

ENVIRONMENTAL JUSTICE PUBLIC PARTICIPATION PLAN

**Seneca Meadows Incorporated
1786 Salcman Rd,
Waterloo, NY 13165**

Responses to Comments Received to Date on the Permit Renewal and Modification Application

November 15, 2023

BACKGROUND

Seneca Meadow's Incorporated (SMI) is in the process of seeking a permit renewal and modification from New York State Department of Environmental Conservation (NYSDEC) for the Seneca Meadows Landfill (Facility) located at 1786 Salcman Road, Waterloo, New York (Site). The Facility is operated pursuant to a Solid Waste Management Permit initially issued in August and October 2007, and renewed and modified on October 31, 2017, with a stated expiration date of December 31, 2025. SMI seeks a permit renewal and modification to allow for continued disposal through the development of a piece of property commonly known as the SMI Valley Infill.

Public participation meetings were held on August 2, 2023, from 11:00 am to 1:00 pm and on September 21, 2023, from 6:00 pm to 8:00 pm at the Seneca Falls Community Center located at 35 Water Street, Seneca Falls, New York and virtually via Zoom and telephone for community members interested in learning about and commenting on SMI's permit application. The meetings were held as part of the SMI's implementation of its Public Participation Plan (PPP), which was prepared in compliance with NYSDEC Commissioner Policy-29, Environmental Justice and Permitting (CP-29) and approved by NYSDEC on June 14, 2023.

At the public participation meetings, SMI provided an overview of Facility operations and the proposed Valley Infill. In-person and remote attendees were then invited to provide comments. Members of the public also provided written or oral comments on the application prior to, during, and after the meetings.

Comments are summarized below, with SMI's responses following. Comments are grouped by topic for clarity.

Comment	Seneca Meadow Incorporated's ("SMI's") Response
Permit Renewal and Modification Application	
<p>Commentators expressed frustration with the time of day of the first meeting held on August 2, 2023 at 11 am. Commentators stated that there should be more than one opportunity to comment, that another meeting should be held in the evening, and that commentators should have more than two minutes to make their comments.</p>	<p>SMI's Environmental Justice PPP approved by NYSDEC requires that SMI hold two public participation meetings, one during the day and one in the evening, as follows:</p> <ul style="list-style-type: none"> • First meeting: after NYSDEC approved the PPP but prior to the permit renewal and modification application being deemed administratively complete by NYSDEC. • Second meeting: during NYSDEC's forthcoming 30-day comment period on the draft permit. <p>The first meeting was held on August 2, 2023. In response to comments made during the August 2, 2023 meeting, an extra meeting was held on September 21, 2023 from 6:00 pm to 8:00 pm. The next meeting will take place during NYSDEC's forthcoming 30-day comment period on the draft permit.</p>
<p>Commentators expressed dismay that members of the Seneca Falls town board were not present.</p>	<p>The Environmental Justice meetings are hosted by SMI in connection with SMI's pending permit application before NYSDEC. The Environmental Justice meetings are not hosted by the Town of Seneca Falls. The members of the Seneca Falls town board were invited to attend the Environmental Justice meetings.</p>
<p>A commentator asked if there were any members of the NYSDEC in attendance.</p>	<p>NYSDEC confirmed during the meetings that several members of the NYSDEC regulatory staff attended both meetings virtually via Zoom.</p>
<p>A commentor asked if there were any members of the New York State Department of Health (NYSDOH) in attendance.</p>	<p>We are not aware of any members of NYSDOH staff in attendance.</p>
<p>A commentator asked who the SMI representatives present at this meeting were and what their role was. A commentator</p>	<p>SMI representatives:</p> <ul style="list-style-type: none"> • John Perkey, Vice President- Compliance, Waste Connections • Kyle Black, District Manager, SMI • David Pannucci, Region Engineer, Waste Connections

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asked how many SMI representatives live in Waterloo, Fayette or Seneca Falls.	<ul style="list-style-type: none"> • Rob Holmes, P.E., Consulting Engineer, Cornerstone Engineering • Steve Wilsey, Air Consulting, Principal, GHD
Commentators asked what the approval process is for the Valley Infill.	<p>The Valley Infill requires a permit from NYSDEC. The permit application for the Valley Infill is currently pending before NYSDEC. NYSDEC is in the process of conducting the environmental review under the New York State Environmental Quality Review Act (SEQR) for the pending permit application. NYSDEC's permit approval process is set forth in 6 NYCRR Part 621 (available at https://www.dec.ny.gov/permits/6081.html).</p>
Commentators stated that the public should have the right to vote on the Valley Infill.	<p>In addition to the two environmental justice public participation meetings already held, the public has additional opportunities to comment on the SMI Valley Infill and ask questions of both the project sponsors and the involved agencies. These opportunities include a future environmental justice public participation meeting hosted by SMI, and a public hearing regarding the draft environmental impact statement (DEIS) which will be scheduled and hosted by NYSDEC.</p>
A commentator asked how long it will take for the landfill to decompose.	<p>The waste will decompose over many years, with the majority of the decomposition occurring in the first 30 years and decreasing over time, depending on many factors including moisture and climate. The post-closure care requirements will continue until cap integrity, leachate, landfill gas, and groundwater reach the point of functional stability and no longer pose a risk to human health and the environment.</p>
Facility Operations	
Commentators stated that they no longer call the hotline, because when they call with an odor complaint, they receive a response indication that no odor was detected.	<p>In response to each odor complaint, data is collected and recorded, including the details of the odor reported by the caller. Importantly, even if SMI personnel do not detect an odor, actions are taken and mitigation measures are initiated. SMI will continue to be responsive to community odor reports and continue to investigate thoroughly.</p>

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<p>Several commentators stated that the region is economically disadvantaged because of the Facility and that tourism is adversely affected by the Facility.</p> <p>A commentator asked if SMI could guarantee that there would be no impact to businesses or to tourism, which funds a major part of the local economy.</p>	<p>Data shows that local tourism in Seneca County is thriving:</p> <ul style="list-style-type: none"> • According to Empire State Development, tourism in the Finger Lakes Region in 2022 (\$3.98 billion) grew by nearly 25% percent over 2021 levels (\$3.19 billion). • Tourism in Seneca County grew by 22.2% during those same years —well above pre-pandemic levels. • Tourism-generated labor income in Seneca County consisted of 5.9% of total labor income, exceeding the Finger Lakes Region average (3.2%). • Tourism jobs in Seneca County make up 10.2% of the labor force, also above the Finger Lakes Region average (5.7%). <p>SMI, nor any other business, cannot guarantee the future of economic development in a particular geographic area.</p>
<p>What is the closure cost estimate, as of this year? Who has control over the closure and post-closure costs? If SMI goes bankrupt, or sells out, is closure or post-closure money gone? How long the post-closure period is and where the money comes from to pay for it?</p>	<p>The closure and post-closure cost estimate, developed in accordance with NYSDEC requirements and approved by NYSDEC, is \$60,500,283 as of 2022. The amount is revisited annually with NYSDEC. SMI provides NYSDEC a stand-by trust agreement backed by an independent bond which names the NYSDEC as receiver (who also controls the bond). SMI is required to maintain the landfill throughout the 30-year post-closure period and the bond amount is adjusted annually for site-conditions and inflation. This financial mechanism is guaranteed by a national bank for NYSDEC to access, if needed, and cannot be released or cancelled without NYSDEC authorization.</p>
<p>A commentator asked if SMI were designing a landfill today, would SMI place it the middle of 10,000 or 15,000 people.</p>	<p>In accordance with NYSDEC regulations, if a proposed site meets the appropriate environmental and siting requirements, then a landfill can be operated safely in proximity to residents. The location of the proposed SMI Valley Infill, in addition to meeting all NYSDEC environmental and siting requirements, takes advantage of the existing infrastructure within and around the Site, resulting in less overall impacts.</p>

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<p>A commentator stated that two of her vehicle's windshields were cracked by rocks when passing trucks heading to and from the landfill but she received no recourse from SMI because she could not provide the license plate number.</p>	<p>We encourage residents who experience incidents along State Route 414 to contact the landfill. SMI routinely inspects and sweeps State Route 414 for debris from vehicles accessing the landfill.</p>
<p>Host Fees and Taxes</p>	
<p>Several commentators stated that they would rather have higher taxes than the Valley Infill. A commentator stated that the residents are paid approximately \$2/day in taxes for the Facility's operations. A commentator stated that for every ton of garbage disposed of at the landfill, Seneca Falls residents are paid \$1.36.</p>	<p>In 2022, host fees paid to the Towns of Seneca Falls and Waterloo exceeded \$4 million, which lowered the tax burden for those communities significantly. This does not include other economic benefits the Facility provides, which can be found on the SMI Landfill web site at the following link: https://senecameadows.com/wp-content/uploads/2021/09/CGR-Economic-Impact-of-SMI-2021-8_20.pdf</p> <p>The Host Community Agreements with Seneca Falls and Waterloo appreciably lower the local tax burden.</p>
<p>Environmental and Health Impacts</p>	
<p>Commentators stated that they smell odors from the Facility, that children in the school have reported being nauseated by the Facility's odor, and that the odor mitigation measures do not work.</p> <p>A commentator stated that increasing the height of the Facility will carry the odor over a farther distance.</p>	<p>Data demonstrates that while landfills have the potential to emit odorous gases, SMI effectively manages these emissions in accordance with Federal and state law, and diligently works to mitigate offsite odors in the following ways:</p> <ul style="list-style-type: none"> • State-of-the-art equipment and operational practices to control and capture its landfill gas, including use of soil cover and NYSDEC-approved alternative daily cover, perimeter misting systems, and a robust landfill gas collection and control system. <ul style="list-style-type: none"> ○ This gas is reused to generate electricity and supplement the local natural gas supply.

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	<ul style="list-style-type: none"> • The effectiveness of the measures SMI employs is confirmed by air monitoring data continuously collected since 2022 at the facility's perimeter: <ul style="list-style-type: none"> ○ Detections of hydrogen sulfide, the main compound associated with landfill odors, have been extremely rare; in excess of 98% of the time hydrogen sulfide has not even been detected. <p>The SMI Valley Infill, which is located further from the Site boundary than the existing operations, along with increase in height will generally reduce the impact from odors/emissions.</p>
<p>A commentator stated that her eyes burn when the "deodorant" SMI sprays to neutralize odor is in the air.</p>	<p>The neutralizers are safe and environmentally friendly products. SMI maintains copies of material Safety Data Sheets (SDS) on site and as part of the permit and compliance documentation. SMI reports the amount of neutralizer used each year in the annual emissions statements submitted to NYSDEC.</p>
<p>A commentator asked what contaminants are in the air.</p> <p>Commentators stated that they were concerned with air quality and asked if the air quality monitoring data will be made available to the public in real time.</p> <p>What is SMI's current air quality and particulate matter testing program? When was the last ambient air quality testing done?</p> <p>A commentator asked what the short- and long-term health effects of hydrogen sulfide exposure are.</p>	<p>Air emissions are reported annually in the annual emissions statements, which are available on SMI's website (https://senecameadows.com/).</p> <p>As part of SMI's Title V air permit modification application, SMI prepared an Emissions Inventory, available on SMI's website and the public repository. In addition, SMI maintains compliance with all applicable NYSDEC and United States Environmental Protection Agency (EPA) air monitoring requirements.</p> <p>SMI is committed to providing the data upon completion of appropriate quality assurance/quality control (QA/QC) processes. All data collected is reported as applicable to NYSDEC and made available as soon as possible by the applicable requirements.</p> <p>Monitoring processes include:</p> <ul style="list-style-type: none"> • Quarterly perimeter probe monitoring • Quarterly surface monitoring for methane

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<p>A commentator asked what they are being exposed to in the air and what are the health effects of that exposure.</p>	<ul style="list-style-type: none"> • Continuous perimeter monitoring for airborne hydrogen sulfide • Comprehensive air studies including perimeter ambient monitoring and surface emissions flux • Independent testing performed by EPA/NYSDEC • Emissions performance testing of combustion sources; and • Annual visual emissions testing <p>SMI deploys extensive measures to control dust meeting the requirements of NYSDEC.</p> <p>In addition, NYSDEC has conducted independent sampling of ambient air, with the last testing being performed in 2019. EPA routinely monitors emission on-site with the last visit being in 2023, the last ambient air quality testing was performed.</p> <p>98% of results of the ambient monitoring measurements of hydrogen sulfide around the perimeter of SMI have been non-detect.</p> <p>NYSDEC regulatory thresholds for hydrogen sulfide were established to be protective of human health of the environment. As part of the Title V permit application for the SMI Valley Infill, SMI conducted an ambient air quality impact analysis which demonstrates that all emissions are below NYSDEC ambient air thresholds.</p> <p>Humans are exposed to hydrogen sulfide daily, as it is present in our environment and it is produced by our bodies. The natural occurrence, characteristics and health effects associated with hydrogen sulfide are well known and described by a multitude of governmental and public health agencies. For greater detail on the health impacts, please see the following resources:</p> <ul style="list-style-type: none"> • New York: https://www.health.ny.gov/environmental/chemicals/hydrogen_sulfide/ • New Jersey: https://www.nj.gov/health/ceohs/documents/Hydrogen_sulfide_fact_sheet.pdf • Michigan:

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	<p>https://www.michigan.gov/mdhhs/-/media/Project/Websites/mdhhs/Safety-and-Injury-Prevention/Environmental-Health/Health-Assessments/Documents/Hydrogen-Sulfide-Fact-Sheet.pdf</p> <ul style="list-style-type: none"> Agency for Toxic Substances and Disease Registry: https://www.atsdr.cdc.gov/toxprofiles/tp114-c1-b.pdf and https://www.atsdr.cdc.gov/toxfaqs/tfacts114.pdf
<p>Commentators asked what SMI's current leachate testing program is, how reverse osmosis works, what residue is left at the bottom of the container, and what happens to the residue from the leachate.</p> <p>A commentator asked how the increased volume in leachate will be handled and whether SMI is committed to cover infrastructure costs involved in the mitigation of leachate treatment impacts going forward. The commentator stated that SMI generated over 66 million gallons of leachate in 2022 and that the leachate cannot be properly mitigated unless the Facility is closed. The commentator stated that SMI treats less than one-fifth of the leachate and the remaining leachate is shipped to wastewater treatment plants in other towns that discharge it into surface water.</p> <p>A commentator stated that the Town of Seneca Falls has been in need of an excess overflow tank for several years, and during storms, leachate overflows, and the Seneca Falls wastewater treatment plant has been</p>	<p>Leachate sampling and testing at the landfill is performed quarterly/semi-annually in accordance with the NYSDEC approved Environmental Monitoring Plan at over 40 locations across the Site. The results are reported in the annual reports for the Facility which are available to the public.</p> <p>Reverse osmosis removes contaminants from the leachate by passing the leachate under high pressure through multiple filters, separating contaminants from the leachate. The residuals are treated off-site at appropriate approved and permitted treatment facilities.</p> <p>The leachate volumes that will be experienced during the SMI Valley Infill development will be lower than volumes previously experienced at the Site due to capping programs and other reduction methods currently in place and proposed. The infrastructure needed to manage the volumes is currently in place and SMI is committed to maintaining that infrastructure.</p> <p>Additional investments in treatment infrastructure are anticipated and any and all leachate sent off-site will continue to be treated in accordance with all applicable state and federal regulations.</p> <p>The Town of Seneca Falls POTW only receives water that has been treated on-site by SMI. In addition, the Seneca Falls POTW has the ability to stop the flow of pre-treated water from SMI to their plant should there be a potential issue with their facility.</p> <p>Leachate sent to off-site POTWs is tested routinely to confirm compliance with the POTW's requirements and permits.</p>

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<p>cited for violations by the NYSDEC and yet still accepts SMI leachate. The commentator asked if the other towns that take leachate handle treatment of that leachate, and whether it was SMI responsibility.</p> <p>Commentators expressed concerned that the SMI Valley Infill will generate too much leachate.</p>	
<p>Several commentators expressed concern over published lung cancer data for Seneca County.</p> <p>Commentator stated that a health study/epidemiological study should be conducted regarding long-term health effects.</p> <p>A commentator stated that studies have indicated that families residing within one mile from landfills have an increased risks of cancer and birth defects.</p> <p>Commentators expressed concerns about the leachate from the Facility, and asked if SMI could guarantee that leachate would not impact the health of the people in the region, and that there is no elevated cancer, or health, risks to anybody in the area (or pay for their medical bills, insurance and funerals caused by elevated health risks).</p>	<p>The referenced data is acknowledged, and NYSDEC and NYSDOH are reviewing the data and will be providing comments.</p> <p>All leachate is collected, tested, and ultimately treated at appropriate permitted treatment facilities in accordance with the NYSDEC-approved Operation and Maintenance Plan which is protective of public health.</p>

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<p>What is SMI's current PFAS testing program?</p>	<p>Leachate generated at SMI does not pose a threat to community health or drinking water supply. SMI goes above and beyond compliance with all state and local laws and requirements governing leachate disposal. In fact, before leachate is discharged to the Seneca Falls sewer system, it is pretreated to remove PFAS using a state-of-the-art biological and reverse osmosis process, a process that is not mandated by any law or regulation. Sampling data of the facility's discharges confirm that the process is extremely effective. This PFAS removal technology has been effective, and results have been shared with the Town of Seneca Falls.</p> <p>SMI does not manufacture or use PFAS. Rather, SMI receives discarded materials containing PFAS that are ubiquitous in residential and commercial waste streams. Landfills sequester most of the PFAS they receive. Landfills were identified by EPA as a preferred option to manage PFAS impacted waste streams. SMI therefore provides a responsible approach to encapsulating waste that may contain PFAS.</p> <p>SMI follows all leachate disposal requirements.</p>
<p>A commentator asked how SMI is testing local groundwater.</p>	<p>Quarterly groundwater sampling and testing is performed at 81 wells around the landfill in accordance with the NYSDEC approved Environmental Monitoring Plan. The results are reported in the quarterly reports which are available to the public.</p>
<p>Commentators stated that they have health concerns for local employees, students, and residents.</p>	<p>SMI, as required by permit, samples groundwater, stormwater, air, and leachate in accordance with approved permit and regulatory requirements to ensure that the facility is protective of human health and the environment. In addition, NYSDEC has conducted multiple area community air screening programs in cooperation with local community groups and residents. After the most recent sampling event in 2019, NYSDEC issued a Community Air Screening Program Report available at https://www.dec.ny.gov/docs/air_pdf/cassenecafalls.pdf based on air samples collected around SMI and analyzed by NYSDEC's laboratory. The report concluded that the results "would not be considered a potential health threat or an immediate public health concern" and noted that "all results were similar to concentrations</p>

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	found in NYSDEC’s ambient air monitoring network.” Further, SMI is fully transparent about reported odor complaints, its odor investigations and responses to those complaints, as it submits monthly odor reports to NYSDEC and the Town of Seneca Falls.
Some commentators stated that they have asthma and/or difficulty breathing.	Comment acknowledged.
A commentator asked how SMI can say that the Facility is not impacting surface water.	SMI goes above and beyond the minimum NYSDEC stormwater permit requirements by batch discharging stormwater from the Site. This includes testing and obtaining NYSDEC approval prior to discharging from the Site.
<p>Commentators expressed concern over methane emissions from the Facility.</p> <p>A commentator stated that SMI generates nearly 100 tons of fugitive greenhouse gas emissions every year. The commentator stated that these emissions cannot be properly mitigated until the Facility is closed.</p>	<p>Reducing methane emissions are a primary focus of our operations. Landfilling of solid waste is currently the most effective means of managing the volume of waste delivered to SMI. Should that waste go to a facility other than SMI, additional greenhouse gas emissions would be generated from transporting the waste a longer distance and the receiving facility would not likely have the effective gas collection and mitigation measure employed by SMI.</p> <p>Allowing an expansion in the center of the landfill property (away from property boundaries) will not lead to significant increases of current greenhouse gas emissions from the facility. In fact, SMI’s collection and landfill gas to energy processes ensure the proper management of gases like methane and prevent these substances from being released freely into the air. Failure to permit the expansion would drive up the exportation of waste, which would increase greenhouse gas emissions by, among other things, forcing longer truck trips to alternative waste disposal sites, likely out of state. This would be completely contrary to State goals and policies. For example, New York’s Solid Waste Management Plan (available at https://www.dec.ny.gov/docs/materials_minerals_pdf/frptbeyondwaste.pdf) recognizes the continued importance of landfilling in the solid waste management hierarchy and rightly views exportation of waste out-of-state as “problematic and potentially unreliable” and contrary to the “principles of sustainability and</p>

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	responsibility.” Similarly, New York’s Climate Leadership and Community Protection Act explicitly rejects “leakage” of greenhouse gas emissions to other states as an appropriate means of meeting our climate goals.
A commentator stated that there are 55-gallon drums in the Tantalo Landfill with unknown contents, and that due to the date of disposal, that portion of the Site is most likely unlined. The commentator asked what happens to the drums if tons of trash are disposed of on top of them?	The Tantalo site has an extensive monitoring program and has ongoing remediation and monitoring to mitigate the potential impacts from the waste that remains in place. The proposed SMI Valley Infill will not prevent continued monitoring at the Site nor will it impact SMI’s ability to continue to mitigate for potential environmental impacts.
Commentators expressed concerns about the landfill liner and that it might fail.	The NYSDEC-required double composite liner system, along with all of the other operational and engineering controls at the Site, make up a state-of-the-art control system that is double the federal standard and is protective of the environment. The system consists of two geomembrane barriers, a clay barrier, and multiple drainage systems to effectively and quickly remove leachate from the cell and provide redundant barrier systems. Additionally, there is a leak detection layer installed to continually monitor the performance of liner system. All of the liner system components are extensively tested (both in the lab and in the field) and monitored during installation to eliminate leaks and ensure quality. The performance of the existing on-site systems, which is reported annually, indicates that the landfill cells are performing without exceedances related to the operations of the landfill. Furthermore, the significant groundwater monitoring network around the outside of the Site would identify any failures of the liner system.
Additional Comments	
Some commentators expressed gratitude for SMI’s economic impact in the community.	Thank you.

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Commentators asked SMI to relocate the Facility.	Using existing solid waste management facilities such as SMI, with SMI’s state-of-the-art infrastructure, results in the lowest impacts to the environment.
Several commentators expressed concern over the generation of solid waste.	We share this concern. SMI does not generate the solid waste that we manage for our community partners. We look forward to working with NYSDEC's long term planning goals of managing solid waste in a circular economy with our community partners.
A commentator stated that a cost-benefit analysis should be conducted.	SMI conducted a cost-benefit analysis as part of the permit application process. The cost benefit analysis is available for public review. Multiple studies conducted by third-party experts verified Seneca Meadows has a \$70+ million dollar positive impact on the regional and local economies. New York’s Solid Waste Management Plan recognizes the continued importance of landfilling to properly manage solid waste. SMI is necessary, critical infrastructure for waste management in New York State. Most counties in the Finger Lakes region—including Seneca, Cayuga, Wayne, and more—do not have waste disposal facilities of their own and need to rely on SMI for these needs.
Commentator expressed concerns that the SMI Valley Infill’s increased height would be visible from colleges such as Hobart Williams Smith College.	Landfilling operations at the Site have been ongoing since 1958. Portions of the Facility have been visible from off-site vantage points for many years. The SMI Valley Infill represents a continuation of SMI operations. While the SMI Valley Infill will increase the elevation of the landfill, the visual patterns and composition of the SMI Valley Infill will be consistent with what is already seen. In most areas, the effect of the proposed action on the surrounding landscape is a change in the degree of exposure rather than a new or visually different impact. In such areas, the upper portions of the SMI Valley Infill will appear low to the intervening tree line and similar in form, line color and texture with the local landscape. As with the existing landfill, SMI will continue to mitigate such views with the use of native grass and herbaceous vegetation plantings. A Visual Resource Assessment (VRA) has been completed and is available on SMI’s website.

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<p>A commentator said that the public does not know how much SMI has made in contributions to people elected in government offices.</p>	<p>SMI's contributions comply with all local, state, and federal election laws.</p>
<p>A commentator asked what changed to cause SMI to determine to continue landfill operations beyond 2025.</p>	<p>The SMI Valley Infill will fulfill local and New York State solid waste management needs, as well as meet renewable energy and climate goals.</p>
<p>A commentator stated that SMI is taking in around \$100/ton in revenue and has made \$200-250 million in revenue at the Facility.</p> <p>A commentator asked what the minimum tonnage of garbage per day would be for SMI to be profitable.</p> <p>How much profit does SMI make off of the Facility in Seneca Falls?</p>	<p>SMI's financial matters are private; however, the revenue per ton speculated in this comment is inaccurate and grossly exaggerated.</p> <p>Importantly, SMI is not requesting a daily increase of tonnage for the Facility. The daily tonnage is the appropriate tonnage for the Facility to remain viable, while continuing to meet the waste management needs of the local community and New York State.</p>
<p>A commentator stated that minority and low income areas are most likely to be impacted by landfills, and that large landfills decrease the value of adjacent properties by 13%.</p>	<p>Under the host community agreements with the Town of Seneca Falls and the Town of Waterloo, SMI has a Property Value Protection Plan to ensure that homeowners within a certain radius of the Facility receive fair market value when they sell their property.</p>