

# MINUTES

## Mill Seat Landfill Citizen Advisory Board

*April 15, 2025 6:00pm | Meeting called to order by Peg Steffan*

### In Attendance

|                                                                                  |                                    |
|----------------------------------------------------------------------------------|------------------------------------|
| Peg Steffan, Chairperson                                                         | Gerard Mitrano, Monroe County      |
| Jeff Richardson, Waste Management                                                | Ken Kuter, Town of Riga            |
| David Cross, Waste Management                                                    | Greg Adams, Town of Riga           |
| Marc Meyer, Waste Management                                                     | Scott Flagler, Town of Riga        |
| Nicole Simonetti, Waste Management Community Relations                           | Tim Rowe, Town of Riga             |
| Jeff MacMullen, Suburban Disposal                                                | Mike Brown, Village of Churchville |
| Yasmin Guevara, Solid Waste Administrator for Monroe County                      | Bob Capurso, Village of Bergen     |
| Michael Garland, Director for Monroe County Department of Environmental Services | Luann Meyer, Barton and Loguidice  |
| Mark Stowe, Monroe County                                                        | Al Turcotte, Johnson Road Resident |
|                                                                                  | Ed Fraser, Johnson Road Resident   |
|                                                                                  | Barbara Zinter, Secretary          |

### Approval of Minutes

Peg Steffan asked for any additions or corrections of the October 15, 2024, minutes. There were none. Ken Kuter made a motion to accept the minutes, seconded by Mark Stowe. All in favor.

### Operations Report-Jeff Richardson

Mr. Richardson reviewed the 2025 first quarter report. In comparing year over year first quarter 2024 to first quarter 2025, volumes are about 18,000 tons lighter this year. 2024 was 184,000 tons compared to 166,000 tons in 2025. They were light during the cold spell here as well as in other areas. We are confident that the volumes will pick up. Typically, the 1<sup>st</sup> and 4<sup>th</sup> quarters are lighter than the 2<sup>nd</sup> and 3<sup>rd</sup> quarters.

Mr. Garland noted that the sales tax revenues are down and wondered if that could be a parallel to the lower volumes. Mr. Richardson thought that it could be since they are at the end of the consumer cycle with refuse and recycles.

Mr. Brown noticed that the flare was going today and wondered if there had been any thought to reapplying to get another couple generators going? There has not been at this time.

Mr. Kuter inquired about the comparison of the leachate to last year. That exact number was not available at the time. However, Mr. Richardson said annually it is about 24 to 25 million gallons so it is right on pace.

Revenue sharing for the first quarter is completed. Mr. Richardson made note of the over \$71 million benefit that has gone back into the community since 1993.

Mr. Cross discussed the capital projects. We are halfway through the Wetlands Mitigation South of Bovee Road in year 5 out of 10 doing some maintenance and some plantings and seeding. RIT and Labella will be helping us out there this summer. The Army Corps of Engineers and the DEC just want us to monitor for ten years to make sure the area is developing as it was designed. The same for the Churchville Park Stream Restoration, doing a little bit of invasives control over there. Cell 7A-1 was opened in January. We are going to be constructing another new cell, 7A-2 which will be another seven acres and change. There is also a ten-acre temp cap planned for this summer. The temp cap is similar to what was done a few years ago. It will be a forty mil HTPE cover on the west side of the landfill, very south end. There is no permit required. Corporate is looking for this to be done as it will reduce the leachate, help with greenhouse gas emission reduction, and help cover. It will get peeled off when we need to do the final cover. Final capping in that area is projected about twenty years out.

Mr. Fraser asked if there should be another attempt to clean up the Wetlands Mitigation Area. There are some students coming out on Thursday, April 24<sup>th</sup> at noon. Any volunteers are welcome to join them.

Mr. Turcotte asked if they were still surveying the pile to see how high it is. Mr. Richardson said there is a permitted footprint, side slope, and elevation. An aerial survey and a ground survey has been done in the past to ensure everything was in keeping with the permits. We now have the ability to do real time shots with a drone to ensure compliance. We are currently 25-30 feet from the top plateau.

Mr. Turcotte asked about the flare. Mr. Richardson explained that we have an open flare and an enclosed flare which are both permitted by the state. Mr. Stowe commented that the worst thing for a flare is for it to sit dormant, so we alternate them.

Under compliance, safety, and environmental monitoring, there are no issues and no violations. There have been no notifications.

The Title V Air permit was submitted in quarter 2 of 2021. We have been extended to July 15<sup>th</sup>.

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## Community Relations Report

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Ms. Simonetti discussed community involvement. The open house is at High Acres on Thursday, August 7<sup>th</sup>, we will be back to Mill Seat next year. Chris Prucha and Chris Frappa will be out in October. Scout Days will also be at High Acres this year. April 24<sup>th</sup> we will be out at the Wetlands Mitigation Area with Labella and some students from RIT for anyone who would like to join us to do some plantings and we will do some cleanup as well. Wildlife Habitat Council, we are still on our gold status so we will be up for renewal in two years. Pick up the parks was April 12<sup>th</sup>, we just had that at Churchville Park as part of the Churchville Chamber of Commerce, that went really well. Eco Park Pharmaceutical van was there for residents to drop off their prescription bottles, old prescriptions, and so it went really well.

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## Compliance, Safety and Environmental Monitoring Report

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Mr. Richardson discussed compliance, safety, and environmental monitoring. There are no issues and no violations. There were no notifications.

The Title V Air permit was submitted in quarter 2 of 2021. We have been extended to July 15<sup>th</sup>.

Mr. Kuter mentioned an article he read in City Magazine about waste, landfills and how much air space is left overall. There was discussion on this topic as well as the laws regarding recycling. Ms. Meyer just did a presentation for the Recycling Advisory Committee. New York State exports eight million tons, imports two million tons, and generates 42 million tons. If we could use all of the capacity, it would be used up in the next 16 to 20 years. There are certainly concerns.

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## Mill Seat Landfill Soil Borrow Area

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Mr. Richardson discussed the McCormick property. Waste Management has acquired this 64-acre property on the southeast side of the landfill. When we look at the life of the landfill, Mill Seat has a negative soil balance. Soil needs for daily, intermediate, final cover, it's in the three-million-yard deficit range. We have, in the past, mined onsite and have permitted two mining permits in the past that are on site. Looking at the McCormick site, we can mill a million yards of soil if we were to mine it. We discussed this with Town leadership. They asked us to share this with our neighboring residents. Ms. Simonetti went door-to-door to share the information and handed out the Mill Seat Landfill Soil Borrow Area flyer to solicit attitudes and opinions on this option. Our other option is to truck in the soil. We have trucked in about 30 thousand yards of soil through the first quarter because we are so short on clean soil. The McCormick property would offer us somewhere between a million and a million and a half yards of clean soil. The permitting process is lengthy and very public.

Ms. Simonetti did not feel there was any major push back to her courtesy visit. They want to make sure everyone understands that this is not a landfill expansion.

Mr. Brown inquired as to how deep down it would be dug. Mr. Cross thought 15 to 20 at the north end but eight to ten feet on average.

Mr. Richardson commented that connecting the two wetlands by creating new wetlands could be an option. It would also be a long permitting process that Barton and Loguidice would lead for us if that was the path we chose to go down. The schedule would call for a year or so and there would be public hearings on it throughout the process.

Mr. Stowe asked how many years of cover it would provide. At a million yards, Mr. Richardson says it depends on consumption. It could be ten to twelve years. If you look at our options, we could truck it in or mine it on-site. Our preference would be to continue to mine it on-site. Our next step is to have Barton and Loguidice get started with the permitting process.

Mr. Brown asked where the soil is coming from now. Mr. Richardson explained that they added another bay to the sedimentation basins.

This is a Waste Management acquisition. At some point after all the permitting is completed, if the County was interested and approved of it, it could become part of the Mill Seat complex. It would not be an expansion of the permitted footprint of the landfill, just the amount of property owned by Monroe County.

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## Monroe County Update-Michael Garland

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Mr. Garland first briefly discussed the interest that has been shown in the COMIDA properties at 30, 75, and 131 Brew Road by a trucking operation, construction material production (ready mix concrete). Mr. Richardson also mentioned that the bowhunters would also like to sell.

The Title V Air Permit has again been extended.

The Monroe County Schools Food Waste Diversion Grant Pilot is for Public School districts interested in implementing a food waste diversion program. It is a matching grant up to \$5,000 with \$50,000 available in the county budget. There are 18 public schools and two BOCES that are eligible to apply. So far, there have been five applications submitted.

The county has an organics management plan underway.

We have surveys still open right now. We want to create a guidance document for what is available here in the county if there were interest.

WM and Cascades are scheduled to undertake the I-490 cleanup work soon. Mr. Brown asked how all that highway is covered. Mr. Richardson says that laborers from the facility will go out and cover the area from the Thruway to the Churchville exit (#3) and Cascades covers from there to the Chili Center exit (#5) and even to exit #7 if they can.

There are several dates and locations for the mobile pharmaceutical and household hazardous waste collections coming up.

There is some work underway at the Monroe County Recycling Center and the Resource Recovery Facility that is being managed by the Solid Waste Management team.

There are some Education and Outreach opportunities coming up. There are some public service announcements being recorded to be run as well.

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### Property Value Protection Program

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Mr. Garland discussed the Property Value Protection Program. They are currently working on an updated facts sheet. The eligible residents can read about it in the Host Community Agreement Appendix D, but this summarizes the program for them. They are working on updating the list of eligible appraisers. The agreement requires there to be ten, five selected by the county and five selected by the CAB. There has been an RFP sent out to 80 appraisers. Once we have the list of available appraisers, we will bring it to the CAB for their opportunity to select the first five. If anyone on the CAB knows of any appraisers, please let Mr. Garland know. Email addresses would be appreciated.

There has been \$207,000 utilized from this program since it started in 1993. There were at least two properties, but the exact number is not available at this time.

Mr. Garland went through the digital program that they are working on developing to be made available on the county or town websites to display the properties and their eligibility in the program area. Information regarding property sales is obtained from the Town Assessor.

Mr. Kuter stressed that, first and foremost, a property owner would need to contact the county Real Property Officer in order to start the process.

Mr. Garland will send a link to this group so that we can try it out before it goes live. It may go live in four weeks or so.

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### Committee Reports

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- Budget-Ken Kuter
  - The budget review comes up in September. Currently, there are monies available.
- Environmental Monitoring-Mark Stowe
  - Mr. Richardson touched on this during his report. Everything was within limits. Three new wells were added for the expansion and test data has already been pulled for the baseline on these.
- Safety-Mark Stowe
  - Everything is good.
- Property Protection- Greg Adams
  - Everything was covered in the previous discussion.

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## Old Business

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None

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## New Business

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None

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## Community Concerns

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None

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## Adjournment

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Peg Steffan adjourned the meeting at 7:19pm

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## Action Items

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None

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## Next Meetings

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Tuesday, July 15, 2025 6pm

Tuesday, October 21, 2025 6pm

Tuesday, January 20, 2026 6pm

Tuesday, April 21, 2026 6pm

Respectfully Submitted,

Barbara J. Zinter

Citizen's Advisory Board Secretary



MILL SEAT LANDFILL &  
RENEWABLE ENERGY

Meeting Dates:

January 21, 2025  
April 15, 2025  
July 15, 2025  
October 21, 2025  
January 20, 2026

CAB OPERATIONS REPORT  
January - December 2025

|                   |                      | LANDFILL              |                  |                     |                      |                             |                      |                            |               |                                       |                           | RENEWABLE ENERGY   |                           |                                                |                      |  |
|-------------------|----------------------|-----------------------|------------------|---------------------|----------------------|-----------------------------|----------------------|----------------------------|---------------|---------------------------------------|---------------------------|--------------------|---------------------------|------------------------------------------------|----------------------|--|
| Month             | Days in month (Open) | MSW / SPW (less WWTP) | WWTP Sludge Tons | Total MSW/SPW /WWTP | AOC/BUD /RGC - Tons* | MSW/ SPW/ WWTP Avg tons/day | WWTP Sludge to MSW % | AOC/BUD/RGC - avg tons/day | AOC/BUD/RGC % | Leachate Discharge to Sewer (gallons) | Landfill Gas (mscf-flare) | Power Plant (mscf) | Power Plant Kwh generated | Power Plant Engine Hours per Month (8-Engines) | Barrels of Oil Saved |  |
| January           | 26                   | 41,723                | 3,584            | 45,306              | 10,601               | 1,743                       | 8.6%                 | 408                        | 23.4%         | 1,681,777                             | 52,734                    | 114,492            | 4,718,144                 | 5,909                                          | 8,864                |  |
| February          | 24                   | 32,945                | 3,064            | 36,008              | 8,789                | 1,500                       | 9.3%                 | 366                        | 24.4%         | 1,834,840                             | 52,945                    | 95,055             | 4,001,045                 | 5,101                                          | 7,652                |  |
| March             | 26                   | 44,870                | 3,166            | 48,036              | 17,124               | 1,848                       | 7.1%                 | 659                        | 35.6%         | 3,329,185                             | 61,296                    | 109,735            | 4,602,891                 | 5,828                                          | 8,742                |  |
| Q1 Totals         | 76                   | 119,537               | 9,814            | 129,351             | 36,514               | 1,702                       | 8.2%                 | 480                        | 28.2%         | 6,845,802                             | 166,975                   | 319,282            | 13,322,080                | 16,838                                         | 25,257               |  |
| April             | 26                   |                       |                  | 0                   |                      | 0                           |                      | 0                          | #DIV/0!       |                                       |                           |                    |                           |                                                | 0                    |  |
| May               | 26                   |                       |                  | 0                   |                      | 0                           |                      | 0                          | #DIV/0!       |                                       |                           |                    |                           |                                                | 0                    |  |
| June              | 25                   |                       |                  | 0                   |                      | 0                           |                      | 0                          | #DIV/0!       |                                       |                           |                    |                           |                                                | 0                    |  |
| Q2 Totals         | 77                   | 0                     | 0                | 0                   | 0                    | 0                           |                      | 0                          | #DIV/0!       | 0                                     | 0                         | 0                  | 0                         | 0                                              | 0                    |  |
| July              | 26                   |                       |                  | 0                   |                      | 0                           |                      | 0                          | #DIV/0!       |                                       |                           |                    |                           |                                                | 0                    |  |
| August            | 26                   |                       |                  | 0                   |                      | 0                           |                      | 0                          | #DIV/0!       |                                       |                           |                    |                           |                                                | 0                    |  |
| September         | 25                   |                       |                  | 0                   |                      | 0                           |                      | 0                          | #DIV/0!       |                                       |                           |                    |                           |                                                | 0                    |  |
| Q3 Totals         | 77                   | 0                     | 0                | 0                   | 0                    | 0                           |                      | 0                          | #DIV/0!       | 0                                     | 0                         | 0                  | 0                         | 0                                              | 0                    |  |
| October           | 27                   |                       |                  | 0                   |                      | 0                           |                      | 0                          | #DIV/0!       |                                       |                           |                    |                           |                                                | 0                    |  |
| November          | 24                   |                       |                  | 0                   |                      | 0                           |                      | 0                          | #DIV/0!       |                                       |                           |                    |                           |                                                | 0                    |  |
| December          | 26                   |                       |                  | 0                   |                      | 0                           |                      | 0                          | #DIV/0!       |                                       |                           |                    |                           |                                                | 0                    |  |
| Q4 Totals         | 77                   | 0                     | 0                | 0                   | 0                    | 0                           |                      | 0                          | #DIV/0!       | 0                                     | 0                         | 0                  | 0                         | 0                                              | 0                    |  |
| Total to Date     | 76                   | 119,537               | 9,814            | 129,351             | 36,514               | 1,702                       | 8.2%                 | 480                        | 28.2%         | 6,845,802                             | 166,975                   | 319,282            | 13,322,080                | 16,838                                         | 25,257               |  |
| DEC Permit Limits | 307                  |                       |                  | 597,115             | 239,624              | 1,945                       |                      | 781                        | 40.0%         |                                       |                           |                    |                           |                                                |                      |  |

REVENUE SHARING

| Benefactor                              | Benefit 1993-Q-T-D | Q1           | Q2     | Q3     | Q4     | Total 2025   | ACRONYMS |                              |
|-----------------------------------------|--------------------|--------------|--------|--------|--------|--------------|----------|------------------------------|
|                                         |                    |              |        |        |        |              | ADC      | Alternate Daily Cover        |
| Town of Riga (rev sharing) *            | \$47,829,951.03    | \$592,969.66 |        |        |        | \$592,969.66 | AOC      | Alternate Operating Cover    |
| Town of Riga (collection)               | \$7,485,600.00     | \$149,400.00 |        |        |        | \$149,400.00 | AUF      | Airspace Utilization Factor  |
| Town of Bergen (rev sharing-est. 2012)* | \$752,605.41       | \$12,935.08  |        |        |        | \$12,935.08  | BUD      | Beneficial Use Determination |
| Bergen Fire Department                  | \$222,986.16       | \$9,237.96   |        |        |        | \$9,237.96   | C&D      | Construction and Demolition  |
| Byron-Bergen Schools                    | \$2,416,325.41     |              |        |        |        |              | LF       | Landfill                     |
| Water Main Improvements                 | \$12,100,000.00    |              |        |        |        |              | MSW      | Municipal Solid Waste        |
| Property Protection                     | \$207,150.00       | \$0.00       |        |        |        | \$0.00       | RGC      | Revenue Generating Cover     |
| TOTAL COMMUNITIES BENEFIT               | \$71,014,618.01    | \$764,542.70 | \$0.00 | \$0.00 | \$0.00 | \$764,542.70 | SPW      | Special Waste                |
|                                         |                    |              |        |        |        |              | WWTP     | Waste Water Treatment Plant  |

\* This amount is currently estimated pending mid-month billing cycle completion

CAPITAL PROJECTS / EQUIPMENT

- January - December 2025
- 1.) Wetlands Mitigation South of Bovee Road (Year 5/10) - Planning for herbicide treatments, seeding, and bare root and live stake plantings
- 2.) Churchville Park Stream Restoration (Year 3/10). Ongoing invasives control
- 3.) Cell 7A-1 (7.1 ac) construction started in May 2024has completed, recently approved by the DEC
- 4.) Cell 7A-2 (7.2 ac) contracts are being executed, start 5/1/25
- 5.) 10 acre temp cap contracts are being executed for installation summer of 2025

COMMUNITY INVOLVEMENT

Contact Anyone interested in learning more about the Mill Seat Landfill can call Nicole Simonetti at 585-738-0316.

Open House - High Acres, Thursday, August 7th, 2025

Scout Day - High Acres, Monday, October 13th, 2025

WHC - Mill Seat -Wildlife Habitat Council recertification resulted in a Gold status.

Churchville Concert- August '25- TBA

Chamber Golf- June '25- TBA

Pick up the Parks April 12th, 2025 10am

Churchville TBA

Walkabout

Veterans Day Nov. '25

Luncheon TBA

COMPLIANCE

CYCLE - Compliance management system current. No violations (NOV's), 100% compliant.

SAFETY

Programs - WM Safety Programs including Mission to Zero, Safety Alerts, Rule Book, Drive Cam, NY area safety program, overweight, and Safety Training and Documentation utilized daily. Drive cam has been installed on all licensed vehicles.

WM-Mill Seat operations have been OSHA lost time injury free for over 965 days

ENVIRONMENTAL MONITORING

Q1 Groundwater, surface water, sediment, stream, leachate, and air monitoring completed in accordance with the facilities' NYSDEC approved environmental monitoring plan. Mill Seat's Q1 Environmental Monitoring Report concludes that: Q1 sampling activities for the Mill Seat Landfill environmental monitoring program demonstrate that landfill operations do not appear to have impacted the water quality of the surrounding area. Completed and No issues.

Q2

Q3

Q4

NYSDEC OVERSIGHT

NYSDEC monitor David Kay and Brian Zielinski

Operational/compliance reports completed. No issues.

NOTIFICATIONS

- Q1 None
- Q2
- Q3
- Q4
- Other

Title V Air permit renewal application submitted Q2 2021. Permit is in Albany and CLCPA has been addressed. Additional technical information submitted to the DEC on 8/22/23.



### Mill Seat Facts

Mill Seat has been part of the community for over 30 years. In 2002, WM partnered with Monroe County to operate the landfill. **The Mill Seat**

#### Portfolio includes:

- 811 acres- Total property owned by Monroe County and WMNY
- 217 acres- Permitted non- hazardous landfill footprint
- 6.4 MW Landfill Gas to Electricity Renewable Energy Facility
- Approx. 300 acres of Wildlife Habitat Council Certified wetlands conservation land South of Bovee Rd

#### For Additional Information Contact:

Nicole Simonetti  
WM  
585.421.6221  
nsimonet@wm.com

# Notice to our Neighbors

## Mill Seat Landfill Soil Borrow Area

Q1 2025



### Notice for Residents:

- **Mill Seat is proposing a soil borrow area** on property to the east of the landfill (118 O'Brien Road & 983 Johnson Road) *See the location and site plan on the backside of this fact sheet*
- This is NOT a landfill expansion
- Cover soils have been mined on-site since 1993. Current sources are anticipated to be depleted by 2026; therefore, a new source for soil is necessary
- **Landfills need soils to operate**, soil borrow provides soil for operational needs (control of noise, litter and odors) without having to truck in soil from outside sources, therefore reducing truck traffic
- The proposed soil borrow area would require Town of Riga and NYS Department of Environmental Conservation approval, which would include multiple public participation opportunities
- If approved, construction would begin mid- 2026
- Hours of operation would be approximately 7:00am– 4:00pm M-F
- End use will return to shallow wetlands (example photo below)







# Department of Environmental Services

*Monroe County, New York*

**Adam J. Bello**  
*County Executive*

**Michael J. Garland, P.E.**  
*Director*

## **Monroe County Update** **MSLF CAB Meeting 04/15/25**

### MSLF Permit Update:

- Title V Air Permit with NYSDEC review period extended until July 15, 2025

### Monroe County Solid Waste Division:

- Mill Seat Property Value Protection Program: GIS Interactive map
- RFQ Appraisal Services for Property Value Protection Program for the Neighborhood of Mill Seat Landfill
- MC Schools Food Waste Diversion Grant Pilot

### I-490 Cleanup:

- WM scheduled to start cleanup in the coming weeks between Exit 1 (LeRoy) to Exit 3 (Churchville).
- Cascades will start by the end of April from Exit 3 (Churchville) to Exit 5 (Chili Center).

### Ecopark:

- 2025 Mobile HHW Collection Schedule:
  - Town of Gates DPW on April 26;
  - Town of Perinton DPW on May 17;
  - Town of Ogden DPW on June 7.
- 2025 Mobile Pharmaceutical Collection Schedule:
  - Wegmans on Mt. Read on May 3.

### MC RC/RRF:

- MCRC loading docks replacement project complete.
- RRF scale replacement project in underway, second scale testing is underway.

### Education and Outreach:

- 105.9 WXXI-FM Connections: April 16 at 1:00 PM.
- 1180-WHAM Seniors Rock Radio Show: April 19, 2025 at 11:00 a.m.
- WGMC JAZZ 90.1: 30-sec radio spots on recycling from Late April through Labor Day 2025.
- Earth Day celebrations:
  - Seneca Park Zoo on April 19;
  - Gate Town Hall on April 26;
  - Village of Honeoye on April 26;
- Lilac Festival at Highland Park from May 10-18.