

3.15 Utilities-Solid Waste

This section discusses existing solid waste generation and collection on the project site, estimates the solid waste generation of the proposed project, and evaluates the project's potential impacts to solid waste collection and disposal facilities.

3.15.1 Existing Conditions

The Silo Ridge Country Club hosts approximately 30,000 golfers annually. In addition to golfers and visitors to the restaurant and banquet facilities, the staff, which consists of 75 seasonal employees (April 1st to December 31st), and 12 full-time employees, contribute to the solid waste currently generated.⁶⁴ The Country Club generates, on average, approximately 1,292 pounds (0.65 tons) of solid waste per week, or 34 tons per year.⁶⁵

The Silo Ridge Country Club contracts with Welsh Sanitation Services (WSS) for solid waste removal. Solid waste from the project site is hauled to the Harlem Valley transfer station in Wingdale, NY which is owned and operated by WSS. During the golf season (April 1st to December 31st) solid waste is removed twice per week from a six-yard dumpster serving the clubhouse. During the winter months (January 1st to March 31st) solid waste is removed from this dumpster once per week. It is estimated that an average of 2.34 tons of solid waste is generated per month between April 1st and December 31st from a six-yard dumpster, and approximately half that weight or less is generated between January 1st and March 31st. The maintenance facility generates solid waste to fill the four-yard dumpster provided for their facility. This dumpster is emptied once per week on an annual basis.⁶⁶ Based on the weight of 2.34 tons for a six-yard dumpster, the solid waste generation for the site was calculated and equals approximately 2.8 tons per month or 34 tons per year. This estimate assumes each dumpster is generally full although a representative from Welsh Sanitation noted that the six-yard dumpster is typically not full during the winter months.

In addition to solid waste removal, WSS provides recycling for cardboard, bottles and cans at the Silo Ridge site. These items are picked-up twice per week between April and December and once per week between January and March. The recyclables are brought to the Dutchess County Resource Recovery Plant located in Poughkeepsie, NY, which is run by the Dutchess County Resource Recovery Agency (DCRRA). This is a “waste to energy” plant, where the solid waste is incinerated,

⁶⁴ Based on a conversation with Silo Ridge Country Club, March 11, 2006.

⁶⁵ Based on conversation with Dave Miller, Sales Representative, Welsh Sanitation Service, on March 16, 2005.

⁶⁶ Ibid.

and the subsequent energy generated from the incineration is sold to Central Hudson Gas and Electric.

The Town of Amenia maintains a transfer station at Allen Sand & Gravel on Old Route 22 where residents can purchase a permit or tickets for individual visits. The Town does not provide solid waste pick-up service, and businesses and residences must contract with private companies for solid waste removal.

3.15.2 Potential Impacts

Residential Solid Waste Generation

At full buildout, the residential portion of the proposed development is anticipated to generate a maximum of approximately 1,079 new residents, as described in Section 2.0 “Project Description.” The NYSDEC estimates that residential solid waste production is approximately 2.4 lbs. per person per day.⁶⁷ On average, it is therefore estimated that the residential component of the proposed Silo Ridge development will generate a maximum of approximately 2,587 lbs. of solid waste per day and 18,109 lbs. (9.05 tons) per week, for a total of approximately 471 tons of solid waste per year (see Table 3.15-1 below).

Table 3.15-1 Anticipated Residential Solid Waste Production at Full Build-Out

Number of Homes	Maximum Estimated Population	Anticipated Daily Solid Waste Generation*	Anticipated Weekly Solid Waste Generation
41 Single-Family Homes (4 Bedroom avg.)	150	360 lbs/day	2,520 lbs/week
328 Townhouses (3 Bedroom avg.)	928	2,227 lbs/day	15,589 lbs/week
Total	1,078	2,587 lbs/day	18,109 lbs/week

* Per NYSDEC estimate of 2.4 lbs of solid waste production per person per day.

Commercial Solid Waste Generation

Commercial facilities within the resort community include the hotel and other amenities including the spa and restaurants, as well as renovations proposed for the clubhouse. The renovated clubhouse will remain 25,000 sf, but will be reconfigured inside to include a new bar, billiards area, cocktail lounge and cigar bar as well as a remodeled dining area.

⁶⁷ William R. Troutman Associates. 1972. *NYSDEC Comprehensive Solid Waste Study: Dutchess County. Final Report (CSWP-21)*. William R. Troutman Associates, Poughkeepsie, NY.

In order to calculate the estimated solid waste generated by these commercial spaces, a median generation rate of 1.2 lbs/day per employee was used.⁶⁸ It is estimated that the proposed project will employ approximately 228 full-time equivalent employees. On average, it is therefore estimated that the commercial component of the proposed Silo Ridge development will generate approximately 274 lbs. of solid waste per day and 1,918 lbs. (0.96 tons) per week.

The proposed project therefore would generate a total of approximately 10 tons of solid waste per week (520 tons per year).

Solid Waste Collection and Disposal

It is anticipated that the proposed development will continue to use WSS for solid waste disposal and recycling. As mentioned above, WSS carts solid waste to the Harlem Valley transfer station. The Harlem Valley transfer station accepts approximately 300 tons of solid waste per week in recent years. The station has the capacity to accept a total of approximately 540 tons of solid waste per week, approximately 47% more solid waste than it currently receives. Therefore, the transfer station has enough available capacity to accommodate the anticipated 10-ton-per-week increase in solid waste from the proposed project.

It is expected that recyclables will continue to be sent to the DCRRA which accepted 6,500 tons of glass, metal, and plastic (Nos. 1 and 2) recyclables in 2005, and over 15,000 tons of paper and cardboard recyclables, which were sold for reuse in the private market. DCRRA has capacity to handle the additional recyclables generated by the proposed project.⁶⁹

Therefore, no undue impacts on available capacity will result from the proposed project's expect solid waste output.

3.15.3 Proposed Mitigation Measures

The proposed project will generate an estimated 520 tons of solid waste per year. It is anticipated that the Master Homeowner's Association (HOA) will contract directly with private haulers for waste pickup. As described above, the Wingdale Transfer Station has surplus capacity of over 240 tons of solid waste per week, which is sufficient to accommodate the estimated solid waste from the proposed project. Adequate capacity exists for picking up and processing the additional solid waste produced by the proposed development and no adverse impacts on available capacity are expected.

⁶⁸ Per NYSDEC estimate of 1.2 lbs of solid waste production per person per day.

⁶⁹ Based on a conversation with Zoie Riel, Recycling Coordinator of DCRRA, on May 5, 2006.

Recycling is mandatory in Dutchess County and would be required within the proposed development, which would serve to reduce the amount of solid waste requiring disposal. In addition to materials that are required to be recycled such as paper, cardboard, glass, plastics, and metal, Silo Ridge also intends to compost leaf and grass clippings from the site.