

VILLAGE OF BUCHANAN
PLANNING BOARD
DECEMBER 17, 2009

PRESENT: Wayne Moraitis, Chairman
Ben Martinelli
Carole Chapyak
Jennifer Fleming
Don Zern
James Annichiarico from Cronin Engineering
Rosemary Martin, Secretary

ABSENT: Stephanie Porteus, Village Attorney (personal reasons)

OTHERS: Tim Leszak, contractor, Williams Plant Services
Thomas Cole on behalf of Indian Point Energy Center
Darin DeKoskie, Consulting Engineer, Morris Associates

CALL TO ORDER:

Chairman Wayne Moraitis, who informed all attending of the fire regulations and led them in the Pledge of Allegiance, called the regular meeting of the Planning Board to order at 7:30 p.m. on December 17, 2009.

APPROVAL OF MINUTES:

The minutes of November 19, 2009 were approved with corrections on a motion by Ben Martinelli, seconded by Don Zern, with Carole Chapyak and Jennifer Fleming in favor, and Wayne Moraitis abstained. Motion carried.

Page 2, strike the first four sentences in the first paragraph, and add: "A meeting was held on December 2, 2008 on site with both I & P Realty and Westchester Industrial Complex (WIC). In attendance were Pedro Silva of I & P Realty, James Vanoli, consulting engineer, Chuck Cartelemi, owner of WIC, Building Inspector Miller, Village Engineer Cronin and Chairman Moraitis. I & P Realty needed to mitigate drainage problems to achieve site plan approval and WIC seemed to have filled an area without the proper permits. It was suggested that I & P and WIC work together to solve any existing drainage problems. The first step was videotaping the existing drainage lines in the area of conflict to proceed to the next step. The video that was done by Pedro Silva via Fred Cook was paid for by Pedro Silva."

CAL NO. 03-09-PB: CONCEPTUAL DISCUSSION OF NEW PROPOSED PARKING AREA DURING OUTAGES (ENTERGY)

In attendance was Thomas Cole, employee of Entergy, Darin DeKoskie, consulting engineer for Morris Associates, and Tim Leszak, contractor for Williams Plant Services.

Mr. Leszak is a contractor and reports to Thomas Cole, employee of Entergy. Mr. Leszak stated that since September 11 security at Indian Point has changed. It is a Nuclear Regulatory Commission (NRC) mandate to have a certain level of protection at the site. This mandate has to be implemented by March 31, 2010. A site plan approval application was submitted and a fee was paid. Building Inspector Miller provided him with information that was very helpful. He distributed overhead photographs of the plant.

The enhanced security considerations associated with the Indian Point Energy Center (IPEC) dictate that Mr. Leszak could not divulge information about the security fence. This is a protected environment. He could only say there will be a concrete dam around the site inside the plant. Everything that he is doing is inside the protected area that is expanding and cannot be seen from the road. He could not say more. There are many obstacles such as rocks, hills, etc. The Board members reviewed the print.

The security barrier and everything associated with it has been re-routed several times to satisfy safety needs. The plans had to be redesigned approximately twenty times because of conflicts with high tension wires. Indicating the cable lines on the drawing Mr. Leszak explained how the lines coming off of Unit 2 are too low to construct the security barrier. He stated that through these changes they have lost parking outside the protected area and have limited access to the plant. In one area they lost 75 parking spots and 100 parking spots in another area. They need to open another parking lot to provide safe walkways and additional parking for current employees and to provide parking during outages.

There is a large open field that they want to develop, Area #17. It is a level surface and there will be minimal intrusion to water management. They are asking for consideration to develop that area with approximately 100 parking spaces. Since this is a security modification they would like to utilize the special treatment that is in Buchanan's zoning code. They plan to improve area #15.

Ben Martinelli asked about drainage and snow removal. Mr. DeKoskie addressed these items to the Board's satisfaction. Don Zern asked how much clear cutting will be done in area #17. He was advised six acres will be cleared. Don Zern asked if there will be clear cutting in area #15. He was advised there will be none because this is an open area and the terrain is not conducive to build. They have been through discovering what is in the woods and the design basis threat has driven the clear cutting. Mr. Cole advised the next refueling outage is March 2010 and explained this outage brings hundreds of extra contractors to the plant and parking is needed.

Don Zern asked for the cost of the project. They have not assessed the monetary amount. Chairman Moraitis asked when this is finished will they lose or gain parking spaces. He was advised it will be one for one. There will be no increase in the number of parking spaces. They will be losing 225 spots and gaining 225 spots.

Mr. Cole explained the owner controlled area process and the protected area. This is adding another area between the owner controlled area and the protected area. This is in the owner controlled area. When the project is complete there will be three areas: the protected area, the owner controlled area and the secure owner controlled area.

It was explained they have a permit for the security fence and the job is in progress. It was noted this will not increase the value of the Indian Point property.

Chairman Moraitis stated Entergy has been a good neighbor to the Village. He wanted to make sure that in the Planning Board's efforts to expedite this process for Entergy, nothing is missed. Mr. Cole stated it would be a great assistance if the Board would work with them on this to meet their deadline. They are bringing this to the Planning Board in good faith. This is a gray area and they want to be up front with the Board. Chairman Moraitis noted it was worthwhile for Entergy to come here.

Chairman Moraitis polled the Board. The consensus was they should continue with current work activity. If there are changes that the Board should be aware of they should return. Mr. Leszak stated that Building Inspector Miller has been a great mentor.

ADJOURNMENT:

Ben Martinelli, seconded by Jennifer Fleming, with all in favor, adjourned the meeting at 8:20 p.m. on a motion. The next meeting will be January 21, 2010.

Respectfully submitted,

Rosemary Martin, Secretary