements for biosolids deliveries with other haulers, subject to the Town's approval following review of any such hauler's NYS operating permits.

c. The route will follow the designated route as determined from the GEIS adopted for the formation of the Moreau Industrial Park. Failure to use designated routes may result in a code violation unless notification is provided and such use is due to external circumstances unrelated to applicant.

d. The Applicant is limited to no more than 50 truck trips per day .

e. Trucks transporting material must meet state licensing and permitting requirements and will be regularly checked by SBS for operational safety.

f. Trucks entering and depositing biosolid feedstock are required do so within a completely enclosed facility. No unloading of feedstock occurs until the entry bay doors are completely closed. No idling outside the facility is permitted.

7. Applicant shall give prompt written notice of all complaints raised to NYSDEC and the Moreau Building Department. A record of all complaints shall be made available to the public on a quarterly basis.

8. All requirements set forth in the letter dated June 6, 2022, from Michael Mooney, Town Water Superintendent shall be satisfied before the issuance of a building permit. A record of water use and wastewater discharge shall be made available to the public on a quarterly basis.

9. All fees associated with the project shall be paid prior to issuance of a building permit.

10. There shall be a mandatory pre-construction meeting with attendees as determined by the Zoning Administrator and Building Department.

11. The final Emergency Response Plan and training schedule will be provided to the Town at the pre-construction meeting.

12. The wood chipper utilized by the application shall be limited to an electric drive, and shall be run only between the hours of 7am and 3pm, Monday through Saturday.

13. Proof of approval from DEC on the final biochar fertilizer product shall be provided to the Town.

14. There shall be signage posted around the property indicating the contact information for NYSDEC, the Town Building Department, and SBS Hotline.

15. Construction of phases 2 and 3 will be preceded by a meeting with the Planning Board to address any outstanding issues with the project. No phase shall proceed if the Planning Board determines that:

- a. Applicant is not otherwise in full compliance with the terms of this Resolution;
- or
- b. there are other circumstances, including but not limited to, negative impacts on the community from phase 1 or anticipated for phases 2 or 3, that warrant cessation of further construction of the project.

16. Insurance – In addition to general liability insurance, Applicant will maintain an environmental liability policy in the amount of \$1B to cover any and all claims (including property damage and personal injury and death) caused by or arising directly or indirectly from its operations, including but not limited to discharge of contaminants in the air, water or ground. Such policy shall be in effect as of the start of construction and

remain in effect until end of operations and decommissioning of the project. The policy shall be “occurrence based” and shall not contain either a “sudden and accidental” pollution exclusion or “absolute” pollution exclusion. Policies will be filed with the Planning Board and Planning Board will be provided with 30 days advance notice of termination or amendment. Failure to maintain such insurance shall entitle the Planning Board to require the project to shut down operations.

By decision of the Town of Moreau Planning Board on August 25, 2022.

DRAFT