



Westchester Joint
Water Works

Rye Lake Water Filtration Plant

WJWW Public Hearing
May 25, 2022

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



SEQR Technical Team



NELSON POPE VOORHIS
environmental • land use • planning



Kimley»»Horn

Project Background

- WJWW's Rye Lake water source is currently treated at the Rye Lake Pump Station (RLPS)
- Water is pumped from the RLPS to the Purchase Street Storage Tanks
- To comply with NYS Sanitary Code and USEPA's Surface Water Treatment rule, a new 30-mgd dissolved air flotation/filtration (DAFF) water filtration plant will be constructed
- Site was chosen due to proximity WJWW's infrastructure including the RLPS, Purchase Street Storage Tanks, and Purchase Street Booster Station



Proposed Rye Lake Water Filtration Plant

Treatment Selection

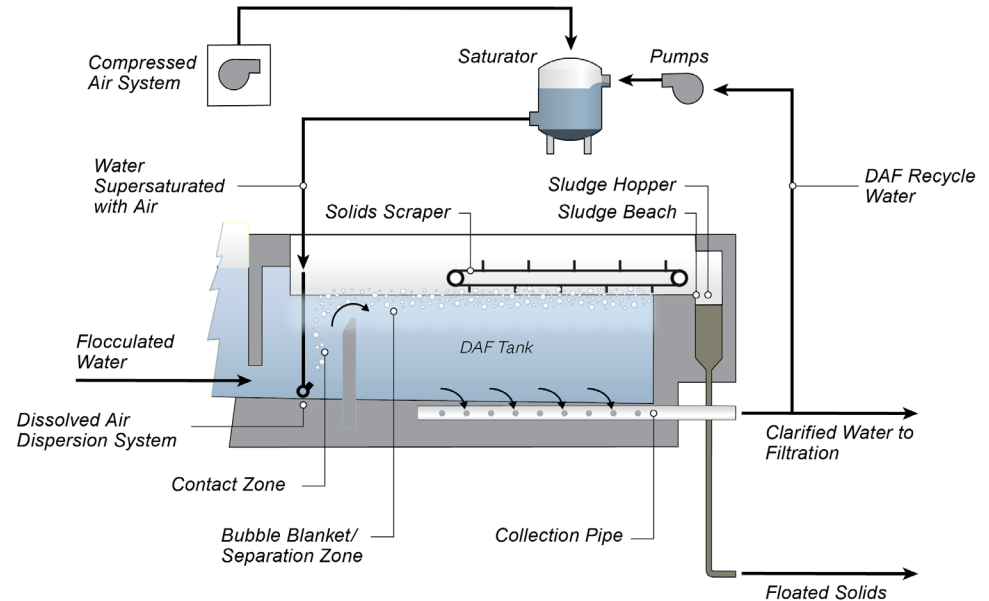
- Dissolved Air Flotation/Filtration (DAFF) treatment
- Used widely throughout the Northeast on similar water supplies

Capacity

- 30 million gallons per day

Building Size

- Approximately 1 acre

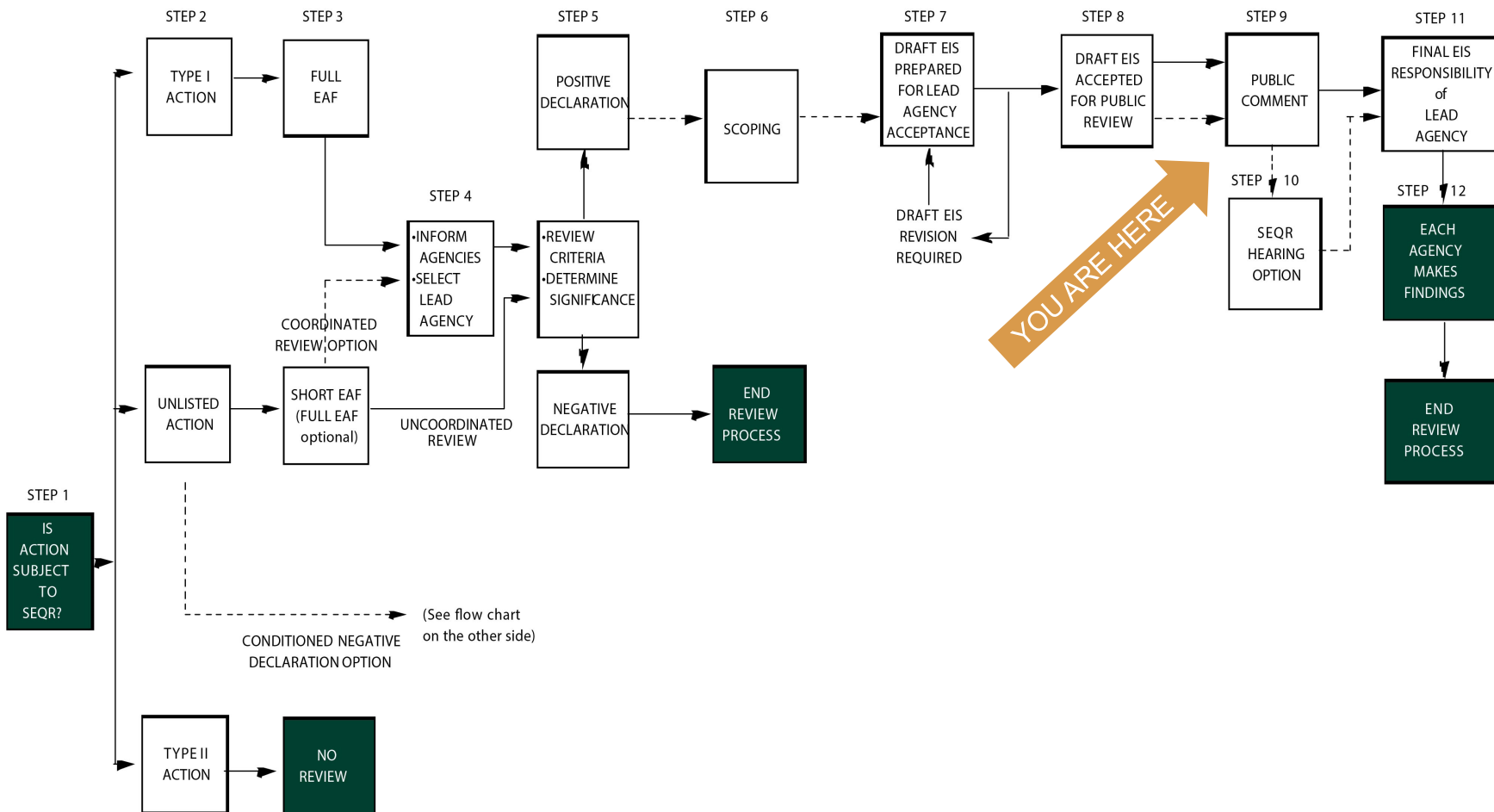


Facility Overview

- Major Components
 - ~1 acre filtration building
 - Two emergency generators
 - Constructed wetlands and bioretention
 - Wastewater tanks
- Access from Purchase Street
- Maintain 100-ft Purchase Street setback and existing stone wall



SEQRA Process



SEQRA Milestones



DEIS Topics

Land Use, Zoning and Public Policy

Community Character and Visual Impacts

Fiscal and Economic Impacts

Community Services

Utilities

Stormwater

Geology: Soils and Topography

Vegetation and Wildlife

Wetlands, Waterbodies, Watercourses and Floodplains

Archeological and Historical Resources

Traffic and Transportation

Noise

Air

Public Health

Construction

Other Environmental Impacts

Alternatives

Community Character and Visual Impacts

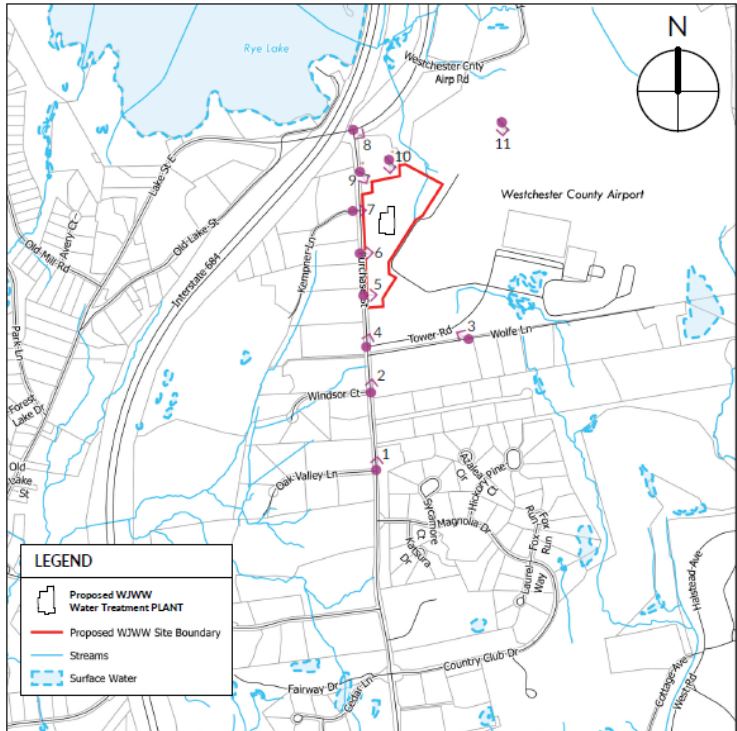
Appendix D: Visual Impact Analysis- Point 6



RENDERINGS DEPICT STONE WALL HEIGHTS AND CHARACTERISTICS AS REASONABLY SCALED FACSIMILES ALONG PURCHASE STREET. EXISTING WALL CONDITIONS VARY SIGNIFICANTLY ALONG THE WALL'S LENGTH ADJACENT TO PURCHASE ST ON THE SUBJECT PROPERTY AND DEPICTIONS ARE NOT INTENDED TO INFER COMPREHENSIVE RECONSTRUCTION OF THE EXISTING STONE WALL. SPECIFIC AND LIMITED AREAS OF THE STONE WALL ARE SCHEDULED FOR RECLAMATION ADJACENT TO THE PLANT ENTRANCE DRIVE.



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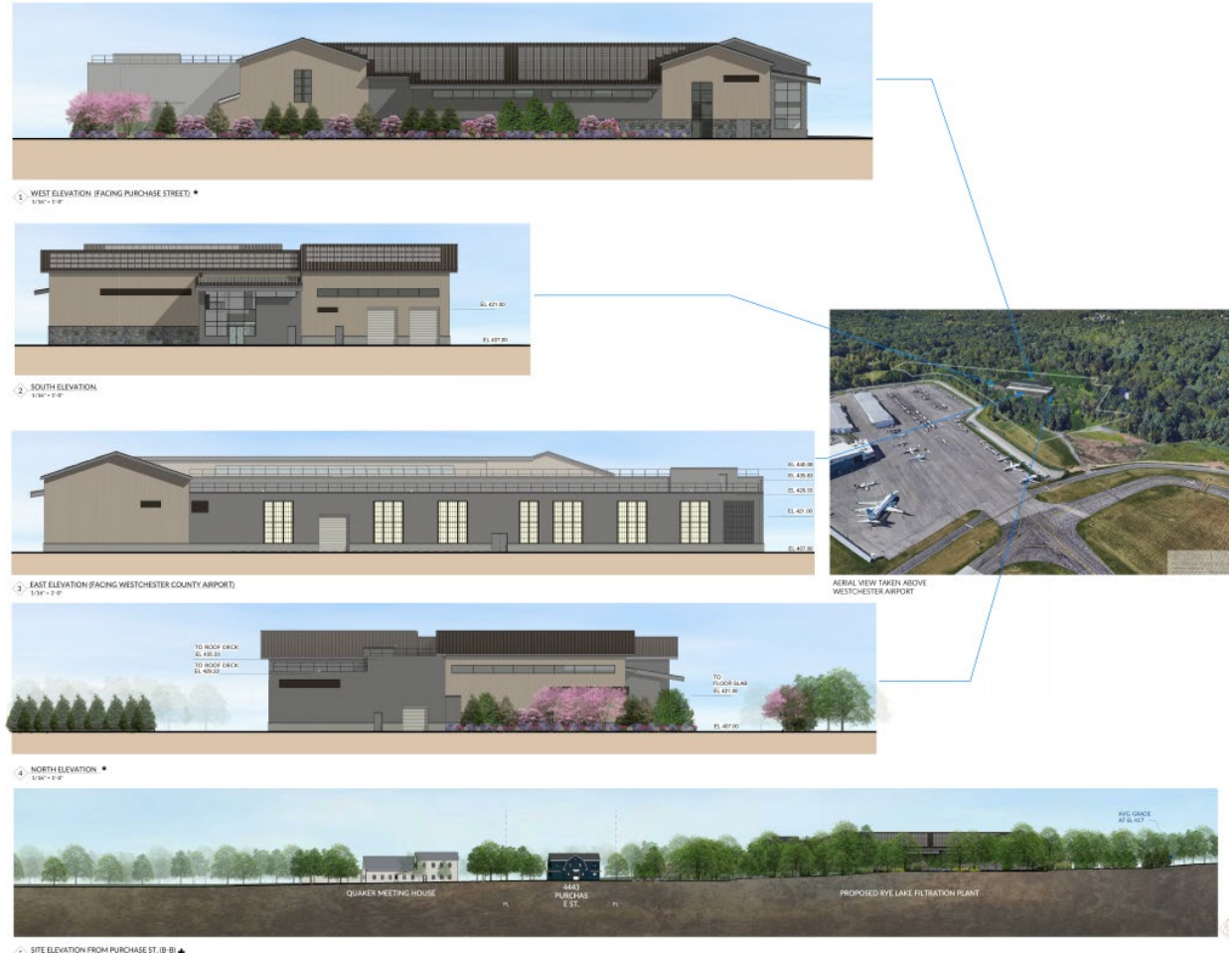
VIEW SHED KEY PLAN

SOURCE: WESTCHESTER COUNTY GIS 2020
SCALE = 1 : 20,000

Community Character and Visual Impacts

Facility Design

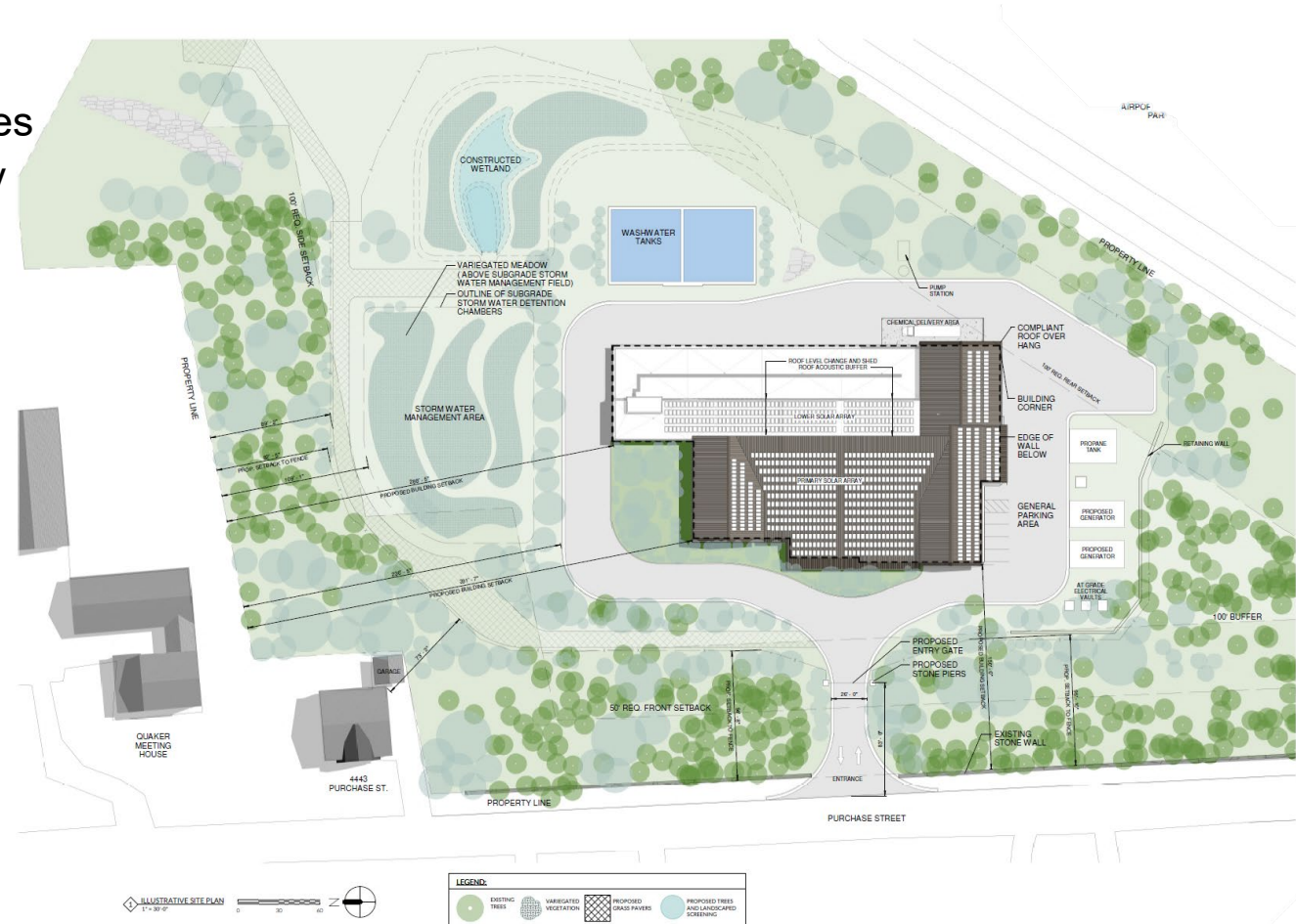
- Buildings comply with zoning
- Partial stone veneer resembles stone used in walls along Purchase Street
- Muted colors blend with surroundings
- Gable roof looks less commercial
- Front façade windows provide visual interest



Community Character and Visual Impacts

Landscaping & Lighting

- Approximately 300 new trees
- Lighting minimum for safety
 - Walkways and entrances
 - Shielded, downcast



Fiscal and Economic Impacts

Taxes

- Higher Assessed Value= Benefit to Fire District, Sewer District and Municipality

Table 3C-1: Current Taxes Paid on Project Site Property				
District	Parcel	Assessed Value	Tax Rate per \$1,000 Assessed Value	Current Tax
Fire District #4	0971.-8	\$735,100	\$48.103315	\$35,360.75

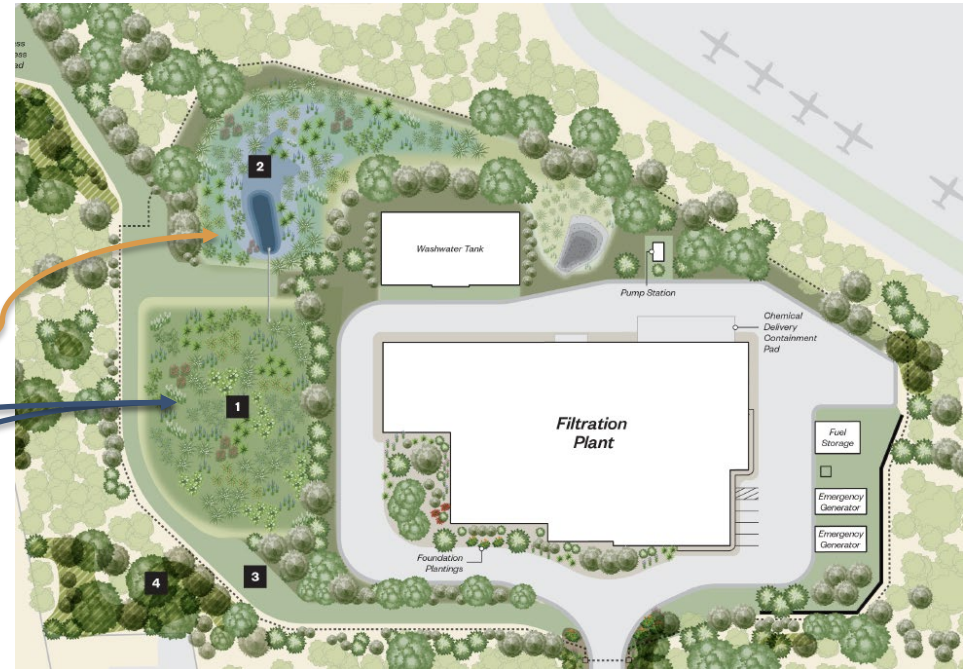
Costs

- Member municipalities set water rates and control water fund balance
- Accumulated water fund balance can spread the impact of increase over time
- WJWW pursuing grant opportunities

Table 3C-2: Current Taxes Paid on Exchange Parcel Property				
District	Parcel	Assessed Value	Tax Rate per \$1,000 Assessed Value	Current Tax
Fire District #4	0961.-1	\$6,700	\$48.103315	\$322.25
Blind Brook Sewer	0961.-1	\$6,700	\$32.020112	\$214.53

Stormwater

- Draft SWPPP- Appendix G
- Constructed wetland, bioretention cell, underground detention
- Conformance with
 - NYS DEC Rules and Regulations
 - NYS SPDES General Permit (GP-0-20-001)
- Stormwater Management Practices for Water Quality and Quantity
 - Stormwater Wetland (#2)
 - Bioretention Cell (#1)
 - Underground Storage Chambers (#1)
- Pre & Post Development Hydrologic Analysis



Vegetation and Wildlife

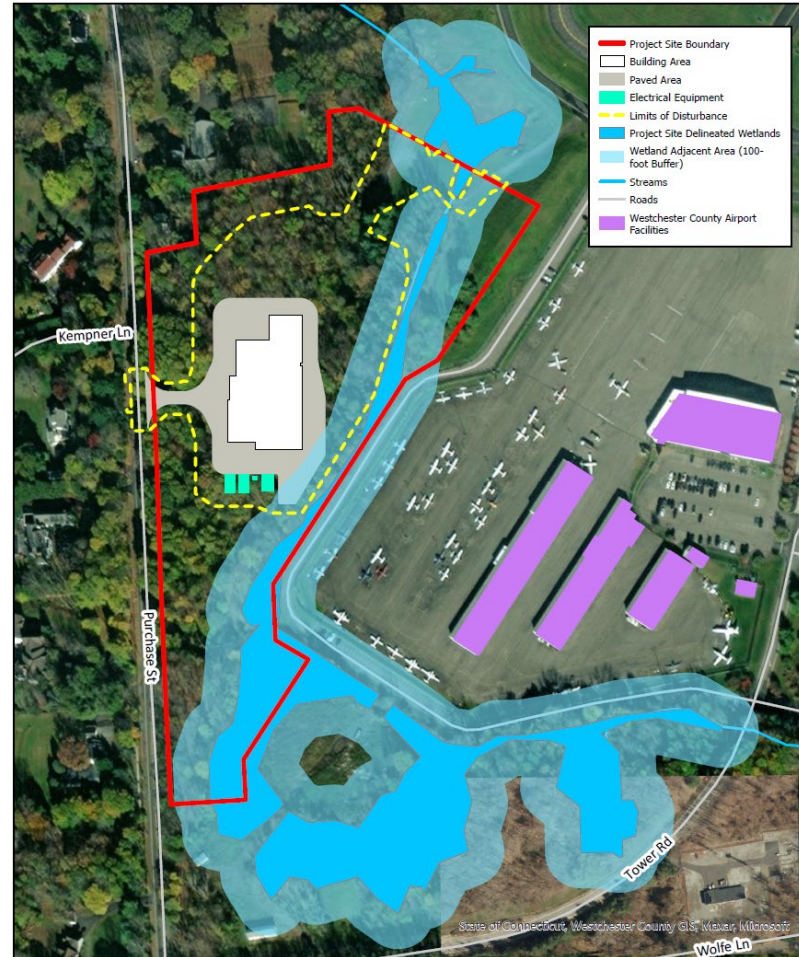
- Of the 1,896 trees found on the Project Site, 56 percent are invasive.
- 579 trees would be removed
- Approximately 300 native trees are proposed for replanting
- Existing invasive/disturbed ecosystem restored with native and ecosystem-specific plantings



DEIS Figure 3H-1

Wetlands, Waterbodies, Watercourses and Floodplains

- Wetland delineation performed (2021)
- Minimal disturbance to wetland adjacent area
- Disturbance area restored with indigenous wetland and facultative plant species.
- SWPPP; Erosion & Sedimentation Control Plan; NYS DEC, Town/Village permits
- On-site stormwater management practices



Traffic and Transportation

Traffic Impact Study

- Traffic Impact Study Provided
- Build conditions assesses construction impacts
- Under operation – no discernable difference from existing conditions
- Site designed to accommodate deliveries and emergency vehicles

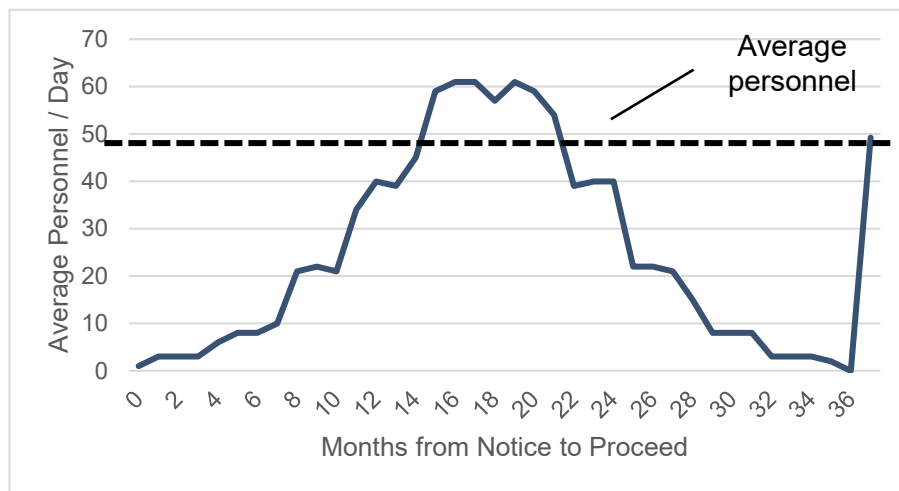
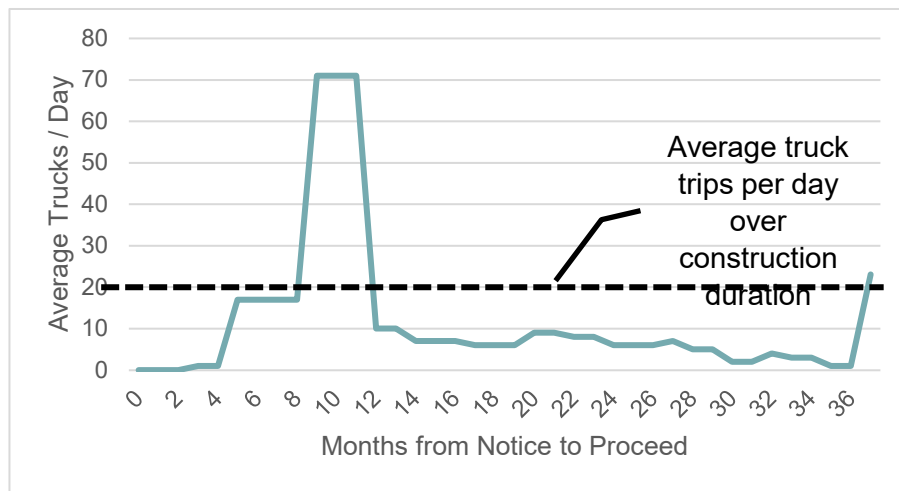
Table 3 – Intersection Capacity Analysis Results							
Intersection	Approach	AM Peak Hour			PM Peak Hour		
		Existing LOS (Delay)	No-Build LOS (Delay)	Build LOS (Delay)	Existing LOS (Delay)	No-Build LOS (Delay)	Build LOS (Delay)
Purchase Street & Tower Road (Unsignalized)	WB LR	B (12.2)	B (13.5)	B (13.7)	B (11.4)	B (12.3)	B (12.4)
	NB TR	A (0.0)	A (0.0)	A (0.0)	A (0.0)	A (0.0)	A (0.0)
	SB LT	A (0.9)	A (1.4)	A (1.4)	A (2.3)	A (2.5)	A (2.4)
Purchase Street & Lake Street (Unsignalized)	EB TR	A (0.0)	A (0.0)	A (0.0)	A (0.0)	A (0.0)	A (0.0)
	WB LT	A (5.7)	A (6.0)	A (6.4)	A (2.8)	A (2.9)	A (3.4)
	NB LR	B (12.0)	B (14.1)	C (15.1)	B (12.7)	B (14.7)	C (16.2)
Purchase Street & Site Driveway (Unsignalized)	WB LR	-	-	B (10.1)	-	-	B (12.4)
	NB TR	-	-	A (0.0)	-	-	A (0.0)
	SB LT	-	-	A (0.9)	-	-	A (1.6)

Note: LOS = Level of Service. Delay is shown in seconds per vehicle.

DEIS Appendix L, Traffic Impact Analysis

Construction

- Proposed Schedule- 36 months
- Air Quality
 - Dust suppression measures to be employed
 - Ultra-low sulfur diesel fuel, particulate filters on equipment
- Noise
 - Appendix M, Sound Level Analysis
 - Construction limited M-F 7:30am-8pm, Saturday 10am-8pm per Town/Village of Harrison Code
 - No construction Sunday
 - Operations largely occurs indoors
 - Sound barriers to be installed



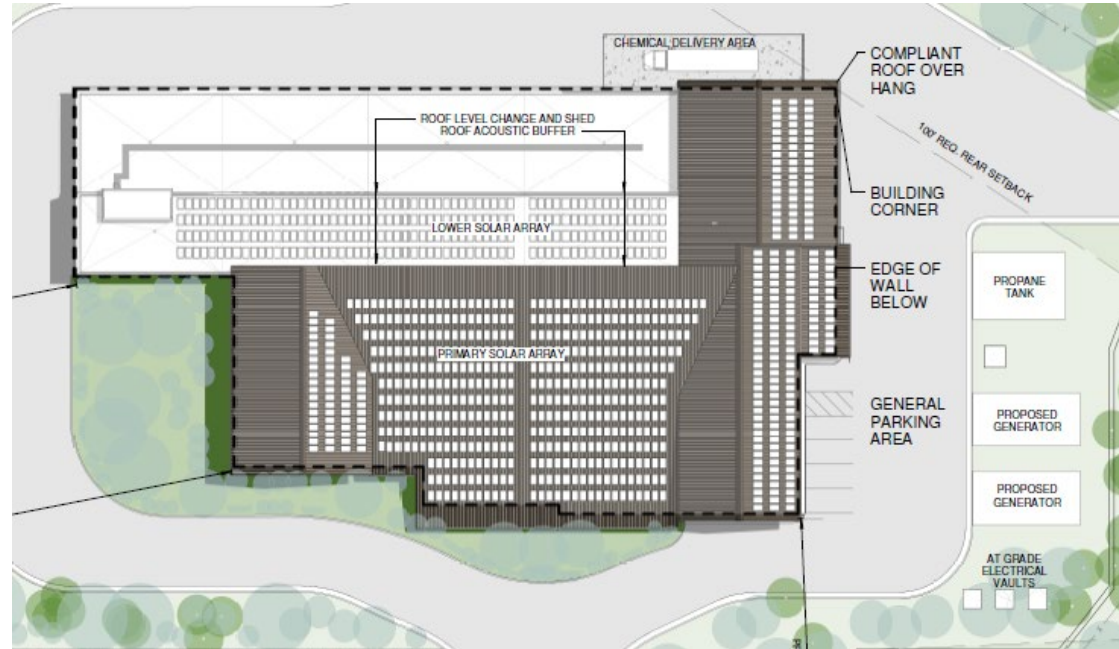
Other Environmental Impacts

Energy Use & Conservation

- Appendix P- Sustainability Memorandum

Measures to Avoid or Reduce Impacts to Climate Change

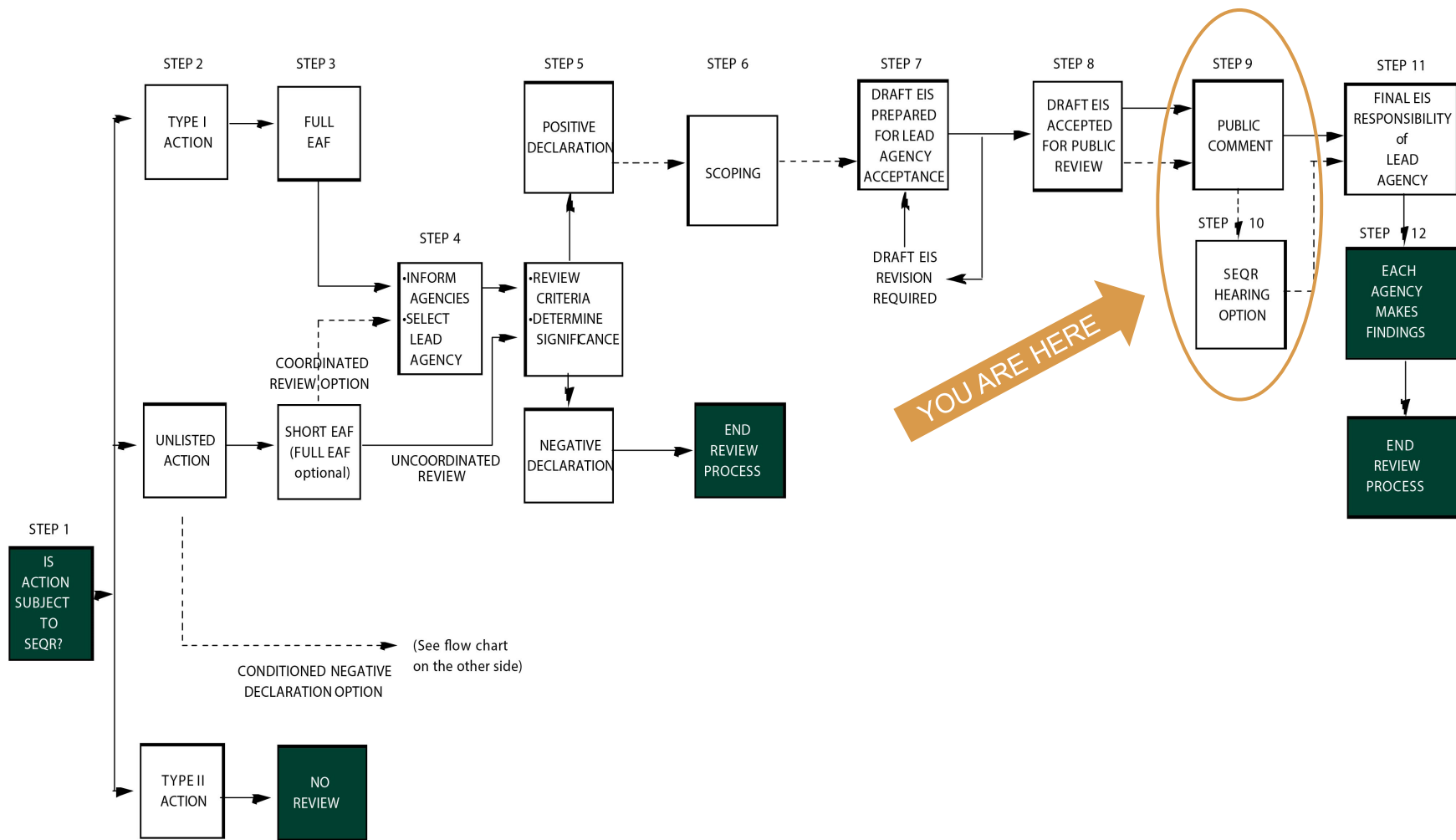
- PV arrays
- Lighting energy conservation methods



Alternatives

- No Action
- Alternative Site Plan (exchange parcel)
- Alternative filtration technology
- Alternative façade treatment
- Alternative site plan, connection to Tower Road
- Alternative site location to the south of proposed site
- Alternative location at Rye Lake Pump Station
- Alternative location on SBL 0097.-1 owned by NYS DOT
- Alternative to filtration plan involving Shaft 20
- Alternatives explored in the 2008 FEIS

SEQRA Next Steps



Public Comment



Speak at Public Hearing
Today, May 25, 2022
Three (3) minutes/speaker



Written Comment:
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seqr@wjww.com



**Public Comment Period Ends
June 6, 2022**