



Westchester Joint
Water Works

Rye Lake Water Filtration Plant

Scoping Session April 13, 2021

Project Info & Public Comment:
<http://wjwwfiltration.org/segra/>



SEQR Technical Team



NELSON POPE VOORHIS
environmental • land use • planning



Kimley»Horn

Proposed Water Filtration Plant Site Plan



Property Exchange With Westchester County



Proposed Rye Lake Water Filtration Plant

Treatment Selection

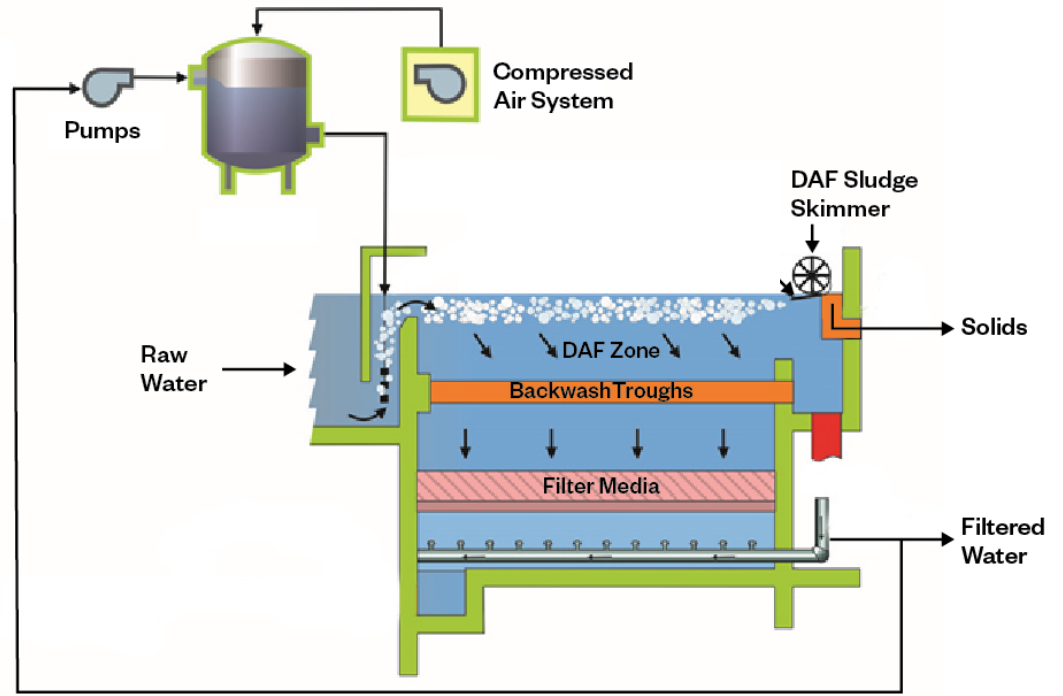
- Dissolved Air Flotation/Filtration (DAFF) treatment
- Used widely throughout the Northeast on similar water supplies

Capacity

- 30 million gallons per day

Building Size

- Approximately 1 acre



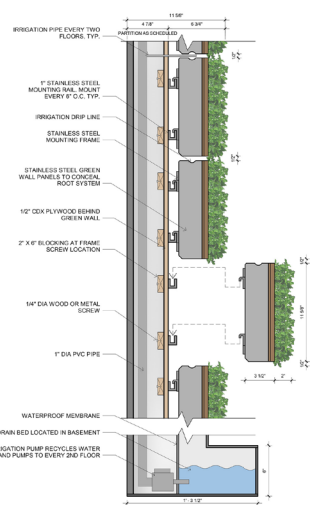
Design and Context



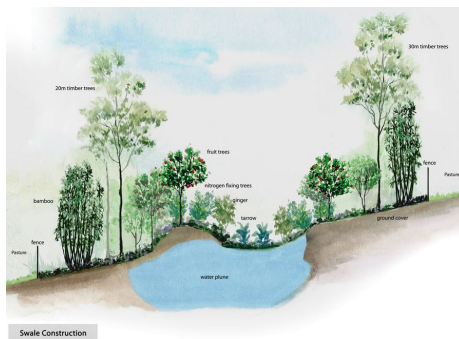
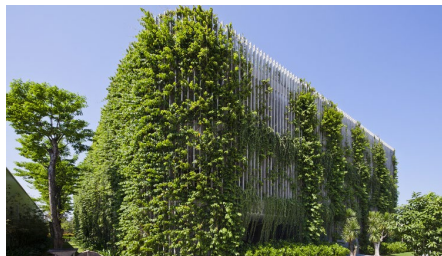
- Preserve and enhance 100 feet of vegetation along Purchase Street frontage to remain compatible with residential fabric
- Mitigate views of the building with landscaping and material selection
- Accommodate technical requirements for various vehicle types
- Maintain a secure and monitored primary entrance

Purchase Street Entry: *Preliminary Concept Images*

Building and Site Design Elements, Features and Precedents



'Live Wall' or Bio-wall



The building design explores a range of solutions to integrate vegetative features both as building and site elements. The vegetative or 'live green' features enhance building performance while providing additional screening contributions. Building forms and materials will reflect rural notions of scale and tactile surfaces.

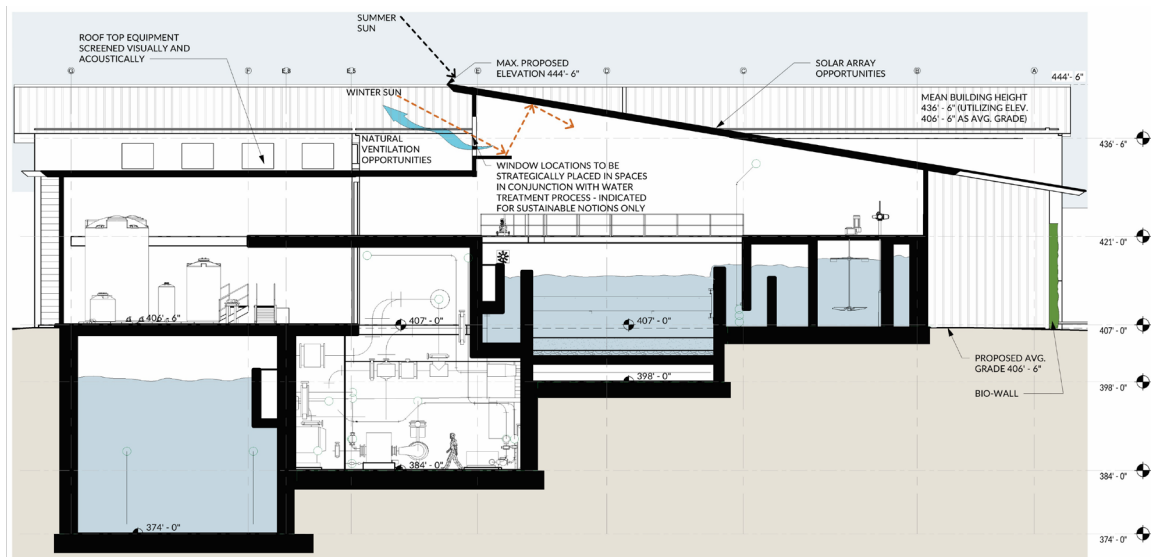
Preliminary Concept Images Only

Building Scale, Location, Massing, and Screening Context



**WESTCHESTER JOINT
WATER WORKS**

The building design reflects a range of solutions to mitigate sense of scale and building footprint while providing opportunities to explore a range of sustainable features and elements. Site and building design features integrate a range of synergistic screening strategies to address both visual and acoustic contextual conditions.



THE FOLLOWING BUILDING TYPES ARE INDICATED FOR SCALE PURPOSES 1. AVIATION HANGAR | 2. WATER FILTRATION FACILITY | 3. SINGLE FAMILY RESIDENCE

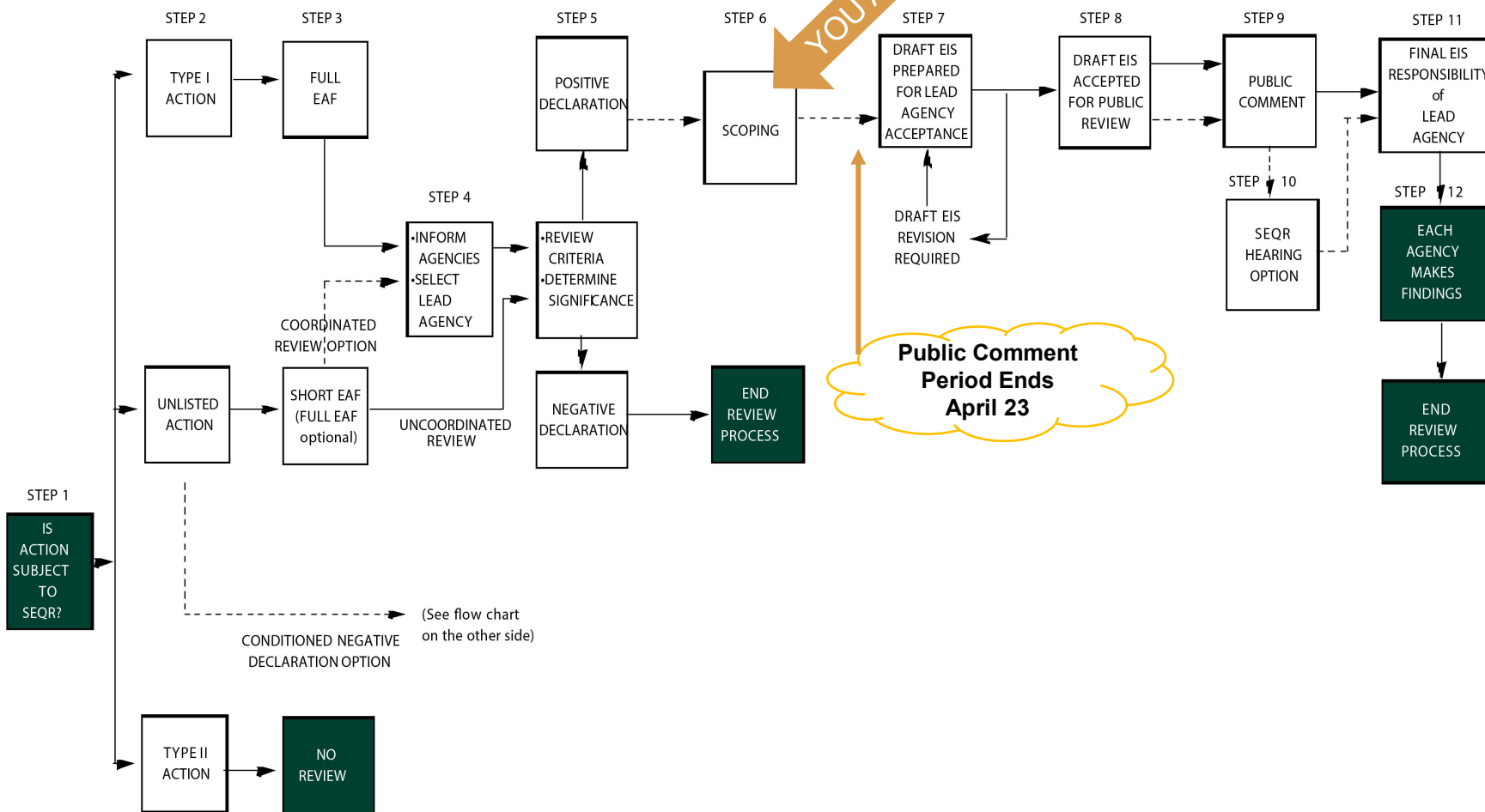


Preliminary Concept Images Only

SEQRA Process



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EIS Scope- Analyses

Existing Conditions, Potential Impacts & Mitigation Measures:

- Land Use, Zoning & Public Policy
- Community Character & Visual Impacts
- Fiscal & Economic Impacts
- Community Services
- Utilities
- Stormwater
- Geology, Soils & Topography
- Vegetation & Wildlife
- Wetlands, Waterbodies, Watercourses & Floodplains
- Archeological & Historical Resources
- Traffic & Transportation
- Noise
- Air
- Public Health
- Construction



EIS Scope- Land Use, Zoning & Public Policy

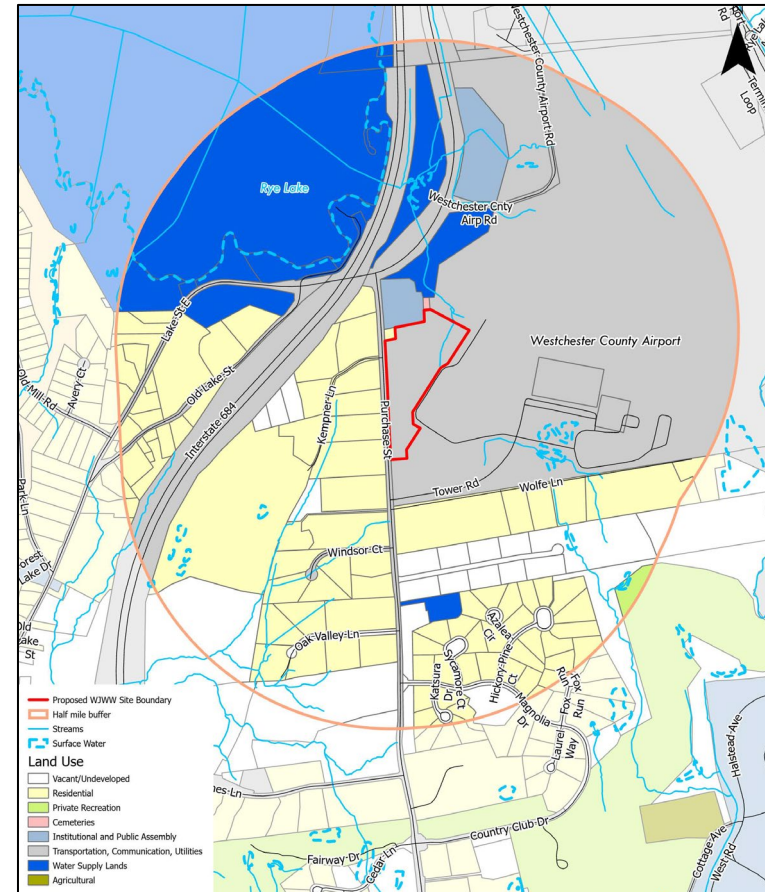
Land Use

Existing Conditions

- Mapping and a description of the project site.
- Identify and describe land uses and land use patterns within 1/2 mile of the Project site.

Potential Impacts

- Compare the proposed Project with existing land uses within 1/2 mile of the Project site.



EIS Scope- Land Use, Zoning & Public Policy

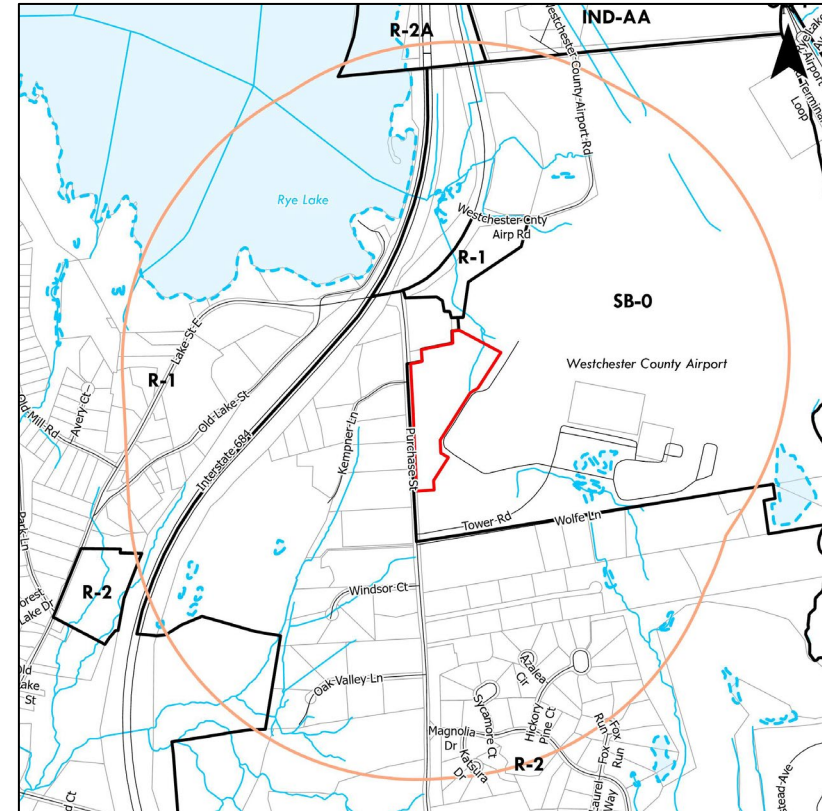
Zoning

Existing Conditions

- General description of the Special Business District (SB-O) zoning requirements and identify and describe all zoning districts within 1/2 mile of the Project site.

Potential Impacts

- Discuss the compliance of the proposed Project with the SB-O regulations.
- Discuss relationship of the proposed SB-O zoning to adjacent zoning districts.



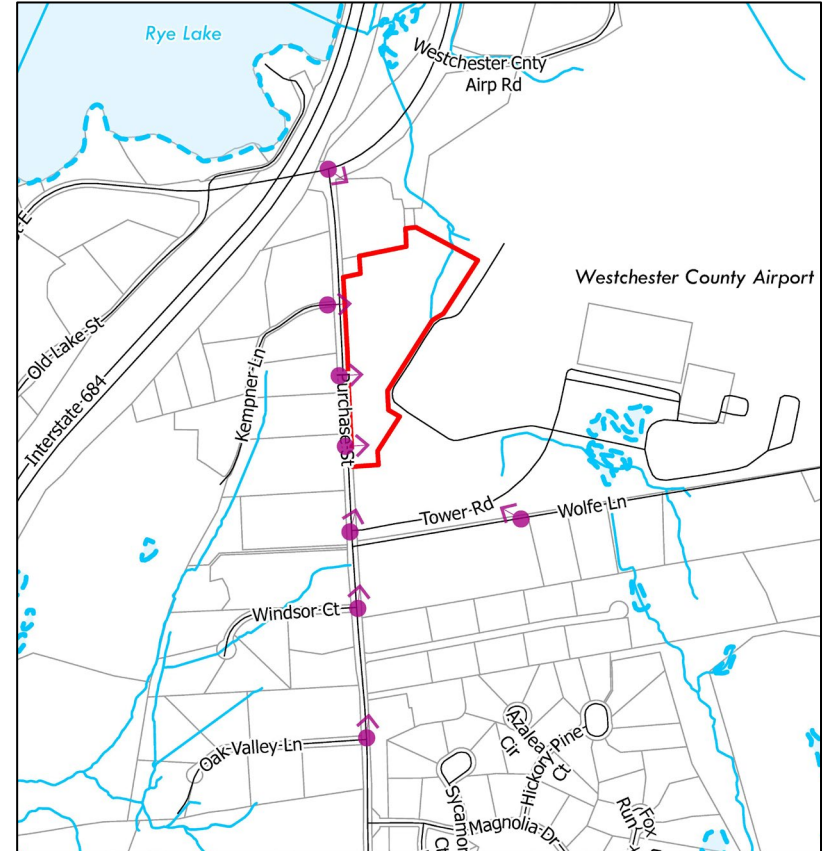
EIS Scope- Community Character & Visual Impacts

Existing Conditions

- Describe visual and community character of the Project Site and from the following public vantage points:
 - Along Purchase Street;
 - Intersections of Purchase Street and Lake Street; Purchase Street and Tower Road; and Purchase Street and Oak Valley Lane.

Potential Impacts

- Provide illustrative renderings and site sections of the proposed Project and illustrate visibility.
- Proposed exterior lighting program and how this complies with any applicable Town lighting standards.
- Discuss any visual screening.



EIS Scope- Fiscal & Economic Impacts



Existing Conditions

- Describe the existing tax revenues generated by the Project site.

Potential Impacts

- Analyze the fiscal impact (taxes generated versus costs incurred) to the Town/Village of Harrison, the Harrison Central School District, Town/Village of Harrison's special districts, and Westchester County as a result of the proposed Project.
- A summary and assessment of the impact to the proposed Project on the water rates for WJWW's customers.
- Discuss addition of WJWW employees as a result of the proposed Project.

EIS Scope- Community Services



Police, Fire and Emergency Medical Services

Existing Conditions

- Identify the staff size, location, and organization of the Police and Fire Departments and EMS.
- Identify average response time to the area of the Project site for police, fire and EMS.

Potential Impacts

- Evaluate increased demand for police, fire and EMS services.
- Identify concerns of the Police and Fire Departments and EMS (if any).
- Analyze the adequacy of access to the proposed Project.
- Assess whether the site plan would adequately provide emergency service access.

EIS Scope- Solid Waste



Existing Conditions

- Discuss existing solid waste generation, including recycling, from the Project site and current solid waste collection, including recycling, and disposal for the Project Site.

Potential Impacts

- Discuss anticipated Project generated solid waste and disposal at full build out.
- Discuss on-site storage location and containers, and removal process.

EIS Scope- Utilities



Water and Sewer

Existing Conditions

- Discuss the current water supply system and the identified upgrades.
- Identify location of existing public water and sewer mains and current capacity levels at the Project site.

Potential Impacts

- Discuss the impact on the population being serviced by the project and its compliance with the EPA Administrative Order and Order of New York State Supreme Court.
- Design for the proposed on-site water system and expansion of water and sewer lines to serve the site shall be discussed.
- Estimate the potential sewage generation from the proposed Project.

EIS Scope- Stormwater



Existing Conditions

- Identify and map existing drainage infrastructure on site and in the vicinity of the property.
- Identify and discuss ultimate points of existing stormwater discharge from the site.

Potential Impacts

- Discuss any changes to the quality or quantity of stormwater runoff due to the Project.
- Discuss the proposed drainage collection system.
- Summarize the draft Storm Water Pollution Prevention Plan and discuss compliance with local stormwater management regulation (Town Code Chapter 130 Stormwater Management and Erosion and Sediment Control), NYSDEC general permits and NYC DEP Stormwater regulations.

EIS Scope- Wetlands, Waterbodies, Watercourses, Floodplains



Existing Conditions

- Delineate and map existing streams, waterbodies, wetlands and wetland buffers under federal (U.S. Army Corps of Engineers), State, and Town jurisdictions, including as required by federal regulations.

Potential Impacts

- Describe any impacts to the wetlands, waterbodies, watercourses, and floodplains.
- Discuss the proposed Project's compliance with Chapter 146, Flood Damage Prevention, and 149 Freshwater Wetlands, of the Town Code.
- Discuss compliance with U.S. Army Corps of Engineers protocol to avoid and minimize impacts and identify any applicable permits that may be required.

EIS Scope- Traffic and Transportation



Existing Conditions

- A site visit will be performed to observe the existing roadway network and adjacent land use. An inventory of roadway and regulatory conditions will be provided of the roadway network within ½ mile of the site.
- Traffic Data Collection. Existing traffic conditions will be documented for the weekday AM and PM peak hours from historical data and by conducting turning movement manual counts from 7:45 a.m. to 10:15 a.m. and 4:00 p.m. to 6:15 p.m. at the following intersections:
 - Purchase Street at Lake Street
 - Purchase Street at Tower Road

Potential Impacts

- No Build Traffic Volumes/Capacity Analysis
- Build Traffic Volumes/Capacity Analysis
- Construction Traffic Volumes

EIS Scope- Public Health



Drinking Water

Existing Conditions

- Summarize the current drinking water requirements and the current water quality.

Potential Impacts

- Discuss the impacts of implementing the Proposed Action on drinking water.

Hazardous Materials

Existing Conditions

- Summarize the findings of a Phase I and available data for Phase II Environmental Site Assessments of the site.

Potential Impacts

- If any environmental contaminants are discovered on site, describe methods for abatement that would occur prior to commencement of or during construction activities.

EIS Scope- Construction



Potential Impacts

- Describe the construction schedule and construction phasing plan.
- Construction-related impacts to air.
- Construction-related impacts to noise and traffic.
- Discuss impacts on adjacent land uses associated with proposed construction activities.

EIS Scope- Alternatives



Alternative #1

- No Action- Discuss the scenario where the status of existing land use remains unchanged

Alternative #2

- Alternative Site Plan- Discuss the option of building the plant on the WJWW property which is part of the land swap in the Proposed Action

Alternative #3

- Alternative Filtration Technology - Discuss the potential of meeting the EPA Administrative Order, Judgment and Order of New York State Supreme Court, and current federal drinking water standards through another technology other than what is proposed in the Proposed Action

Alternative #4

- Alternative Façade Treatments

Thank You



Draft Scope Available for Review: <http://wjwwfiltration.org/segra/>

Public Comment Period Closes

April 23, 5pm

Send Written Comment Via E-mail to: segr@wjww.com

Or

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Mamaroneck, NY 10543