



Alex Auld <aauld@akrf.com>

Fwd: First Set of Answer's to the Questions

1 message

Anthony Russo <arusso@portcortlandt.com>
To: "aauld@akrf.com" <aauld@akrf.com>

Tue, Sep 15, 2020 at 1:59 PM

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From: Anthony Russo <arusso@portcortlandt.com>
Sent: Wednesday, August 19, 2020 11:09:33 PM
To: Linda Puglisi <lindap@townofcortlandt.com>; ffarrell@townofcortlandt.com <ffarrell@townofcortlandt.com>;
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Cc: TFWESQ@aol.com <TFWESQ@aol.com>; Michael Cunningham <mcunningham@townofcortlandt.com>;
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Subject: First Set of Answer's to the Questions

Good Evening Supervisor Puglisi and Town Board Members,

See the answers to the first set of questions below. I will email a graphic that shows proposed breakdown of the property ownership by acreage (it will follow this email).

Linda the answers to your second set of questions from today at 4:02PM will be emailed tomorrow.

At this point here is an update for the meetings set in Verplanck and at the project site:

- Father George Oonnoony at St. Patrick's Church tomorrow at 11:30AM. Possibly a site visit to follow.
- Vinny Alteri and the entire Board of the Italian Club OLMC at 155 Highland Avenue at 6PM on September 3.
- Ivan Ward and the FD Chief and the other Commissioners August 26th at 5PM at the Firehouse.
- Kacey Grean at 1PM at the old parking lot on the north side of 11th Street at 1PM on August 21.
- Union Leaders (including Thomas Carey and others) and Michel Delafontaine of Sustainable Westchester at 1PM at the Union Hall in Peekskill to be followed by a site visit right after the meeting on August 24.

In our outreach to the Verplanck community the above individuals/organizations expressed interest in meeting to discuss the project. We are looking forward to meeting with them in person to discuss the proposed project and answer their questions.

Anthony Russo
Vice President
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-
1. How much of the 99 acres is needed? -- The Town property would have to be partitioned to create a secure Port and manufacturing facility with protected storage. A port with manufacturing/fabrication will need 60 acres as

shown in the attached. However, on the portcortlandt.com website and press releases, you will see a reference to 54 acres, since about 6 of the acres are wetlands. While including such areas in the 54 acres, design concepts to date have excluded any use of the ballfields and buffer zones included in these 54 acres. The Town properties including the quarry and northernmost waterfront areas are not suitable for the Port, and as will be shown in the forthcoming materials to support SEQRA and zoning text amendments, those parcels would be proposed to be subdivided and remain with the town. We are not certain of the restrictions/maintenance/liability issues covered by the ballfield lease, but that also could be partitioned from the Port/manufacturing property and maintained under Town ownership. We are also in discussion with ConEdison, Dwayne Reith and Randall King to determine what, if any, of their properties could also be used for staging. Finally, please see the most recent renderings on portcortlandt.com. As shown in the imagery (which is all to scale), blades or other large size components manufactured on-site will need the full area down by the waterfront for storage, delivery to the waterfront, and delivery on barges. This will be even more critical if a second manufacturing facility happens in the future on the IPEC early release parcels in Buchanan.

2. Noise level and hours of operation?

Noise Levels: A preliminary noise study is being submitted to the Town in the first week of September along with preliminary traffic, economics and visual studies. The noise levels from internal and external operations will be determined in these preliminary reports, along with measures that could be incorporated into the design/use to attenuate the most significant sources of noise. The full studies will be completed as part of the GEIS.

Hours of Operation: From discussions with individual industry chain supply and public reports from NYSEERDA, the facilities have the potential to run 24 hours per day, with lesser activities in the evening, especially outdoors.

Industry input was that these facilities start with a single shift, and only move to a double and third shift if there is enough backlog/demand/deadlines for install. We are planning to assume 3 shifts will be required in the GEIS.

Please note that the hours and types of operations during off peak hours will be dependent upon the tenant and final use. However, we have enough information at this time to complete the initial noise analysis for all periods of operation by the first week of September.

3. Revenue (as close to actual) for the Town of Cortlandt, Hen Hud School district, Westchester County, Verplanck Fire District, other? As noted in the July 24th transmission by AKRF, and as discussed in the August 3rd workshop, our plan is to have the applications to NYS include a proposal to offset the next five years of PILOT losses (due to the closure of IPEC) to the Hendrick Hudson School District, local fire and library districts, and the Town of Cortlandt after funding from the Electric Generation Facility Cessation Mitigation Program, as well as additional direct payments to the Town of Cortlandt.

As an example, we had discussed earlier estimates of such with the HHSD, but that was before they made some recent modifications of their PILOT with Entergy. From our earlier projections, the shortfalls after cessation funding for HHSD look to be on the order of the following (in millions):

2021-2022 \$2.6

2022-2023 \$6.4

2023-2024 \$9.7

2024-2025 \$11.9

2025-2026 \$14.1

Please note that we have not had the opportunity to talk with HHSD since the RFP was released, due to the demands on them planning on the reopening schools. We have a call planned with Joseph Hochreiter tomorrow at 1 pm. We just recently submitted these estimates of the annual shortfalls for the next 5 years after cessation funding to HHSD for them to confirm, and will revise per their analysis/latest PILOT agreements with Entergy. We are going to make proportional estimates to the other entities anticipated PILOT losses after cessation funding, but If the Town has projections for its shortfall projections over these 5 years, can you please provide? We also have our first meeting scheduled with the Verplanck fire dept on wednesday, August 25th. In addition, we would like to discuss information related to future payments to the town and proposed splits of PILOT payments as early as next week if possible. We are also available to meet with the Town Board for additional formal and workshop sessions as necessary over the next weeks. However, we would like these and all future talks related to compensation/PILOTs preferably under privileged executive sessions with the Town Board. Things are moving very fast, and we would like to keep the Town Board informed/get feedback.

4. # of full time/part time jobs? Again this will depend upon the tenant, order backlog and number of shifts. In talking with industry, we have at this time a design criteria for 300 parking spaces. This will change with an award with a tenant, but our working assumption would be 200 employees in the primary day shift, and potential 100 employees in afternoon and overnight shifts. We feel that approximately 400 jobs for the first facility on the Town property is a good starting point. For 400 direct fabrication jobs, we estimate an additional 430 indirect and induced jobs generated in Westchester County, with about 275 indirect jobs in support industries, and 155 induced jobs from direct and indirect workers' household spending. With Port funding and an initial manufacturer secured, the potential next award (assuming Holtec and Village of Buchanan cooperation) could provide a second such facility with comparable employees or more.

5. We will discuss further with your company other requests from (T of C) Yes

6. Purchase or lease? Purchase, informed by expected economic benefits from the Town sale of the property in the october 20th submission to NYS, awards of such announced by NYS late 2020, and completion of the GEIS/site plan approvals. A sale transaction contingent on such would be expected by mid 2021, so construction can start in

Q3 2021. Start of construction in 2021 and completion of construction by 2023, will be critical in NY review of RFP proposals and bidders commitments to PILOT offsets, especially HHSD fiscal year ending in 2022.

----- Forwarded message -----

From: **Linda Puglisi** <lindap@townofcortlandt.com>

Date: Wed, Aug 19, 2020 at 2:01 PM

Subject: RE: Update

To: Anthony Russo <arusso@akrf.com>

Cc: Chris Kehoe <ChrisK@townofcortlandt.com>, Tom Wood [internet] <tfwesq@aol.com>, Michael Cunningham <mcunningham@townofcortlandt.com>, Michael Preziosi <MichaelP@townofcortlandt.com>, Michelle Robbins <MichelleR@townofcortlandt.com>, Rosemary Boyle Lasher <RosemaryB@townofcortlandt.com>, Stephen Ferreira <StephenF@townofcortlandt.com>, Debra Carter <DebraC@townofcortlandt.com>, Frank Farrell <FFarrell@townofcortlandt.com>, James F. Creighton <JamesC@townofcortlandt.com>, Richard Becker <RHBMD01@gmail.com>

Anthony,

These points and answers are all good. However, I still need the basic questions answered:

1. How much of the 99 acres is needed? -- We need all the acres. However only 54 acres will be utilized for the port and fabrication facility. The remaining acres are not usable.
2. Noise level and hours of operation? A preliminary noise study is being submitted to the TOC in the first week of September along with preliminary traffic, economics and visual studies. The hours and noise levels will be discussed in these preliminary reports. The full studies will be completed as part of the GEIS to be completed ?.
3. Revenue (as close to actual) for the Town of Cortlandt, Hen Hud School district, Westchester County, Verplanck Fire District, other? JOHN and MIKE please answer
4. # of full time/part time jobs? Approximately 400 jobs and ? indirect jobs. Depending on Entery/Holtec and discussions with the Village of Buchanan there is the potential for an additional fabrication facility to be constructed that could also create approximately 400 jobs and ? indirect jobs. JOHN and MIKE please answer
5. We will discuss further with your company other requests from (T of C) Yes
6. Purchase or lease? Purchase

Thank you,

Linda D. Puglisi

Town Supervisor

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From: Anthony Russo <arusso@akrf.com>
Sent: Tuesday, August 18, 2020 12:19 PM
To: Debra Carter <DebraC@townofcortlandt.com>; Frank Farrell <FFarrell@townofcortlandt.com>; James Creighton <jimcinny@gmail.com>; Linda Puglisi <lindap@townofcortlandt.com>; Richard Becker <RichardB@townofcortlandt.com>
Cc: Chris Kehoe <ChrisK@townofcortlandt.com>; Michael Cunningham <mcunningham@townofcortlandt.com>; Michael Preziosi <MichaelP@townofcortlandt.com>; Michelle Robbins <MichelleR@townofcortlandt.com>; Rosemary Boyle Lasher <RosemaryB@townofcortlandt.com>; Stephen Ferreira <StephenF@townofcortlandt.com>; Tom Wood [internet] <tfwesq@aol.com>
Subject: Update

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Morning Frank,

Thank you for the email very helpful information.

See responses below (I added numbers to my responses for clarity).

Good morning Anthony,

Thank you for reaching out to the greater Verplanck community.

1) Of course community outreach is an extremely important part of any proposed project in Cortlandt.

If you wanted to send an informational postcard to every boxholder in the 10596 zip code it would provide almost comprehensive coverage of Verplanck. It's perhaps the only advantage to there being no mail delivery; you don't need addresses, you just mail to Boxholder 1, Boxholder 2, etc., for a few hundred pieces.

2) Yes as discussed with Rosemary Lasher we plan on proceeding with this comprehensive approach to reach all the residents of Verplanck.

The postcard could provide a brief outline of the project and direct the reader to Port Cortlandt website, etc.

3) Agreed

The website is developing nicely. Will there be links to other materials? PDF files of printed materials, or a link to the animated rendering of the site?

4) Thank you and yes are working on adding that information to the website. Once it's posted we will inform the Town.

The word is spreading, and AKRF's ability to readily provide accurate information and head off misconceptions is vital for the public to have a good understanding of the project and the potential benefits.

5) Understood one of the main reasons we plan on conducting the Zoom meetings with the residents.

My first impression of some of the more reactionary comments I've heard is that the looming reality of an enormous loss of tax revenue is still 'conceptual', in that people are not feeling it yet, but the threat to a way of life, with access to the Quarry and White Beach; the sleepy little town where everyone is related, or at least knows and looks out for one another; the site of a well loved annual Feast of Our Lady of Mount Carmel, (running for 99 years now!); Saint Patrick's, one of the oldest Catholic parishes in the Hudson Valley. ALL OF THAT is what some people feel is under imminent and dire threat, and they feel that viscerally.

6) We plan on discussing the tax revenue loss/PILOTS and listening to the residents regarding their quality of life concerns to ensure the project is constructed with a tenant that understands the community and works to become a positive presence in the community and not interfere with the Verplanck way of life. It's our desire to have Port Cortlandt be a welcomed addition to the community and that will take work on our part to make that a reality.

The crushing tax blow is in some far off future, but Port Cortlandt will destroy the village tomorrow.

7) As stated above the project seeks to provide green jobs, offset tax revenue loss and work hard to be a good neighbor and a friend of the community.

If the project can be shown to offset the tax loss to some degree, provide lots of well paying jobs in a developing technical field, while not overwhelming Verplanck, and perhaps even enhance those qualities of "The Point" so many of us love, perhaps Port Cortlandt will be embraced.

8) Agreed, we are working to make this happen, listen to resident concerns and develop a community based plan and to explain how the project can fit into the community without adversely impacting their way of life.

I remain cautiously optimistic.

Frank Farrell

On Mon, Aug 17, 2020 at 8:58 PM Anthony Russo <arusso@portcortlandt.com> wrote:

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Evening Supervisor Puglisi and Town Board Members,

I have emailed the following organizations in Verplanck regarding Port Cortlandt:

-- St. Patrick's Church

-- Verplanck Fire District

-- Verplanck Senior Citizens Club

-- Cortlandt Community Rowing Association

-- Let it Shine Food Pantry at OLMC

-- Italian Club Our Lady of Mt. Carmel

Rosemary thank you for your assistance in obtaining all the contact information.

I will forward an email sent to one of the groups to the Town Board. All the emails are all very similar.

Also, Mike Lee has been contacted by the Journal News/Lo Hud (Michael McKinney) and Renewable Reporter at S & P Global Market (Justin Horwath) for an interview. I will forward the interview transcripts to the Town as soon as they are available.

Thanks

Anthony Russo

Vice President

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Anthony P. Russo

Vice President

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9/16/2020

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