



ENGINEERING +
ENVIRONMENTAL

EnSol, Inc.
3000 Alt. Blvd.,
Grand Island, NY 14072
716.285.3920

ensolinc.com

July 22, 2026

Town of Wawayanda Planning Board
80 Ridgebury Hill Road
Slate Hill, New York 10973

Re: Dom-Mar Transfer and Recycling Facility (DOM KAM LLC)
Public Hearing Comments

Dear Board Members:

On behalf of DOM KAM LLC (DM) please see the responses below to Town and public comments from the Public Hearing for the Dom-Mar Transfer and Recycling Facility Site Plan and Special Use Permit Application on June 24, 2026. The transcript from the Public Hearing is included in Attachment 1. The comment responses are provided in advance of the Public Hearing adjourned to July 22, 2026.

If you have any questions, please do not hesitate to contact me at (716) 285-3920 ext. 203.

Sincerely,

EnSol, Inc.

David Lenox, PE
Senior Engineer

cc.

John Queenan, PE (Lanc & Tully Engineering and Surveying, PC)
Bonnie Franson, AICP CEP, PP (Nelson Pope Voorhis)
Michael Marangi (DOM KAM LLC)
John Battaglia, PE (EnSol Inc.)

EnSol, Inc.

List of Comments Requiring Technical Response from the June 24, 2026 Public Hearing

ODOR CONTROL AND MONITORING

Comment

How will odor be controlled? What are the means of odor control i.e. misting device and scent product? How often is this done, hourly, twice daily?

Response

Control of odors will primarily take place inside the facility building. Per the NYSDEC Solid Waste Management Facility Permit, all waste shall be removed from the tipping floor at the end of each day, and the tipping floor shall be cleaned at the end of each operating day by washing or sweeping. Air is not proposed to be ventilated from the building. Facility doors shall be kept closed except when vehicles are entering or exiting buildings.

The facility will handle nuisance odors per the contingency plan provided in the application documents. Barrel misters using odor neutralizers and deodorizers will be used to control short-term problems. This system disperses a fine mist of odor-neutralizing solution, capturing and eliminating odors before they can spread. Deodorizers are products designed to eliminate or neutralize unpleasant odors by breaking down odor causing molecules rather than just masking smells. Only Non-toxic and VOC free deodorizers shall be used. The misters shall be strategically placed around waste processing areas, to control odor. The odor control plan is in accordance with NYSDEC requirements. If odor issues continue to persist despite control measures, a negative pressure activated carbon drum canister air purification system shall be installed.

Comment

Who will monitor the Facility?

Response

The Facility will be monitored by NYSDEC personnel, the monitoring is included in the NYSDEC Solid Waste Management Permit. Per NYSDEC Permit Condition 28. Assignment:

Pursuant to Part 360.20, upon written notification by the Department or if the account already exists, the Permittee shall fund an on-site environmental monitor (OSEM). Department employees shall act as OSEMs at the facility, along with any other facility owned or operated by the Permittee. The OSEM shall be present during all aspects of facility operation and construction at times designated by the department.

Comment

Who will read the Radiation Detector machines and give the results of what they are detecting?

Response

The Radiation Detector shall be operated by trained Facility personnel. The radioactive waste detection plan will be carried out in accordance with the following procedures:

- Background radiation readings at the Facility will be measured and recorded daily.
- All trucks must stop at the scale and proceed slowly through the detectors.
- The investigation alarm set point of the radiation detector will be set at five times the Facility background radiation levels.
- In the event the audio-visual alarm is triggered, an investigation to determine the source of the radiation will begin, as follows:
 - The hauler will be directed to a safe area inside the Facility for further assessment of the content of the load;
 - The Site Manager or a duly authorized employee will scan the load using the handheld radiation detector attached to an extension pole to obtain a series of radiation level measurements across the load; and,
 - The Site Manager will record the incident in a logbook that is kept on site. Pertinent facts regarding hauler identification and origin of the material will be recorded. The NYSDEC will be verbally notified within 24 hours of receipt of the waste and notified in writing within seven days. The Site Manager will arrange for disposition of the material according to NYSDEC approved procedures. The material shall not be removed from the site prior to NYSDEC approval. A final report closing out the incident will be sent to the NYSDEC Regional Office within seven days of the final action.
- Training related to radiation detection system operating procedures and radiation investigation alarm response procedures will be conducted at least annually.

Field checks of the fixed and handheld radiation detectors using a known radiation source will be performed and recorded on a weekly basis. The radiation detector will be calibrated on an annual basis, or more often as recommended by the manufacturer.

All documentation describing the background readings and the calibrations will be maintained at the Facility. In any event where the radiation detector is confirmed to be triggered by an incoming load, the incident will be documented and immediately reported to the Regional office of the NYSDEC. Initial recorded and reported information will include the date the waste was received, transporter name, origin of the waste, truck number or other identifying marking, and detector reading. Follow up information to be recorded and reported will include the final disposition of the waste, and date of disposition.

WASTE CONTROL

Comment

Daily waste control on the roadway, i.e. Will you have an employee picking up loose rubbish along the roadway?

Response

Yes, the Facility grounds, perimeter and entrance/exit and roadway will be inspected daily for litter, which will be collected and disposed. The primary means of litter control at the Facility will be to perform material handling and processing activities inside the building. All material transport vehicles entering or exiting the Facility must be tarped or otherwise adequately covered to contain material within the vehicle. A litter fence will be installed around key areas.

Comment

At what times of the day will the employee pick-up loose rubbish?

Response

Litter will be inspected and collected each morning Monday through Saturday.

Comment

Will a Street Sweeper be needed? If so, at what time of day will the Street Sweeper be utilized?

Response

A street sweeper will only be used at the Facility as a contingency for dust control.

Comment

Will the town receive a tipping fee for each load transferred?

Response

The applicant is open to providing the Town with a tipping fee of \$1.00 per ton of waste transferred.

Comment

How will hazardous waste be monitored?

Response

Facility, personnel will inspect all incoming loads and may refuse to accept a suspicious load of waste without further inspection of the load. Upon arrival at the Facility scales, each load will be visually inspected by Facility personnel either via camera from the Dispatch Office within the Administration Office Building or as a floor inspection immediately upon delivery to the tipping

floor. Random load inspections and inspections of suspicious loads will be performed. Results of these inspections will be recorded by the Site Manager on a Random Load Inspection Form.

Unauthorized material will be removed from the Facility within seven days after receipt. The following protocol is to be followed in the event unacceptable or unauthorized material is received:

1. The employee observing the incident will notify the Site Manager immediately. The employee will note the hauler of the suspect material and, if the material has not been unloaded, the load may be refused; otherwise, the material will be isolated to avoid contamination of acceptable materials. The unauthorized material staging area shown on Sheet 3 (Floor Plan) of the Site Plan Drawing Set will be maintained in a manner that will prevent leakage and/or contamination of the environment. The Site Manager will contact the Regional NYSDEC Office immediately in case of unauthorized material requiring response or removal.
2. The Site Manager will record the incident in a logbook that is kept on site. Pertinent facts regarding hauler identification and origin of the material will be recorded.
3. The Site Manager will arrange for disposition of the material according to NYSDEC approved procedures. The NYSDEC will be notified of each incident in the Facility's annual report.
4. If regulated medical or hazardous waste is discovered at the Facility, the NYSDEC will be verbally notified within 24 hours of receipt of the waste and notified in writing within seven days. A final report closing out the incident will be sent to the NYSDEC Regional Office within seven days of the final action.

Comment

Where is waste coming from?

Response

Materials delivered to the Facility are expected to be collected in Orange, Sullivan, and Putnam Counties in New York, and Wayne and Pike Counties in Pennsylvania. Market conditions, material availability, contracts and other economic factors will govern the actual limits of the service area.

RESIDENTIAL DROP OFF AREA

Comment

Residential Drop-off Area – What type of monitoring will occur? You have stated on multiple occasions previously that there is no charge to residents. Is someone monitoring and checking ID or driver license to ensure Town of Wawayanda residents?

Response

A Facility attendant will be on duty to check resident ID or driver license and to conduct proper waste screening.

Comment

What are the Hours of Operation for the Residential Drop-Off Area?

Response

The residential drop-off shall be opened on Saturdays from 8:00 AM to 12:00 PM.

Comment

How many residents will be able to drop-off at one time in the gated area shown on the plan set?

Response

The gated area will allow for two personal vehicles to drop off at one time.

Comment

Are there separate areas within the residential drop-off for recycling and rubbish?

Response

Yes, the area will consist of two 30 yard roll off containers, one for MSW, and one for C&D that allows pickup trucks or other single axle trucks to pull up to the roll off and afford relatively easy unloading of approved waste materials to the roll-offs. Three eight-yard containers will also be provided for the unloading of unadulterated wood, paper and cardboard, and metals. All containers shall be emptied daily when used.

Comment

Is rubbish only household waste accepted (similar to weekly garbage pick-up)? Will this be similar to OC Transfer Station where residents may drop-off construction debris from a home renovation, etc.

Response

Residents can drop off construction debris, there will be a fee charged for construction debris and bulk waste.

Comment

Will there be special events for: Electronics and other household items not included in regular weekly trash?

Response

No electronic waste events are planned for the residential drop off area. The Facility will be able to receive electronic waste and will provide written educational information on the proper methods of recycling electronic waste to potential users of the Facility.

Comment

Is Hazardous Waste disposal similar to OC Transfer Station operations?

Response

Hazardous waste will not be accepted at the Facility. If unauthorized material is delivered to the Facility, it will be managed in accordance with the Facility Operation Plan and applicable regulations and disposed of by an organization authorized to do so. Employees will be trained to identify, detect, and prevent the acceptance of unauthorized wastes. Facility, personnel will inspect all incoming loads, and may refuse to accept a suspicious load of waste without further inspection of the load.

AIR POLLUTION**Comment**

The Facility will create air pollution.

Response

Material handling will take place inside the building, reducing the potential for dusty conditions at the Site. Dusty conditions in traffic areas are not anticipated due to limited onsite travel and low speeds. Exhaust odors from heavy equipment and trucks will be minimized by limiting idling engines in accordance with current regulatory idling restrictions. Burning of materials is not permitted at the Facility. Mechanical street sweeping equipment or misting equipment shall be used as a contingency if dusty conditions persist.

Any complaints received by the Facility about its operation will be documented with a description of the action taken to alleviate the concern and the results of the action. A complaint and odor control phone number shall be posted on the Facility entrance sign, and on waste transport vehicles. The phone number will be monitored or have a recording during off hours. A log of phone calls and the actions taken in response to complaints will be maintained and available for review. Complaint documentation will be available for review by the NYSDEC and the Town of Wawayanda upon request.

QUALITY OF LIFE

Comment.

How will the Project effect our quality of Life? Facility operating time is 4:00 AM to 7:00 PM.

Response

The NYSDEC reviewed the hours of operations in conjunction with DEC's Part 360 solid waste management regulations. Operations prior to 7:00 AM are subject to more stringent noise requirements per 6 NYCRR 360.19(j). The Facility is in accordance with the noise requirements. Environmental impacts were evaluated in the Dolsontown Corridor FGEIS and mitigation items were described in the Findings Statement.

ROAD AND TRAFFIC IMPACTS

Comment

Dolsontown Road is only rated for 6-ton trucks, and has no road shoulders. Bridge on Dolsontown Road cannot take truck weight.

Response

From the Dolsontown Corridor FGEIS: The weight bearing capacity posted at 6-ton limit was an arbitrary limitation not based upon any physical constraints. The proposed roadway widening design will be in accordance with the Town of Wawayanda's roadway design standards and will likely exceed these standards. Based upon the anticipated traffic, we expect the pavement section will consist of 8" asphaltic material and 12" of subbase. The road will be widened to include a center left turn lane and the widened roadway will include a shoulder.

Comment

How will Traffic impact McVeigh Road?

Response

No trucks are expected to arrive or depart from the Facility on McVeigh Road; 10 percent of trucks are expected to arrive and depart to the east on Dolsontown Road. Dolsontown Road will be furnished with a two-way left turn lane between Route 17M and McVeigh Road. Analysis contained in the Traffic Impact Study has indicated that the roundabout can support the 2032 Build Traffic Volumes. See Table No. 2 in the DGEIS (TIS), Intersection No. 5 for the AM and PM Peak Hours where a Level of Service "A" is identified under the 2032 Build conditions. It is anticipated that 90% of the trucks will use the Route 17M corridor.

Comment

Who will be responsible for the roads?

Response

From the Dolsontown Corridor FGEIS: The applicants are willing to address a proportionate allocation of responsibility for maintenance necessitated by the projects in the same proportionate manner in which road improvements are addressed.

Comment

How will emergency services make timely calls on this stretch of road? Was truck traffic impact evaluated?

Response

Truck traffic was included in the Traffic Impact Study conducted for the Dolsontown Corridor FGEIS. No significant traffic impacts are expected upon the implementation of the roadway mitigation items identified in the FGEIS Findings Statement.

MONHAGEN BROOK

Comment

Facility will impact Monhagen Brook, an impaired waterway, how will phosphorus pollution be controlled?

Response

The proposed design and operation of the Dom-Mar Transfer and Recycling Facility in accordance with the Town of Wawayanda Solid Waste and the New York State Department of Environmental Conservation Part 360 requirements shall minimize the potential for pollution to Monhagen Brook. All waste and recyclable material tipping and sorting activities will take place within the enclosed building on a reinforced concrete slab floor. The floor drain system shall discharge to an oil-water separator, and then a sanitary grinder pump station to be pumped to the existing sewer line on Dolsontown Road. Recovered hard fill consisting of uncontaminated concrete, asphalt, rock, and brick is proposed to be stored outside of the building. All other waste and recyclable materials shall be stored within the enclosed building.

Wastes shall be handled in a manner that will reduce the attraction of pests to the Facility.

The tipping floor shall be swept daily, and storage areas shall be swept weekly. Any rodenticide if needed will be applied by a New York certified commercial pesticide applicator.

Various measures shall be taken to reduce the concentration of phosphorus in waters discharged from the site to the 303(d)-waterbody. These include reducing runoff velocity and volume of runoff flowing over disturbed areas, sedimentation, chemical filtration, conformance with the NYS Nutrient Runoff Law (ECL article 17, title 21 and Agriculture and Markets Law § 146-g), and proper equipment maintenance practices. The site will also be inspected by a qualified inspector biweekly because the site's stormwater infrastructure discharges to 303(d) waterbodies.

Reducing the volume of runoff flowing over disturbed areas will be accomplished through the use of swales designed to convey stormwater to the sediment basins, limiting disturbed areas to the minimum area necessary, and limiting impervious surface cover to the maximum extent practicable. Reducing the velocity of runoff will be achieved through storage of stormwater in sediment basins, properly vegetating swales, scarifying soils prior to stabilization, and through installation of erosion and sediment controls like compost filter socks. Compost filter socks intercept runoff and filter out sediment and provide some chemical filtration of runoff through adsorption of soluble phosphorus ions to organic matter in the filter sock.

Phosphorus concentrations in discharges from the site will also be achieved by implementing provisions and recommendations from the NYS Nutrient Runoff Law. These include the following practices:

- Soil will be sampled and evaluated to determine the need for fertilizer.
- No use of fertilizers with greater than 0.67% phosphorus by weight unless soil test results indicate phosphorus addition is necessary.
- No application of fertilizer within 20 feet of a waterbody unless there is a 10-foot-wide vegetated area between the waterbody and site of fertilizer application or within 3 feet of a waterbody if a spreader guard, deflector shield, or drop spreader are used.
- No application of fertilizers between December 1st and April 1st.
- Sweeping up and properly applying or containerizing fertilizer accidentally applied over impervious surfaces.

Other measures intended to reduce phosphorus concentrations in discharges from the site include stabilization of soil stockpiles, proper waste management and chemical storage, proper vehicle maintenance, and no use of phosphorus containing cleaning products on construction equipment.

Water Quality Volume and Runoff Reduction calculations were performed in accordance with the added requirements of Chapter 10 Enhanced Phosphorus Removal Supplement of the New York State Stormwater Design Manual.

ENDANGERED SPECIES

Comment

No onsite investigation was conducted for endangered species, the Indiana Bat will be impacted.

Response

Threatened and Endangered Species Habitat Suitability Assessments was conducted on the site for one endangered species, Indiana Bat, and two threatened species, the Northern long eared bat, and the small whorled pogonia. A survey for this species was conducted concurrently with the aquatic resource delineation conducted by The Chazen Companies now owned by LaBella of Rochester, New York.

The Northern Long Eared Bat use live or dead trees greater than or equal to three inches dbh with loose or shaggy bark, crevices, and hollows as summer roosting habitat (U.S. Fish and Wildlife Service, 2014). The hedgerow along the southwest border of Parcel 6-1 3.32 was identified as containing trees that have these characteristics. Clearing of trees at the site is limited to October 1 to March 31, to ensure no potential take of the Indiana Bat and Northern Long-Eared Bats roosting in trees.

Tree planting is proposed in the project landscaping plan and includes preferred tree species for Indiana Bat. Mitigation measures are outlined in the FGEIS and the Lead Agency's findings, relative to foraging bats. To avoid adverse impacts to the Northern long-eared and Indiana bat species, the site owner will undertake the following mitigation measures: (1) use approved light fixtures on site with tops that direct light downward to minimize light pollution and decrease interference with potential bat foraging activities; (2) implement soil conservation and dust control best management practices, such as watering dry disturbed soil areas reduce dust, and using staked, recessed silt fence and anti-tracking pads to prevent erosion and sedimentation in surface waters on the site; and (3) refrain from maintaining stormwater ponds with chemicals that might adversely affect bats or the insect populations on which they feed.

The Small Whorled Pogonia is a small orchid that typically grows on acidic soils in deciduous or deciduous-coniferous forests. mixed-deciduous or mixed-deciduous/coniferous forests in second or third-growth successional stages. This species is commonly found in areas where there are breaks in the forest canopy and may be limited by light availability (U.S. Fish and Wildlife Service, 2019). The hedgerow on the southwest corner of Parcel 6-1- 3.32 was identified as potentially providing suitable habitat for this species, however, the canopy cover has few breaks, which may impact this species' ability to survive in this area. No Small Whorled Pogonia plants were observed.

Based on the findings contained in the assessment and the analysis contained in the FGEIS, the proposed project will not result in any significant impacts related to the potential presence of threatened or endangered species. The NYSDEC also determined that tree removal conducted during the appropriate time of year is a suitable avoidance and mitigation measure for the project.

PUBLIC MEETING

Comment

Did not receive notice of public meetings at residence.

Response

Stakeholders within a 1-mile radius of the proposed solid waste facility were identified as part of the Public Participation Plan. The list of stakeholders was approved by DEC, and additional stakeholders were provided by DEC. Notice of the meetings was published in the Times Herald-Record, Middletown Times. Notifications to project stakeholders and other contacts occurred by mail, and notification was posted on bulletin boards. These methods were deemed acceptable by NYSDEC.

WELL BASELINE WATER QUALITY TESTING

Comment

What about wells outside 500-foot distance? Did not receive notice of well testing.

Response

The draft Water Well sampling and testing protocol is under review by the Town of Wawayanda. Letters seeking permission to sample well water will be mailed prior to well sampling. Ground water flow is expected to flow south towards Monhagen Brook and the tributary onsite. Wells within 500 feet of the site property line are expected to be the most critical.

WASTEWATER COLLECTION SYSTEM

Comment

In the event of a hundred year storm or infrastructure failure, what concrete containment redundancies will be in place to ensure toxic leachate doesn't contaminate agricultural District Number 2 or leak into the local water table, or Monhagen Brook.

Response

All wastewater collection pipes are double walled, with leak detection risers to check for leaks and damage. The wastewater collection system will be separated from precipitation and stormwater runoff. The stormwater management system was designed to handle a 100-year storm in accordance with the NYSDEC stormwater manual.

VISUAL IMPACT

Comment

The Facility will have a visual Impact on Heritage Trail.

Response

Visual impact on the Heritage Trail was evaluated in the Dolsontown Corridor FGEIS. A vegetated screen consisting of two staggered rows of native evergreen trees will be planted along the northern, eastern and southern property line.

FACTILY OWNER

Comment

What Company will own the Facility? How is Interstate Waste involved?

Response

There has been no change to the Facility ownership. The applicant, Facility Owner, and Facility Operator is DOM KAM LLC owned by Michael Marangi. Interstate Waste Services purchased Marangi Disposal, the waste collection truck company.

Attachment 1

EnSol, Inc.

ENGINEERING + ENVIRONMENTAL

June 24, 2026 Public Hearing Transcript

2 STATE OF NEW YORK : COUNTY OF ORANGE
TOWN OF WAWAYANDA PLANNING BOARD

3 -----X
In the Matter of:

4 Marangi (DOM-MAR)
5 SBL 6-1-3.31 & 3.32/Dolsontown Road/MC-1 -
Mixed Commercial Zone/Special Use Permit -
6 Recycling Center & Transfer Station

-----X
7 Town of Wawayanda Town Hall
8 80 Ridgebury Road
Slate Hill, New York 10973
9 Wednesday, June 24, 2026
7:00 p.m.

10 PUBLIC HEARING

11
12 BOARD MEMBERS: JOHN RAZZANO, Chairman
JAMES DRISCOLL, Deputy Chairman
13 JAMES BACAN
THOMAS BARRY
14 JOHN PIERCE
JOHN NEIGER (Absent)
15 LYNN PARSONS (Absent)

16
17 ALSO PRESENT:

18 STACEY DALY-WILKINS, Planning Board Secretary
DAVID HIGGINS, P.E., Lanc & Tully Engineering and
19 Surveying, P.C.
DAVID BAVOSO, ESQ., Planning Board Attorney, Bavoso
20 & Plotsky

21 ON BEHALF OF THE APPLICANT: DAVID LENOX, P.E.
22
23
24
25

2	SPEAKER	PAGE
3	Fern Laks	8
4	Julie Patterson	10
5	Tina Savold	12
6	Barbara Dedufour	13
7	Alan Stevens	14
8	Leslie Hanes	15
9	Debra Lopez	19
10	Steven Michalski	21
11	James Bacon, Esq., for Steven Michalski	26
12	Greg Winner	28
13	Alicia Albertson	31
14	Pramilla Malick, Protect Orange County	32
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		

1 Marangi DOM-MAR - 6/24/26

2 CHAIR RAZZANO: Good evening, everyone.
3 Please stand for the Pledge.

4 (Pledge of Allegiance said.)

5 CHAIR RAZZANO: We're awaiting one, one
6 board member who is on his way from his other
7 job. He'll be here any minute hopefully.

8 David, would you like to get up and make a
9 presentation?

10 MS. LAKS: I can't hear you.

11 MS. DALY-WILKINS: It's on and it's on
12 high.

13 (Crosstalk)

14 MR. DRISCOLL: Are you sure it's plugged
15 in or something?

16 MS. DALY-WILKINS: Yeah, it's on.

17 MS. LAKS: If you're speaking into the mic
18 turn the volume up.

19 CHAIR RAZZANO: Any better, hello?

20 MR. DRISCOLL: Yes.

21 MS. LAKS: Thank you.

22 MR. LENOX: I'm Dave Lenox, an engineer
23 with EnSol. I can go over some of the project
24 description items.

25 DOM KAM LLC of Middletown, New York is

Marangi DOM-MAR - 6/24/26

proposing to construct the DOM-MAR Recycling and Transfer facility, located at 1118 Dolsontown Road. Waste will not be disposed of at the facility, only transferred to permitted disposal facilities. The facility includes a 42,000 square foot recycling and transfer building, and a 3,200 square foot administration office building. The facility will also include inbound and outbound truck scales, a radiation detector, residential dropoff area, 34 parking spaces, six covered full trailer parking spaces, 23 empty trailer parking spaces, a wastewater collection and treatment system, and a stormwater system consisting of two wet ponds and a bioretention basin. The site will have one access way on Dolsontown Road. There will be vegetative screens on the northeastern and south property lines.

The facility is proposing to accept a maximum weekly average of 950 tons per day of municipal solid waste, construction and demolition debris, and industrial waste and similar composition, for transfer to disposal facilities. Recyclables such as cardboard,

1 Marangi DOM-MAR - 6/24/26

2 unadulterated wood and metals will also be
3 accepted to be processed and transferred to
4 recycling facilities. No hazardous, radioactive
5 or sludge waste will be accepted.

6 Environmental impacts from the project
7 were evaluated in the Dolson town corridor FGEIS.
8 The FGEIS findings statement was approved on May
9 1st, 2023. Through the FGEIS and the New York
10 State DEC permit process, there have been six
11 public meetings for this facility. Notification
12 has been through newspaper postings, bulletin
13 boards, and mailings. And the New York State DEC
14 issued a solid waste management permit for the
15 facility on March 9th, 2026. So we will document
16 all the, all the comments from today and provide
17 responses.

18 That's all I got.

19 CHAIR RAZZANO: Okay. Very good. Oh,
20 actually, do you want to touch on, because one of
21 the, one of the items that we recently discussed
22 about the water testing for the neighbors.

23 MR. LENOX: Yeah, we were -- we had
24 provided a, a water well sampling protocol.
25 Testing wells was within 500 feet of the property

1 Marangi DOM-MAR - 6/24/26

2 line to get a baseline water quality --

3 CHAIR RAZZANO: Okay.

4 MR. LENOX: -- established.

5 CHAIR RAZZANO: Okay. Very good.

6 MR. DRISCOLL: The recyclable thing that
7 the town people can drop off, exactly what do you
8 mean?

9 MR. LENOX: It's a residential dropoff
10 area, so that would be open to town residents.
11 There would be select dates it would be open.
12 There would be an attendant on duty. It would be
13 free of charge for waste or recyclables to be
14 brought in.

15 MR. DRISCOLL: Just recyclables?

16 CHAIR RAZZANO: Waste and recyclables.

17 MR. LENOX: Waste and recyclables.

18 MR. DRISCOLL: So if I want to dump my
19 garbage there, I could.

20 MR. LENOX: Yeah.

21 MR. DRISCOLL: Okay.

22 CHAIR RAZZANO: Now, you -- that's
23 something I don't, I don't think we've heard
24 before. You said certain days? Because we --

25 MR. DRISCOLL: Yeah, that's --

1 Marangi DOM-MAR - 6/24/26

2 MR. LENOX: Yeah, there would be select
3 days. We want an attendant to be on duty there
4 to manage it. But it wouldn't be open full time.

5 MR. DRISCOLL: Would it be on a regular
6 basis, though? I mean, if you decide to only
7 open three days a week, it would be the same
8 three days or would it be shifting around?

9 MR. LENOX: It could be, it could be up to
10 different days.

11 MR. DRISCOLL: And how do we tell?

12 MR. LENOX: There would be -- it could be
13 advertised when it's open. Probably on weekends
14 when there's not as much traffic to the facility.

15 MR. DRISCOLL: Well, that would be ideal
16 for the people too.

17 MR. LENOX: Right.

18 CHAIR RAZZANO: Okay. Very good.

19 All right, now we have -- good evening,
20 John, you made it, glad.

21 I make a motion to open the public hearing
22 for the Marangi DOM-MAR facility. Do I have a
23 second?

24 MR. DRISCOLL: Second.

25 CHAIR RAZZANO: All in favor?

1 Marangi DOM-MAR - 6/24/26

2 (Chorus of ayes.)

3 CHAIR RAZZANO: First up, Fern. You're
4 number one.

5 MS. LAKS: I am?

6 CHAIR RAZZANO: You got bumped.

7 MS. LAKS: I thought Mr. --

8 CHAIR RAZZANO: Yeah. Two people
9 scratched themselves for whatever reason.

10 MS. LAKS: Okay.

11 CHAIR RAZZANO: So we're, just to remind
12 the folks, we're here to --

13 MS. LAKS: My name is Fern Laks.

14 I just wanted to, you know, I know that
15 this all had previous approvals.

16 AUDIENCE MEMBER: We can't hear you.

17 CHAIR RAZZANO: Would you like to pull
18 that mic down?

19 MR. DRISCOLL: You've got to move that mic
20 down. Yeah.

21 MS. LAKS: I'm sorry.

22 I know this all had previous approvals.
23 And they claimed that it was going to be
24 monitored. I'd like to know who's going to do
25 the monitoring.

1 Marangi DOM-MAR - 6/24/26

2 MR. BAVOSO: Monitoring in which, in what
3 way?

4 MS. LAKS: Well, he said there will be a
5 radiation detector and various other sorts of
6 detection. Who's going to read these machines
7 that give us the results of what they're
8 detecting?

9 CHAIR RAZZANO: Well, I, I don't know if
10 you want to answer, if there's any, any --

11 MR. LENOX: There's going to be --

12 MS. LAKS: Is there somebody maintained on
13 staff?

14 MR. LENOX: There's going to be, there
15 will be a New York State DEC monitor assigned to
16 it. So it will be working under the New York
17 State DEC permit.

18 MS. LAKS: Is the public, is the public
19 going to be apprised to who this monitor will be?

20 MR. LENOX: It's going to be --

21 MS. LAKS: We don't want a fictitious one.
22 We know all about them.

23 MR. LENOX: It's in the permit.

24 CHAIR RAZZANO: Dave, correct me if I'm
25 wrong, though. When you mentioned about the, I'm

1 Marangi DOM-MAR - 6/24/26

2 just assuming here, about the radiation monitors,
3 so if there was anything like that detected, that
4 would immediately be rejected --

5 MR. LENOX: Yeah.

6 CHAIR RAZZANO: -- isn't that the intent
7 of that?

8 MR. LENOX: It would have to be
9 coordinated with the DEC and rejected, yeah.

10 MS. LAKS: Okay. All right. Well, if you
11 trust the DEC, more power to you. Thank you.

12 CHAIR RAZZANO: Thank you.

13 Next up we have Julie Patterson.

14 MS. PATTERSON: Hello, good evening.
15 Julie Patterson, 82 Kirbytown Road.

16 Dolsontown Road was a well-traveled road
17 with rolling green hills and countryside. A
18 route for residents to take as an alternative to
19 Route 84. There are currently many businesses on
20 that stretch of road, some old, some new. My
21 point is, how will this transfer station, along
22 with the five plus proposed warehouses being
23 built on this road, affect our quality of life?
24 And what is the benefit of all this for the
25 residents? This is a burden being put on the

1 Marangi DOM-MAR - 6/24/26

2 residents of this community, and it will greatly
3 impact our quality of life.

4 Nine hundred and fifty tons of waste per
5 day. What will these containers and dump trucks
6 from other states be bringing into our community?
7 Who will be monitoring this? What about
8 hazardous waste, who monitors that?

9 The road, which has a six ton weight
10 limit, will be destroyed by semis, dump trucks
11 and containers. This will be a traffic
12 nightmare. How long will it take to go across
13 town. Who will be responsible for the roads, the
14 residents? The transfer station opens up at four
15 a.m. I guess traffic and noise will be starting
16 earlier for us residents. How will emergency
17 services make timely calls on this stretch of
18 road? How will residents deal with this, as well
19 as the traffic on Route 84. The rotary can't
20 handle a semi, and we all know that the GPS will
21 most likely direct them there.

22 The idea of having a transfer station with
23 all the noise and air pollution being in such
24 close proximity to restaurants makes me ill just
25 thinking about it. This is a rural community.

1 Marangi DOM-MAR - 6/24/26

2 And this transfer station needs to be on a piece
3 of land by itself and not with five other
4 warehouses.

5 This is not smart, not safe and not a
6 right fit for this community. This town is less
7 than 8,000 residents. It is being
8 industrialized. This is not progress, this is
9 industrialization. When is enough enough. The
10 residents deserve better.

11 And please keep this hearing open so we
12 can review these facts. Thank you.

13 (Applause)

14 CHAIR RAZZANO: Thank you.

15 Tina Savold.

16 MS. SAVOLD: Tina Savold, McVeigh Road.

17 At the last meeting I was at and we
18 decided now 500 feet from the property line for
19 water testing, what about the people a mile down
20 the road? water flows downhill. What about my
21 well? McVeigh Road, Ryerson, Everett Court, all
22 the communities around there, what about their
23 water?

24 IWS or -- has obtained Marangi, and IWS
25 picks up garbage on McVeigh on Wednesdays.

1 Marangi DOM-MAR - 6/24/26

2 They're on my road Monday, Tuesday, Wednesday,
3 Thursday and Friday, garbage trucks. Not
4 supposed to be. It's a six ton weight limit.
5 The warehouse going in. I've talked to Denise
6 Quinn many times. Pictures of dump trucks going
7 right to the warehouse.

8 what's going to happen when the warehouses
9 go in, the transfer station goes in, you have all
10 these trucks coming in. Like Julie said, GPS is
11 going to take them the cut road up McVeigh,
12 because they're not going to want to go up the
13 hill, 17M, down over to Dolsontown Road. They're
14 going to cut Golf Links to McVeigh to the
15 shortcut, which we are now.

16 Thank you.

17 CHAIR RAZZANO: Thank you.

18 (Applause)

19 CHAIR RAZZANO: Barbara Dufour?

20 MS. DeDUFOR: Dedufour. My name is
21 Barbara Dedufour. I live at 268 Guinea Hill Road
22 in Ridgebury. I'll keep this short and sweet.

23 I completely oppose this project. I don't
24 know what the board was thinking when it pushed
25 this through, because if you did, we wouldn't be

1 Marangi DOM-MAR - 6/24/26

2 here today. I request that you keep this meeting
3 open.

4 CHAIR RAZZANO: Thank you.

5 Oh, Alan. We're trying to figure out the
6 first Alan. We thought it said --

7 MR. BAVOSO: We thought it was an H.

8 CHAIR RAZZANO: Good evening, Alan.

9 MR. STEVENS: Alan Stevens, Guinea Hill
10 Road.

11 I just have to warn DOM-MAR that the
12 traffic light on Route 6 and 17 with the other
13 projects going on is going to be running at a D
14 according to the traffic study, which omitted
15 Grande from it when they did the traffic study, I
16 believe. I'm 99 percent sure that that traffic
17 study was done, and now that intersection is
18 going to be at a D, and now Grande's trucks are
19 going to add to that. And I just want them to
20 know that it's going to be a problem most likely,
21 it's going to slow things down and stuff, and
22 make them aware of it so it's not a big surprise
23 when it happens.

24 And if you can keep it open for comments
25 and stuff that would be great, because a lot of

1 Marangi DOM-MAR - 6/24/26

2 people couldn't be here. Thank you.

3 CHAIR RAZZANO: Okay, thank you.

4 And just to, I'm quite sure the DE -- or
5 the DOT has taken in all the, in the initial FEIS
6 and GEIS all of the calculations from Marangi;
7 correct?

8 MR. LENOX: Yeah, we were -- we ran a
9 traffic study.

10 CHAIR RAZZANO: We ran all that too.

11 MS. MALICK: Has the permit been issued?

12 MR. LENOX: Yeah.

13 CHAIR RAZZANO: Next up, Leslie Hanes.

14 MS. HANES: All right. Should I wait for
15 it to go off?

16 MS. DALY-WILKINS: If you don't mind.

17 MS. HANES: On. Okay.

18 I live at 20 Mt. Orange. And I have a
19 heck of a lot of trucks going up and down my road
20 already, dump trucks. Okay. I don't know what
21 they're carrying. But I have a six ton limit on
22 my road. Dolsontown Road has a six ton limit.
23 Do you see any shoulders on that road? No. I
24 don't know how that road is going to handle this
25 traffic along with all the other warehouses that

1 Marangi DOM-MAR - 6/24/26

2 have been approved. Please tell me, how is it
3 going to do that?

4 what actually is the name of this company?

5 MR. LENOX: DOM KAM LLC.

6 MS. HANES: DOM KAM LLC. Then why on the
7 DEC do I see "DOM MAR", I see "Interstate"? why
8 all these different names?

9 MR. LENOX: Yeah, DOM-MAR is the name of
10 the facility. DOM KAM is the name of the company
11 that owns the -- that's proposing --

12 MS. HANES: Then it's not owned by
13 Interstate?

14 MR. LENOX: No.

15 MS. HANES: What does Interstate have to
16 do with it then? I understand they got bought
17 up.

18 MR. LENOX: They purchased his, his
19 collection fleet, his waste disposal --

20 MS. HANES: So they will be bringing
21 refuse there?

22 MR. LENOX: We could.

23 MS. HANES: Okay. It's very confusing.

24 MS. LAKS: No, it's not.

25 MS. HANES: No, it's not, Fern? Okay.

1 Marangi DOM-MAR - 6/24/26

2 I also have a question about who's going
3 to monitor this. Right now we have a sanitation
4 place in Wawayanda that's not being monitored,
5 and there's all kind of things going on. Do you
6 know about that, Mr. Chairman? You do not know
7 about Zito Sanitation? Do you know that they've
8 been ordered a stop work order? Did you get a
9 copy of it?

10 CHAIR RAZZANO: That's related to some
11 filling, I believe.

12 MS. HANES: What?

13 CHAIR RAZZANO: I believe that's related
14 to some dumping of some --

15 MS. HANES: For something else other than
16 sanitation work?

17 CHAIR RAZZANO: Yes, I do believe so.

18 MS. HANES: Not for dumping illegally?

19 CHAIR RAZZANO: It's just, it's not
20 illegal dumping. You can -- he was, he was
21 bringing dirt into his property. So I believe
22 the DEC wants to --

23 MS. HANES: Then why is there a stop order
24 work being issued to them?

25 CHAIR RAZZANO: For the issue that I just

1 Marangi DOM-MAR - 6/24/26

2 spoke about. It has nothing to do with the
3 sanitation department.

4 MS. LAKS: Have you seen an area --

5 CHAIR RAZZANO: But anyway, we're not
6 talking about him.

7 MS. HANES: But wait, we're talking about
8 this town is responsible for the residents and
9 our health, okay. And if there's stuff being
10 dumped illegally and people are getting sick and
11 having health problems, or the air is bad coming
12 from a plant that's coming here that has no
13 monitoring, who's responsible?

14 AUDIENCE MEMBER: The town board.

15 MS. HANES: So, that's overseeing it. I
16 mean, not to mention that the times. I mean,
17 this is ridiculous, 4:00 a.m. to 7:00 p.m. Monday
18 through Friday.

19 (Timer buzzer)

20 MS. HANES: Do you want to hear anymore,
21 no?

22 MS. MALICK: Yes, please.

23 MS. HANES: Negative impact on the
24 Heritage Trail, which is one of our most central
25 resources in Orange County. It's right there.

1 Marangi DOM-MAR - 6/24/26

2 And that road, that bridge that goes over the
3 Heritage Trail can't take that weight. Has
4 anybody looked into that?

5 overall, I'll be brief, impacts such as
6 noise, air pollution, traffic, visual impacts.
7 And, in fact, as Julie mentioned, this is a
8 critical artery. And finally, it's not in
9 keeping with our comprehensive plan for this
10 town. We do not want to be an industrial --

11 MS. LAKS: An industrial corridor.

12 MS. HANES: More than a corridor. I mean,
13 yeah, this is making us like a, I keep saying
14 Bayonne, New Jersey.

15 MS. MALICK: Newark.

16 MS. HANES: Newark.

17 Thank you.

18 (Applause)

19 CHAIR RAZZANO: Debra, from -- what?

20 MS. LOPEZ: Lopez.

21 CHAIR RAZZANO: Lopez, I'm sorry.

22 MS. LOPEZ: Debra Lopez. I live on, also
23 on Ridgebury Road, Slate Hill.

24 My question is regarding the facility's
25 design, which requires a complex wastewater

1 Marangi DOM-MAR - 6/24/26

2 collection and stormwater management system to
3 handle toxic runoff from the tipping floors. In
4 the event of a hundred year storm or
5 infrastructure failure, what concrete containment
6 redundancies will be in place to ensure toxic
7 leachate doesn't contaminate Agricultural
8 District Number 2 or leak into the local water
9 table, because, as we know, there's a stream or a
10 brook right there by the, by the car wash.

11 MS. HANES: Monhagen.

12 MS. LOPEZ: Sorry?

13 MS. HANES: Monhagen.

14 MS. LOPEZ: Monhagen, right, there.

15 So we need to ensure that any technical
16 answers to this, to these structural safety
17 concerns be fully detailed in the meeting minutes
18 so that at some point in time if this does
19 happen, that there's something that can be done
20 or that we can go back to.

21 My second question is, are we not opening
22 up ourselves to being potentially sued by
23 neighboring towns such as Middletown in the event
24 we damage their roads, in terms of water, the
25 odor that will be coming from these facilities.

1 Marangi DOM-MAR - 6/24/26

2 Those are my questions.

3 CHAIR RAZZANO: Okay, thank you.

4 MS. LOPEZ: Thank you.

5 (Applause)

6 CHAIR RAZZANO: Steven Michalski.

7 MR. MICHALSKI: Yeah. Hi, Board. I'm
8 Steven Michalski. I'm the president of Autumn
9 Sky Development Company. I own the self-storage
10 facility directly adjacent to this property.

11 I'm a developer myself. I'm not against
12 development. I don't really want to hurt this
13 guy, and I know these things have to go
14 somewhere. So again, I'm not opposed to the
15 development.

16 My concerns are, one, I live out of state
17 a lot of the year. This is my second -- I come
18 back here for business and my family is here.
19 There's a -- we have an apartment in the
20 self-storage facility. There's an office and a,
21 an apartment, and we stay there. I was never
22 notified. In the DEC process they notified the
23 other homeowners there on that road. I have a
24 residence there where I stay part of the year in
25 that apartment, okay. They never notified me.

1 Marangi DOM-MAR - 6/24/26

2 That's one.

3 So, I, I was aware that there was
4 something going on. I thought it was more like
5 Taylor Recycling. I just found out a few months
6 ago, talking to Stacey, the DEC approved it. I
7 didn't know what was going on. That's an issue
8 for me, okay. No knowledge. I have a business
9 directly next door to it. I feel my business is
10 going to be impacted by that. I talked to my
11 management company, which manages these all over
12 the country. It's not great having this next
13 door to me, okay.

14 That being said, one of the issues I have,
15 the well testing, I saw -- I read all the
16 reports. I was never notified about well
17 testing. They haven't notified me about that
18 yet. That's one thing.

19 The notice in the -- is a, is a second
20 thing. I didn't, I didn't have notice as, as
21 having a legal apartment there.

22 The third thing, the major thing is
23 concern about odors, okay. These things -- I
24 researched them. They, they do have odors, okay.

25 So I would like to, I would like you to

1 Marangi DOM-MAR - 6/24/26

2 keep the public hearing open. I'd like you to
3 work with me and the applicant to figure out a
4 plan to make sure that odors are not going to be
5 an issue, okay. Because when I read the plan,
6 the overall plan, it says that it's going to be
7 monitored. And when your people came -- there's
8 a hotline, people can have comments. A year
9 later, okay, the town -- and, and it's reviewed
10 yearly. If the thing smells bad and I -- and my
11 people move out and I can't get customers, my
12 business is going to be in trouble, okay. I
13 can't wait a year and wait -- then we do some
14 system and then it takes a year to put that in,
15 okay. It's a direct impact on me.

16 And I have evidence that there's a
17 potential -- that there is an impact on, on
18 self-storage facilities next to these, okay.
19 Because I have a national management company.
20 They got thousands of these, and they've seen
21 this before.

22 So I'm -- so I guess my question would be,
23 my main concerns -- I'm not against the facility.
24 I know they have to go somewhere. I'm a
25 developer. In terms of the bigger picture, it's

1 Marangi DOM-MAR - 6/24/26

2 not the worst area in the world. It affects me,
3 I'm right next to it. I was never notified as a
4 direct property owner by DEC.

5 I'm sure you notified me. I haven't been
6 at my other home yet to get the mailing.

7 So I guess my biggest concern is what is
8 going to be done for odors, what's the plan for
9 odor control to make sure --

10 (Timer buzzer)

11 MR. MICHALSKI: -- that that's not going
12 to be an issue for --

13 CHAIR RAZZANO: Do you want to speak to
14 that briefly, David?

15 MR. LENOX: Yeah. It was -- it would be
16 monitored. We would have a hotline for anyone to
17 call.

18 CHAIR RAZZANO: Not just -- no, no, but I
19 know we spoke about this at length two years, so.

20 MR. LENOX: And, you know, we have
21 contingencies.

22 CHAIR RAZZANO: No, but you're, what --
23 I'm losing the words for whatever you folks call
24 it. You have misters or you have --

25 MR. LENOX: Yeah, we have barrel misters

1 Marangi DOM-MAR - 6/24/26

2 as a contingency that would be put in place.

3 CHAIR RAZZANO: I thought it -- I recall
4 the other gentleman talking about, you know,
5 extensive work to control any potential odors.

6 MR. LENOX: Yeah, as a contingency if
7 there were odor complaints.

8 MR. MICHALSKI: So contingency, does that
9 mean -- so contingency, so by the time it takes a
10 year or so, two years to figure that out, and
11 then you're, oh, yeah, there's a problem, and
12 then another year to have a plan to build a --

13 CHAIR RAZZANO: No, that, that --

14 MR. MICHALSKI: Yeah, well, okay. So
15 there's nothing, there's nothing -- I'm not
16 protected. If there's any kind of plan exactly
17 how that's going to be addressed, okay, I mean,
18 when I look at some of the design criteria, I'm
19 not sure they're up to, they're up to the design
20 criteria that other facilities are, okay.

21 I would like -- I request, again, I don't
22 want to stop their project. I request that you
23 keep the public hearing open. Get me a little
24 more common -- I'm an HVAC engineer, so I'm
25 familiar with this stuff. I request that you

1 Marangi DOM-MAR - 6/24/26

2 hold the public hearing open. I can have some
3 dialogue with the owner, meet with the town about
4 something that would make me comfortable. Again,
5 I'm directly, I'm -- it's all vacant land there.
6 I'm directly next to it, okay. I request that
7 you keep the public hearing open. Give me time
8 to, you know, get comfortable with it, okay?

9 CHAIR RAZZANO: Okay.

10 MR. MICHALSKI: All right, thank you.

11 (Applause)

12 CHAIR RAZZANO: Bacon -- okay.

13 MR. BACON: That's me.

14 So my name is James Bacon. And I'm an
15 attorney, land use attorney, and I represent Mr.
16 Michalski and Autumn Sky.

17 And so, as Mr. Michalski said, just trying
18 to get an understanding of this project, as he
19 received no notice from DEC, and really didn't
20 have a lot of time to prepare. But, as he said,
21 he's got big concerns about odors. And we want
22 to take a look at the code, a hard look at the
23 code. I think there's provisions in the code
24 about prevention of odors. We'd like some time
25 to look at that and prepare written comments on

1 Marangi DOM-MAR - 6/24/26

2 that.

3 Also, I see that there's, you know,
4 extensive wetland systems there that's connected
5 to some DEC wetlands, but mainly the Monhagen is
6 there. And, as the board probably sees, and I
7 saw it, it jumped out at me, it's a -- that's an
8 impaired water body on the Clean Water 303(d)
9 list, because of phosphorus impacts. Phosphorus
10 is, you know, a nutrient that, that farmers put
11 on the, on the, on their -- as fertilizer, but
12 once it gets into the streams, it promotes a lot
13 of algae growth and chokes the stream.

14 So what the Clean Water Act says is that
15 the predevelopment and post-development levels of
16 phosphorus have to be equal or even -- the
17 post-development levels have to be less than the
18 predevelopment levels. So we'd like some time to
19 look at that issue, make sure that this project
20 is compliant with that, with that law, and so
21 that the stream isn't further impaired.

22 Also I noticed that the applicant had
23 included a natural heritage letter from DEC
24 saying that there's no impacts to threatened or
25 endangered species. But what is really required

1 Marangi DOM-MAR - 6/24/26

2 in this type of case is an onsite investigation
3 by a qualified outfit that knows what to look for
4 and what, what aspects of the site may promote or
5 be a habitat for endangered species, both flora
6 and fauna. So I know that the typical, you know,
7 bat question is out there. But they really need
8 to do some more specific onsite investigations of
9 that.

10 So we'd like some time again to look at
11 the town code and the state and federal
12 regulations, and put together some, some cohesive
13 comments to the board. And please keep open the
14 public hearing and let us put in some written
15 comments. So thank you very much.

16 CHAIR RAZZANO: Thank you.

17 (Applause)

18 CHAIR RAZZANO: Greg Winner.

19 MR. WINNER: I think there's a lot to
20 think about, of course. I would like to ask this
21 gentleman who's going to be using it, is it going
22 to be just our town or is it going to be open to
23 Orange County?

24 MR. LENOX: It's a two hundred -- 250 foot
25 radius -- two hundred -- 250 mile radius.

1 Marangi DOM-MAR - 6/24/26

2 MR. WINNER: Two hundred fifty miles. And
3 where will the waste go, to Pennsylvania --

4 MR. LENOX: For disposal it could go --

5 MR. WINNER: -- like Orange County does?

6 MR. LENOX: It could go to any permitted
7 disposal facility.

8 MR. WINNER: Okay. Will you be --

9 MR. LENOX: Including Pennsylvania.

10 MR. WINNER: -- will you be doing similar
11 things to, as, you know, I go to Orange County
12 and take my advantage of a dollar a bag to drop
13 my waste. Will that -- is that, that you're
14 going to have the charges for people or --

15 MR. LENOX: For, yeah, any trucks that
16 come in will be charged. Residents could go to
17 the dropoff when it's open.

18 MR. WINNER: Right. Will there be
19 containers similar to what I do in Orange County
20 when I take my waste there?

21 MR. LENOX: Yeah.

22 MR. WINNER: Which is --

23 MR. LENOX: There will be like a --

24 MR. WINNER: -- it's pretty safe.

25 MR. LENOX: -- a three yard container.

1 Marangi DOM-MAR - 6/24/26

2 MR. WINNER: I think a lot of things that
3 the town board, planning board should think about
4 is, you know, the traffic of course could be a
5 problem, because of the -- it already is kind of
6 overcome by a lot of traffic. So it's something
7 to think about I think. And, and the advantages
8 of the town people here and the disadvantages.
9 And I think most of the people are worried about
10 traffic. And there are some concerns about
11 water.

12 AUDIENCE MEMBERS: Pollution. Pollution.
13 water pollution and air pollution.

14 MR. WINNER: Okay. Well, I just want to
15 say I'm not against it if it's done properly.

16 And I hope the planning board maybe should
17 keep it open a little more until you feel that
18 it's proper for the people that you're
19 representing. I think the most important thing I
20 can say to everybody on this planning board, you
21 represent us, the people, and that's the
22 important thing. So think about that, please.
23 That's all I have to say.

24 (Applause)

25 CHAIR RAZZANO: Alicia.

1 Marangi DOM-MAR - 6/24/26

2 MS. ALBERTSON: Hi, Alicia Albertson, 125
3 Kirbytown Road.

4 I would like to go on record saying I'm
5 opposed to having this in this location. I
6 didn't have a lot of time to do a lot of
7 research. I'm too busy working on the other
8 projects that you have, in the working that is
9 going to make a negative impact to the residents.
10 Like Greg said, you're supposed to be working for
11 the residents. If this, any of your projects
12 interfere with one resident, much less an entire
13 road of residents, much less, you know, any cut
14 through roads, if the residents are impacted,
15 that should make a difference.

16 The one thing I would like to say that I
17 looked up about the transfer stations is it's a
18 source of air pollution, other threats to public
19 health, as well as noise, odors, excessive trucks
20 on local roads. And with all the other
21 warehouses that are planned, including the one
22 where the wall has come down, there's going to be
23 a lot of trucks. And I don't think our roads can
24 handle it. And I think we're going to have a lot
25 more cost on the residents, as well as negative

1 Marangi DOM-MAR - 6/24/26

2 impacts on the residents. For these reasons,
3 they shouldn't be located near residences.
4 That's what it says on the little piece I had a
5 chance to look up.

6 I would request that the public hearing
7 stay open so that we can do a little more
8 research. And maybe have any of your projects
9 that are on the list talk to the residents and
10 work with the residents who will be impacted by
11 them and see what else, other decisions can be
12 made. Thank you.

13 CHAIR RAZZANO: Thank you.

14 (Applause)

15 CHAIR RAZZANO: Pramilla.

16 MS. MALICK: Hello there, Board.

17 CHAIR RAZZANO: Hello.

18 MS. MALICK: Good evening. My name is
19 Pramilla Malick, and I speak for Protect Orange
20 County.

21 I can answer your question about the odor.
22 what they've proposed or contemplated but not
23 actually committed to are misters to basically
24 mask the odor. But the problem with that is that
25 in and of itself includes toxic emissions. So

1 Marangi DOM-MAR - 6/24/26

2 the, the liquids that they put in those misters,
3 they themselves are toxic. And all they do is
4 mask other toxic material. So it's toxic
5 material to mask toxic material.

6 what you have in front of you is a 950
7 ton-a-day waste facility, municipal, industrial
8 and construction waste, running as early as four
9 a.m., in the heart of an impaired watershed
10 across from residents' homes, and a short walk
11 from the Heritage Trail.

12 So I'm asking the board to do two things
13 tonight before it votes. First, extend the
14 comment period and keep the record open. The
15 state didn't issue its permit and environmental
16 findings for this facility until March 9th of
17 this year. And the applicant's burden report was
18 revised in February. So you and everyone in this
19 room are being asked to act on documents almost
20 none of us have seen. And this is not a
21 meaningful public review.

22 Second, before any approval, determine in
23 writing whether a supplemental EIS is required.
24 Under 6 NYCRR 617.9(a)(7) and 617.10(d), when a
25 project changes or new information appears after

1 Marangi DOM-MAR - 6/24/26

2 the original review, the lead agency must take a
3 fresh look. And this project has changed. The
4 operator changed. Marangi Disposal was bought by
5 Interstate Waste Services, a national waste
6 company. In August 2024, after your findings,
7 DEC itself had to issue an ownership
8 clarification. So the local family owned premise
9 was sold, no longer holds, and it was never
10 studied.

11 The wetlands have changed. DEC's own
12 findings admit grade within a hundred feet of
13 wetlands, and then defer all wetlands reviewed to
14 2028. The 2023 review never looked at them. And
15 the permit the state just issued carries
16 conditions the public has never seen. I don't
17 ask you to change the DEC's permit, but you
18 should know what's in it. A 4:00 a.m., a 4:00
19 a.m. start, but with trucks moving in and out
20 even outside of those hours. Construction debris
21 can carry minor amounts of non-friable asbestos,
22 accepted onsite. And noise monitoring the
23 operator can ask to waive.

24 (Timer buzzer)

25 MS. MALICK: A second truck building

1 Marangi DOM-MAR - 6/24/26

2 carved out for later approval right beside those
3 deferred wetlands. And road improvements your
4 findings required before operation, which the
5 permit's only deadline now lets run to 2031. The
6 public deserves to comment on every one of these.

7 This approval would rest on a 2023 record
8 describing a different project and a different
9 operator, a record the applicant has already
10 admitted contains errors, and that treats the
11 Monhagen Brook, a state listed impaired water
12 body, as if its pollution were unknown, even as
13 this plant will process the very debris that
14 impairs it. Keep the record open, make the
15 supplemental EIS determination before you vote.
16 Thank you.

17 (Applause)

18 CHAIR RAZZANO: Any other questions or
19 comments from the public, folks that didn't get a
20 chance to speak?

21 (No response)

22 CHAIR RAZZANO: Well, how's -- what's the
23 board's sentiment about keeping it open or
24 closing or --

25 MR. DRISCOLL: Keep it open.

1 Marangi DOM-MAR - 6/24/26

2 CHAIR RAZZANO: If we do, it has to be to
3 a time specific. I know we have --

4 MR. BAVOSO: July 22nd --

5 MS. DALY-WILKINS: July 22nd is the --

6 MR. DRISCOLL: I think that would be good.
7 That gives them a month.

8 CHAIR RAZZANO: Because we had several
9 things per the eighth, is it?

10 MS. DALY-WILKINS: The eighth is full.

11 CHAIR RAZZANO: The eighth is full. So it
12 would be to the 22nd. Is there anything else we
13 had down for the 22nd yet?

14 MS. DALY-WILKINS: We have one public
15 hearing for the Service 17 lot subdivision.

16 CHAIR RAZZANO: Oh, that got postponed
17 too, okay.

18 So how does the board feel about that?

19 MR. DRISCOLL: The 22nd would be good.

20 MR. BARRY: I think keeping it open for
21 that time.

22 MS. DALY-WILKINS: And accept written
23 comments until July 22nd?

24 CHAIR RAZZANO: Do we want -- now, do we
25 want to --

1 Marangi DOM-MAR - 6/24/26

2 MR. BAVOSO: It's up to the board. The
3 board can -- the options would be to close and
4 accept the written comment, or just adjourn it
5 until then so any additional public comment can
6 be received, and the written comment can also be
7 received in that time frame.

8 CHAIR RAZZANO: Okay. Do you want to do
9 that, just keep it --

10 MR. DRISCOLL: No. Keep it open until --

11 MS. LAKS: Excuse me, I don't think this
12 is an executive session. I think that we should
13 be able to hear what you're saying.

14 MR. DRISCOLL: I don't want to --

15 CHAIR RAZZANO: Oh, no, no, no, okay, he
16 just said do you want to keep --

17 MR. DRISCOLL: I want to be able to speak
18 at the next public hearing.

19 CHAIR RAZZANO: And also receive comments
20 up until the next one.

21 MR. DRISCOLL: Oh, yeah. That goes
22 anyway, yeah.

23 MR. BAVOSO: So you'd just be adjourning
24 it to the 22nd --

25 MR. DRISCOLL: Yes.

1 Marangi DOM-MAR - 6/24/26

2 MR. BAVOSO: -- to July 22nd.

3 MR. BARRY: Well, then after that meeting
4 we'll have a month to reply to those comments?

5 CHAIR RAZZANO: What's the procedure on
6 that?

7 MR. BAVOSO: If there's anything new. I
8 mean, the applicant will, obviously the
9 engineer's office and my office will work on the
10 comments from tonight for the applicant to
11 answer. And then if there's anything new
12 presented in that time period, they'll have to
13 respond to any new questions as well, or anything
14 that the board feels it needs more clarification
15 on.

16 CHAIR RAZZANO: And they'd have to waive
17 the 62 day, right, to do that?

18 MR. BAVOSO: They would eventually. At
19 this point it's being kept open, so the 62 days
20 is --

21 CHAIR RAZZANO: Okay. So that's until
22 July 22nd.

23 MR. LENOX: Is there a deadline, is there
24 a deadline for responses?

25 AUDIENCE MEMBER: Can you speak up? You

1 Marangi DOM-MAR - 6/24/26

2 have microphones.

3 CHAIR RAZZANO: Deadline?

4 MR. LENOX: Is there a deadline for when
5 we provide responses, for like ten days before
6 July 22nd?

7 MR. BAVOSO: I would assume you'd probably
8 want the, the first round of response at least by
9 the next meeting, so within two weeks. And that
10 way the board has that time between the two
11 meetings to review those.

12 CHAIR RAZZANO: Would that be, would that
13 be enough time for you, David?

14 MR. LENOX: Yeah, that's fine.

15 CHAIR RAZZANO: A couple weeks?

16 MR. DRISCOLL: Okay.

17 MR. MICHALSKI: What would be the deadline
18 for written comments?

19 AUDIENCE MEMBER: Explain it to the
20 public, please.

21 CHAIR RAZZANO: We're, we're speaking
22 about what -- we're going to keep the public
23 hearing open and reconvene on July 22nd. So it
24 would be a continuation of the public hearing at
25 that point in time. And we will accept written

1 Marangi DOM-MAR - 6/24/26

2 comments up until that point in time also.

3 AUDIENCE MEMBER: And what was the 62 day
4 thing that you were referring to?

5 CHAIR RAZZANO: That's a --

6 MR. BAVOSO: It wouldn't come -- generally
7 speaking, the board after --

8 AUDIENCE MEMBER: I want to know what it
9 is.

10 MR. BAVOSO: -- it closes a public hearing
11 has 62 days to take an action. However, since
12 the public hearing is not being closed, it's just
13 being adjourned, that 62 days doesn't start to
14 run.

15 AUDIENCE MEMBER: I appreciate knowing as
16 a resident, because not everyone understands the
17 workings. So it's helpful if you do let us know
18 as you do talk amongst yourselves so that we are
19 aware of the procedure. Thank you.

20 CHAIR RAZZANO: So I'll make a motion
21 to --

22 MR. BAVOSO: To adjourn the public
23 hearing.

24 CHAIR RAZZANO: To adjourn the public
25 hearing until July 22nd. Do I have a second?

1 Marangi DOM-MAR - 6/24/26

2 MR. DRISCOLL: Second.

3 CHAIR RAZZANO: All in favor?

4 (Chorus of ayes)

5 CHAIR RAZZANO: Okay.

6 MR. BARRY: John, can I just make a couple
7 of comments?

8 CHAIR RAZZANO: Yes.

9 MR. BARRY: David, David, just a couple of
10 things that I've noticed I question. In the, in
11 the lead agency SEQRA findings statement that we
12 have, it states on page four that this will be a
13 two phase project, and the second phase
14 consisting of a truck maintenance facility. It
15 does not show any current plans. I was hoping
16 that maybe in the future we could have that.

17 MR. LENOX: I don't -- we were going to
18 remove that from the -- phase two wasn't going to
19 be a part of this.

20 MR. BARRY: Okay. So that's a cross out
21 we can make. But it should be --

22 MR. LENOX: Yeah, so if --

23 AUDIENCE MEMBER: There's a phase two to
24 this project?

25 MR. BARRY: There is not.

1 Marangi DOM-MAR - 6/24/26

2 MR. BAVOSO: There is not. That was the
3 question.

4 AUDIENCE MEMBER: There is not.

5 MR. BAVOSO: They're saying they're
6 removing the phase two.

7 MR. LENOX: So we're going to update the
8 drawings to just only phase one.

9 CHAIR RAZZANO: But, just to clarify,
10 their phase two was a building for truck
11 maintenance for their own trucks.

12 MR. LENOX: But it doesn't have that
13 company anymore, so it's, it's probably not --

14 CHAIR RAZZANO: That's what I'm just
15 saying, so you understand what it was.

16 MR. BARRY: Now, the second concern I have
17 is what, what can we ask of your client for
18 cleaning the road periodically. When there's
19 trucks that are coming and going, there's bound
20 to be trash that blows out. You know, I see that
21 at the Orange County Transfer Station. They
22 have --

23 MR. LENOX: They'll have daily inspections
24 of the road, cleaning it.

25 MR. BARRY: They would do it daily? I

1 Marangi DOM-MAR - 6/24/26

2 mean --

3 MR. LENOX: Yeah. That would be a part of
4 their daily inspection.

5 MR. DRISCOLL: On the town road?

6 MR. LENOX: Yeah.

7 MR. DRISCOLL: Okay.

8 AUDIENCE MEMBER: Wow, that seems too
9 generous. They don't even do it now at Orange
10 County.

11 CHAIR RAZZANO: Do you have anything else
12 there?

13 MR. BARRY: No, that was the only thing.

14 CHAIR RAZZANO: Any other board members
15 have any other questions for him?

16 MR. DRISCOLL: No.

17 CHAIR RAZZANO: Okay. David, I guess
18 that's it for this evening.

19 MR. LENOX: Thank you.

20 CHAIR RAZZANO: Okay, thank you.

21 (Time noted: 7:46 p.m.)

22

23

24

25

Marangi DOM-MAR - 6/24/26

CERTIFICATE

STATE OF NEW YORK)
) SS:
COUNTY OF ORANGE)

I, KARI L. REED, a Shorthand Reporter
(Stenotype) and Notary Public within and for
the State of New York, do hereby certify:

I reported the proceedings in the
within-entitled matter and that the within
transcript is a true record of such
proceedings.

I further certify that I am not related,
by blood or marriage, to any of the parties in
this matter and that I am in no way interested
in the outcome of this matter.

IN WITNESS WHEREOF, I have hereunto set my
hand this 13th day of July 2026.

Kari L Reed

KARI L. REED