

May 22, 2026

Village of Buchanan Wastewater Treatment Plant

Village of Buchanan; Westchester County

DEC ID: 3-5522-00007/00002 (P2S)

The Village of Buchanan is located within Census Tract 36119014000 (population 2,140).

Existing Burden Report

NYS DEC is required to consider as part of the permitting process the existing burdens on a Disadvantaged Community (DAC) and whether the proposed action will cause a significant increase in the existing disproportionate pollution burden on a DAC.

This report is prepared as part of the Village of Buchanan's application to NYS DEC to increase the capacity of the Village's wastewater treatment plant (WWTP). The Village has recently committed to treating the wastewater from two large multi-family residential projects and wastewater from the Town of Cortlandt. Additionally, the Indian Point Energy Center is currently being decommissioned and that land will eventually become available for redevelopment. To enable these new projects, the Village's WWTP needs the necessary capacity and discharge limits to process the additional wastewater.

As part of correspondence from NYS DEC as part of a Notice of Incomplete Application dated 4/16/26, DEC has determined that the location of the sewage treatment plant (STP) is within half a mile of a DAC, and the project involves a modification to a facility with an applicable permit, therefore the Village must prepare an existing burden report (EBR).

Based on the DEC's Statewide Disadvantaged Communities (DAC) mapping, see below, the Village of Buchanan is identified as having comparatively lower burdens and vulnerabilities. Based on this designation having comparatively lower existing burdens or vulnerabilities there is a decreased likelihood that a proposed action may have a moderate or large impact on the DAC.

An EBR must include an assessment of the following information:

1. Relevant baseline data on existing burdens, including from relevant criteria used to designate the particular disadvantaged communities pursuant to subdivision one of section 75-0111 of the Environmental Conservation Law;

Response: The Village has an Environmental Burden, see below, is higher than 94 % of the census tracts statewide. The Village maintains that this relates to two main factors: (1) inland flooding risks associated with the areas along Dickey Brook and Lake Meahagh; and, (2) the continued presence of the former Indian Point Energy Center which is being decommissioned and remediated. In addition, based on the most recent census data, the vacancy rate for housing units in the Village is only 3 percent compared to approximately 10 percent state-wide¹. Further, it is noted that the Village is the home to a gypsum manufacturing plant which has a 24/7 operation that requires large trucks for delivery of product.

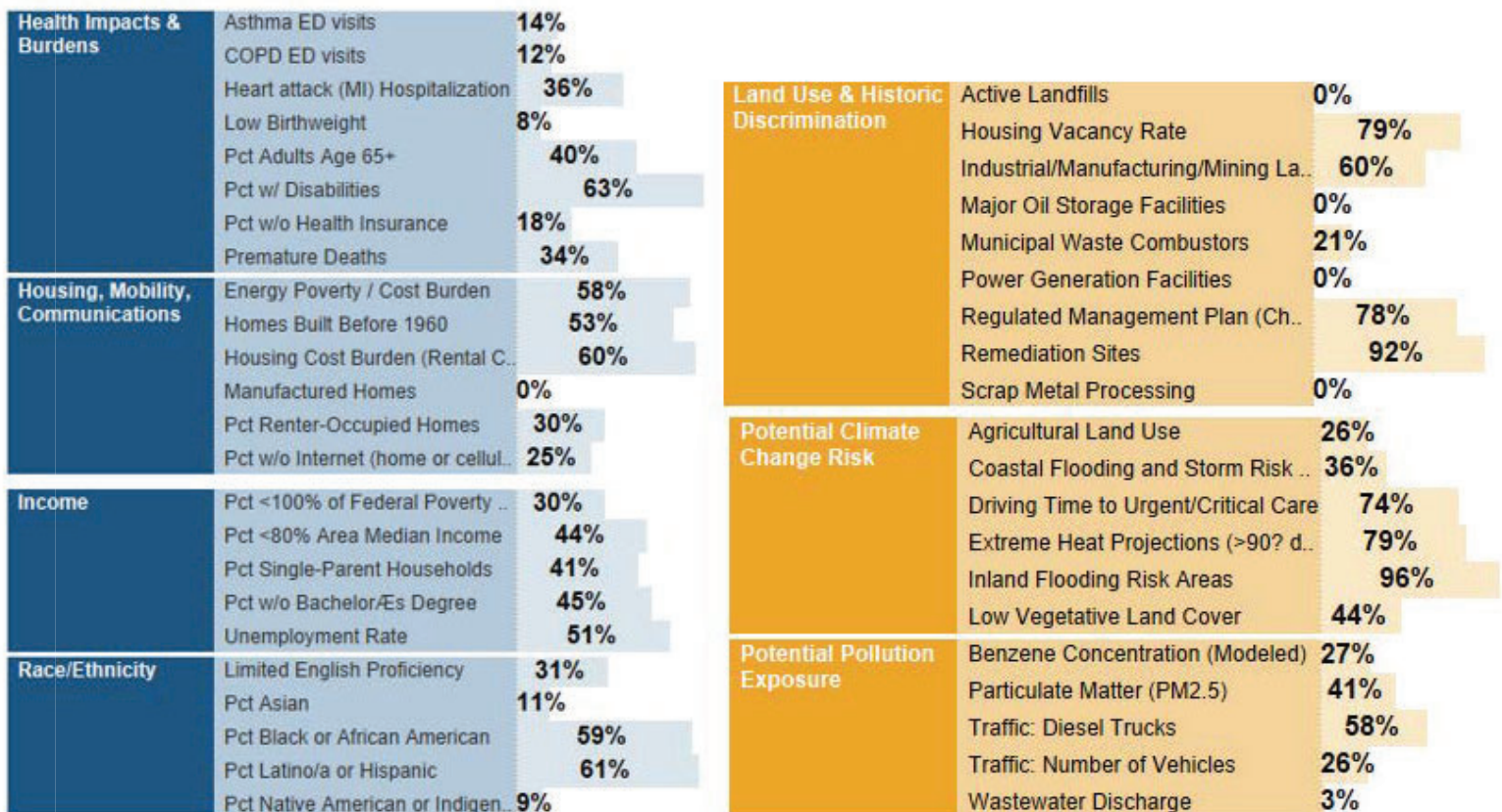


Figure 1 <https://climate.ny.gov/Resources/Disadvantaged-Communities-Criteria>

¹ https://data.census.gov/profile/Buchanan_village,_New_York?g=160XX00US3610341#housing

2. The environmental or public health stressors already borne by the disadvantaged community as a result of existing conditions located in or affecting the disadvantaged community;

Response: It is noted that given that the Village already has a WWTP, the Environmental Burden for wastewater discharge is only 3 percent higher than all of the census tracts in the state. As noted above, inland flooding as well as Village's location adjacent to the Hudson River contribute to the existing environmental burden. Further, remediation of the former Indian Point Energy Center is a long term process, although it is noted that the Village is in the process of considering a new zoning designation that would allow for mixed-use residential development.

3. The potential or projected contribution of the proposed action to existing pollution burdens in the disadvantaged community;

Response: The proposed action is for the increase in the allowable discharge from the Village of Buchanan Wastewater Treatment Plant from 0.50 MGD to 0.75 MGD. The proposed increase in allowable discharge would allow the WWTP to process more wastewater from the Village and neighboring communities. The Village has recently committed to treating the wastewater from two large multi-family residential projects and wastewater from the Town of Cortlandt. Additionally, as the Indian Point Energy Center decommissions, land will become available for redevelopment. To enable these new projects, the Village's WWTP needs the necessary capacity and discharge limits to process the additional wastewater.

4. Existing and potential benefits of the project to the community, including increased housing supply, or alleviation of existing pollution burdens that may be provided by the project, including operational changes to the project that would reduce the pollution burden on the disadvantaged community; and

Response: The proposed improvements to the Village's WWTP relates to its commitment to treating the wastewater from two large multi-family residential projects and wastewater from the Town of Cortlandt. The Village is currently in the process of creating new zoning for the properties located on the west side of Broadway. As currently proposed, that zoning amendment could yield approximately 1,300 new multi-family residential units with associated retail uses. The closing of the former Indian Point Energy Center has created a significant fiscal strain to not only the Village of Buchanan but also the local school district as tax revenue from that site has all but disappeared. Discharge is subject to NYS DEC mandated State Pollutant Discharge Elimination System.