

**APPENDIX A: Public Hearing Transcript, Letters, and
Written Comments Received on the DEIS**

COUNTY: WESTCHESTER COUNTY
STATE: STATE OF NEW YORK

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WESTCHESTER JOINT WATER WORKS RYE LAKE
FILTRATION PLANT; HEARING DATED MAY 25, 2022

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V I D E O R E C O R D E D
P U B L I C H E A R I N G

PATCHEN STENO SERVICES LLC
Eunice Patchen
357 Huguenot Street
New Rochelle, New York 10801
(914) 684-0201
reporters@patchensteno.com

A P P E A R A N C E S:

THOMAS MURHPY WJWW CHAIRPERSON/MAYOR
VILLAGE OF MAMARONECK

JAINÉ ELKIND ENEY CLERK
& TREASURER/SUPERVISOR
TOWN OF MAMARONECK

PAUL KUTZY, P.E. WJWW MANAGER

DAVID BIRDSALL WJWW BUSINESS DIRECTOR

ALSO PRESENT:

LORI LEE DICKSON, ESQ.
WJWW General Counsel

Valerie Monastra, Principal Planner
Nelson Pope & Voorhis

Eileen Feldman, P.E.
Associate Vice President, Hazen & Sawyer

John Fry, Principal
Nexus Creative Design

1 (Recording begins)

2 CHAIRMAN MURPHY: My name is Tom
3 Murphy, I am the Chair of the Westchester
4 Joint Water Works. With me tonight is the
5 town supervisor, Jaine Elkind Enney, also a
6 member of the Westchester Joint Water Works.
7 The third member, the Mayor of Harrison
8 could not be here tonight, Rich Dinasio --

9 MS. ELKIND ENNEY: Dionisio.

10 CHAIRMAN MURPHY: -- Dionisio could
11 not be here tonight. Thank you all for
12 coming. I need a motion to open this
13 meeting.

14 MS. ELKIND ENNEY: So moved.

15 CHAIRMAN MURPHY: Second. All in
16 favor.

17 MS. ELKIND ENNEY: Aye.

18 MR. BIRDSALL: Aye.

19 MR. KUTZY: Aye.

20 CHAIRMAN MURPHY: I don't know what
21 happens if we disagree tonight. We're at an
22 impasse.

23 MS. ELKIND ENNEY: (Inaudible) that
24 he is.

25 MS. DICKSON: Well, the next vote is

1 to close the meeting, so I don't know.

2 CHAIRMAN MURPHY: So as you all know,
3 we are here tonight to hear the public on
4 the Draft Environmental Impact Statement
5 that hopefully you've all had a chance to
6 peruse, and before we get started we will
7 have our consultants give a brief outline.

8 And I just want to point out that
9 when the time comes to speak, there is a
10 three-minute time lime on speakers. We have
11 you know, much written already and you have
12 until June 6th to also, if you want to give
13 more written comment, you can go to our
14 website or you can just mail your comments
15 in through Westchester Joint Water Works.
16 So that's the rules or parameters here
17 today, and I am going to introduce Valerie
18 Monastra, Planner and SEQRA team leader. Hi
19 Valerie.

20 MS. MONASTRA: Hello. Welcome. So
21 -- the mic is not on. Okay, alright. So
22 good afternoon, we are gonna just do a quick
23 presentation a little bit of an introduction
24 to the project as well as some of the
25 environmental topics that were reviewed in

1 the EIS. So first of all, I just wanted to
2 sort of introduce everybody to the SEQRA
3 technical team. We have Eileen Feldman here
4 this evening from Hazen & Sawyer. We also
5 have John Fry from Nexus Creative Design,
6 who is the architect of record and Hazen &
7 Sawyer is the engineer of record for this
8 project.

9 My name is Valerie Monastra, I'm from
10 Nelson Pope and Voorhis and I've been
11 assisting with the development of the SEQRA
12 documentation. We also have B. Laing
13 Associates, they undertook the noise
14 analysis, AKRF undertook air analysis, and
15 Kimley Horn undertook the traffic analysis.

16 I am going to turn this over right
17 now to Eileen Feldman to give you a little
18 bit of background on the project itself and
19 some of the details of the filtration plan.
20 Eileen.

21 MS. FELDMAN: Thanks Valerie. So I
22 am going to give a little bit of background.
23 The Westchester Joint currently gets their
24 water from Rye lake from the water source up
25 at the Rye lake pump station. I'm going to

1 show that up here, let's see if we can get
2 the pointer to work. The Rye Lake pump
3 station is up right here, right off of 684,
4 you can see it when you're driving south on
5 the highway. The water goes directly down
6 to, it is treated there and goes directly
7 south down Purchase Street to the Purchase
8 Street storage tanks, which are at the
9 bottom of the screen up right here.

10 Our proposed site is right along this
11 way, right in between the Rye Lake pump
12 station and the storage tanks. The purpose
13 is to comply with the USEPA's surface water
14 treatment rule and the New York State
15 sanitary code and the way we are going to
16 treat the water is with a 38 million gallon
17 per day dissolve air flotation filtration
18 plant.

19 The site specifically was chosen
20 because of its close proximity to key
21 infrastructure that's already exist.
22 There's already a pipeline down the road
23 down Purchase Street and the storage tanks
24 and the pump station are key to conveying
25 the water to the system.

1 Our proposed treatment plant is a
2 dissolved air flotation filtration system.
3 As you can see up on the screen, this is a
4 cut out of what the process looks like.
5 It's a very commonly used treatment process
6 throughout the northeast. There is many
7 plants within New York state, Connecticut
8 and New England. The largest one treats New
9 York city Croton's water supply in the north
10 Bronx.

11 This plant will be 30 millions
12 gallons per day and the building itself is
13 approximately, one acre in size.

14 So a little overview of what the
15 facility would look like. As I mentioned,
16 the building is about one acre in size, will
17 have two emergency generators. To the south
18 close next to the airport itself, this will
19 be over in this corner, we will have
20 constructive wetlands and bio retention over
21 storage to manage our stormwater since we
22 know that's an important thing given that we
23 are on the watershed. And then we will
24 access the site from Purchase Street and
25 maintain the important 100-foot buffer along

1 Purchase Street.

2 As you can see it up on the screen,
3 and I will show it more later, we have
4 multiple ways of treating that stormwater
5 and any runoff on the site.

6 MS. MONASTRA: Okay. We are now in
7 the SEQRA process, we are at -- we're in the
8 public comment period for the DEIS and the
9 public comment period will run through
10 June 6th. The topics that the -- excuse me,
11 the Draft Environmental Impact Statement
12 covered were exhaustive and we wanted to
13 highlight a few of the topics here this
14 evening.

15 One of the things that we wanted to
16 note that one of the public comments we
17 received during the scoping session were
18 incorporated into the EIS and were responded
19 to. So I want to star -- we wanted to first
20 highlight the community character and visual
21 impacts, and I want to turn that over to
22 John Fry to talk a little bit about the
23 overall concepts behind the filtration
24 design.

25 MR. FRY: Thank you Valerie. My name

1 is John Fry with Nexus Creative Architecture
2 Design and Planing in Tarrytown. As Valerie
3 noted, this was a -- this is a large team of
4 consulting, consulting team.

5 Architecturally we worked with an
6 extensive group from Hazen Sawyer, Eileen,
7 Elizabeth, Robert and Jennifer, include --
8 and included the Westchester Joint Water
9 Works team in an integrated design process
10 really, decisions making -- decision making
11 regarding the building were integrated with
12 the decision making in site planning and
13 landscape architecture and all the
14 peripheral design decisions.

15 Decision number one, really, and I
16 will toggle back and forth between three
17 slides here, if you will. So decision
18 number one, and following the pointer on the
19 screen was maintaining this 100-foot buffer
20 along Purchase Street. So the site has a
21 linear characteristic to it, it is along
22 north south access. The plan evolved in a
23 north south access and in this slide as I
24 will note throughout -- throughout my
25 talking points, you will see the building

1 really has two linear forms, the easterly
2 form and the westerly form.

3 In the westerly form is the shortest
4 dimension presented to the Purchase Street
5 corridor. So all of those elements were a
6 part of the integrated design process. I'll
7 talk through -- I'll share a few bullet
8 points here and continue to toggle back and
9 forth between the slides, highlighting some
10 of the more specific decisions.

11 The site is as you are you all
12 familiar with slopes from the south to the
13 north. The higher area of topography is
14 along the southerly area of this parcel and
15 of course as you are familiar, the parcel
16 extends further to the south than it's
17 depicted in this image. But utilizing a lot
18 of contextual opportunities that the site
19 provided one of them was the high point of
20 the site here.

21 So there were peripheral supporting
22 infrastructure elements and parking that
23 were tucked in behind this high point of
24 topography. There is a retaining wall along
25 this edge as the parking lot and the

1 developed areas emerges around to the south.
2 All of that is hidden and buffered behind
3 this existing topography and the retaining
4 wall. The linear -- and as I mentioned the
5 linear site of the linear plant plan
6 corresponds to the linear site geometry, the
7 shortened -- the shortest elevation that
8 presents to Purchase Street, we went through
9 extensive view, what we termed view shed
10 studies, they were plotting the existing
11 tree line in the buffer, they were
12 calculating what the openings were in that
13 tree pattern. They were establishing
14 critical zones to develop the landscape
15 architecture around the plant perimeter in
16 conjunction with the existing tree line.

17 The primary point, entry point where
18 the drive and the infrastructure that's
19 connected to the existing water service
20 in -- along Purchase has a landscape feature
21 that buffers, you can see the inclin -- the
22 indentation in the drive here. There is a
23 significant feature, landscaped feature
24 here, and from this approximate point to
25 this approximate point is the lowest point

1 of all of the roof forms on the plant.

2 The building is very faceted to a
3 facility of its type. In this elevation and
4 this is the Purchase Street facade, this is
5 the area where I highlighted the primary
6 landscape feature. This is the lowest
7 elevation of vertical wall, it's essentially
8 coupled to a shed roof that sheds to the
9 east, to the east there are two faceted
10 gable forms connecting that, that anchor the
11 corners.

12 The full composition of the landscape
13 island, the gables, low shed roof form were
14 all derived from faceting the building into
15 segments into more scalable features,
16 architectural features on Purchase Street.

17 These forms introducing sloped roof
18 forms on the westerly side of the building
19 also increased the roof area so that these
20 sloped roof segments and primarily the shed
21 roof segment connecting them is the solar
22 arraying so that we can have a very robust
23 sustainable feature -- sustainable feature
24 in the building, it is a very significant
25 footprint for solar panels.

1 But the shed roof rising to the east,
2 the low edge being on the west, the high
3 edge being on the east, 70 feet back into
4 the building provides screening for the
5 rooftop equipment that is on the east side
6 of the building facing the private aviation
7 area of the airport. So that it was an
8 architectural roof form as opposed to
9 building mounted screening that hid -- that
10 provides -- hides all of those elements from
11 Purchase Street.

12 That form also compared to a vertical
13 baffle on a roof, also provided much more
14 acoustical buffer for any noises -- any
15 noise that is being generated on the far
16 east side of the building to the northwest
17 and south.

18 The collection of materials. There
19 is a significant palet of different
20 materials being utilized, again that's
21 supporting defining the building
22 architecturally into areas and segments.
23 These segments along Purchase Street are
24 more border batten line, barn like if you
25 will, they have significant depths and

1 profile to add texture, shadow and you know,
2 a sensitivity to typology of material.
3 You'll also notice that there is a stone
4 base along the Purchase Street facade.

5 So part of the contextual notions
6 were derived from the stonewall along
7 Purchase Street which you are all familiar
8 with, and that stonewall for a significant
9 length of Purchase Street will be
10 refurbished. And I hesitate using the word
11 renovated because the wall in a highly
12 renovated finished form probably doesn't
13 reflect its character, but the same regional
14 stone and it's regional sourced will be
15 utilized on the building along the Purchase
16 Street facades.

17 And in this slide, this is at the
18 southerly high end of Purchase Street in
19 relation to the site, the elements that I
20 referred to earlier on the southerly side of
21 the site are the infrastructure supporting
22 elements are all hidden below eye line
23 because of the nature of the grade on the
24 south side. You can begin to see that even
25 in the winter time as you move north on

1 Purchase Street, that segmenting the
2 building into facets, specifically forms,
3 building forms, scalable building forms
4 along Purchase Street becomes evident even
5 through the treeline but it doesn't present
6 itself as one homogenous large volume.

7 The southerly end of the site which
8 presents the largest setback from the Quaker
9 Meeting House property includes a
10 significant offset on the plan so that the
11 greatest dimension that we could achieve,
12 because there is a wetland line here right,
13 that we have to nestle the building in a
14 compliant way to, we were able to achieve
15 the largest setback at that offset, the
16 souther -- I mean, the northerly
17 infrastructure, all of this area is at grade
18 or below infrastructure so that they do not
19 present a visual element to the -- to
20 Purchase Street or to the Quakers.

21 This area that I am circling here is
22 the stormwater management area, and you can
23 see that that will become more naturalized
24 metal like as opposed to leaving it to a
25 stormwater area that has a visual signature

1 of a lawn, it is going to be its own natural
2 habitat on its own, and throughout the DEIS
3 you will see 11 studies that are similar to
4 this study shared here today.

5 These images were digitally scanned,
6 it was a -- it was the next gen technology
7 of digital scanning so that we have a
8 three-dimensional file and the -- and we can
9 integrate that file data with the
10 architectural and the engineering data to
11 faithfully represent, engage and reflect and
12 render how the building relates in this
13 digital landscape. So you will see, and I
14 am sure many of you have already referred to
15 the 11 station points that are similar to
16 this, reflecting the view shed studies and
17 it's -- and not to belabor today's
18 discussion because I've been asked to be
19 short, I can talk a long time.

20 The subtleties in some of these
21 images, especially in the winter time, is
22 the layering of the landscape beyond that is
23 meant to fill in the view shed packets that
24 I referenced earlier. So there's been a
25 high -- high degree of study, I think

1 there's been a high degree of resolution
2 imparted on where the project stands today.
3 I think that's -- I think my time is up
4 Valerie.

5 MS. MONASTRA: Thank you. Another
6 environmental topic we just wanted to touch
7 upon today was the fiscal and economic
8 impacts. The project itself would not
9 result in any material change in the
10 taxation to the Westchester County airport
11 due to the even exchange of land area.

12 The project would increase in its
13 assessed value beyond what the Westchester
14 Joint Water Works is currently paying on the
15 property that they own. Overall the costs
16 of the projects will be shared by the member
17 municipalities. The -- each municipality
18 has control over its own rates and the rate
19 increase would be based partly on how much
20 water front balance is applied to the
21 overall water rates.

22 In addition, the DEIS estimates rates
23 may increase somewhere between 25 to 30
24 percent from current rates over a five year
25 period.

1 Stormwater is another topic we wanted
2 to talk a little bit about today. I am
3 going to turn it over to Eileen to talk and
4 to touch upon the stormwater aspects of the
5 project.

6 MS. FELDMAN: Thanks Valerie. So
7 what you see up on the screen is a rendering
8 of the site itself and I mentioned earlier
9 there is two different stormwater control
10 practices. There is first a constructive
11 wetland, so we're looking to increase the
12 wetlands on the site and increase the
13 habitat and then that water would flow to
14 another area, which is a bio retention area,
15 the metal like area, that would be closets
16 to the Quaker Meeting House.

17 Underneath it there is additional
18 storage for stormwater all with the goal to
19 maintain and minimize the stormwater runoff
20 as much as possible, meeting closely exactly
21 with the New York state and New York city
22 regulations.

23 I have been working along with the
24 team with New York city DEP and the
25 watershed inspector general, specifically

1 looking at this very carefully to make sure
2 that we are doing absolutely everything we
3 can to protect the watershed.

4 As part of the DEIS you will see the
5 Stormwater Pollution Prevention Plan,
6 otherwise known as the SWPPP, that's
7 appendix G, and then as I mentioned these
8 are all in conformance with the New York
9 state DEC regulations, New York state SPDES
10 regulations and they meet that quantity and
11 quality requirements that are seen too as
12 part of these rules.

13 We have also looked at the most
14 recent rainfall data, the most recent
15 climatological information about rainfall
16 recognizing that the most recent data we
17 have is the best information we should be
18 working with so that is incorporated into
19 the design and the post and -- pre and post
20 hydrological analysis.

21 MS. MONASTRA: We also wanted to talk
22 a little bit about the vegetation on the
23 site. There are about approximately 1,896
24 trees down on the project site itself, 56
25 percent of them are actually invasive

1 species. The dominant tree species includes
2 the north wood maple and black locust, both
3 of which are invasive species. 579 trees
4 would be removed as a result of this
5 project, but the project is proposing to
6 replace those trees with 300 native trees on
7 full replanting.

8 We believe that the invasive -- the
9 replanting of the native tree species would
10 help with the overall invasive and disturbed
11 echo system and help restore with native
12 plantings and make it a higher echo system
13 and a higher quality habitat.

14 Also, the site contains -- does
15 contain wetlands. It contains 1.28 acres of
16 delineated wetlands. So wetlands
17 delineation was performed in 2021. Of the
18 1.2 acres the project itself would not
19 disturb any of the wetland areas. There are
20 4.7 acres of regulated wetland buffered area
21 and the project would disturb 0.26 acres of
22 the wetland adjacent areas.

23 And this project is being coordinated
24 and does require New York state DEC and also
25 Town and Village of Harrison permits and we

1 would be working with both all those
2 agencies to make sure that the proper
3 permits are acquired, and again because
4 there is no direct impact on the actual
5 wetlands themselves that helps alleviate and
6 makes the process a lot more efficient.

7 In terms of traffic and
8 transportation one of the things that we
9 wanted -- there is a traffic study
10 associated with the EIS and it is part of
11 the appendices. The build conditions -- so
12 when you typically undertake a traffic
13 analysis you look at existing conditions and
14 look at build conditions. Because the under
15 operation there will be no discernable
16 difference from the existing conditions
17 because of how little traffic would be
18 generated during the actual operation.

19 The traffic impacts study really
20 focused on the build conditions as the
21 conditions that would exist during the
22 construction impacts of the project. The
23 analysis undertook a number of intersections
24 and they found that all intersections would
25 operate satisfactorily during the

1 construction period and then as part of the
2 proposed mitigation during construction only
3 that No Left Turns would be proposed exiting
4 the project site onto Purchase Street as a
5 mitigation measure.

6 In terms of construction the proposed
7 construction schedule is 36 months. The EIS
8 looked at the air quality impacts associated
9 with construction and it also looked at
10 noise impact associated with construction,
11 and both air analysis and noise analysis are
12 provided as part of the EIS. But, a couple
13 of things to note, there will be dust
14 suppression measures to be employed, there
15 will be ultra low sulfur diesel fuel as well
16 as particular filters on all equipment.

17 Noise itself would be limited --
18 construction would be limited to through
19 Monday through Friday, 7:30 a.m. to
20 8:00 p.m. Saturday from 10:00 a.m. to
21 8:00 p.m. per the Town Village of Harrison's
22 code, but there will be no construction on
23 Sundays. The operation itself would largely
24 occur indoors and so sound barriers will be
25 installed.

1 There is the busiest phase of the
2 construction will last about three months
3 and the total worst case maximum of 70
4 trucks per day -- trucks trips per day, but
5 again that's only a three month process and
6 all construction impacts would be temporary
7 and conclude after the project is complete.

8 The EIS also looked at a couple other
9 environmental impacts, including energy use
10 and conservation as well as measures to
11 avoid or reduce impacts to climate change.
12 The lighting, landscaping and design of the
13 facility took into consideration the ways to
14 reduce impacts to climate change and
15 specifically there is proposing to use solar
16 arrays on the roof and as well as lighting
17 and energy conservation methods.

18 The EIS itself also looked at ten
19 alternatives, one which is the required no
20 action alternative and then nine other
21 alternatives for the project itself and it
22 goes into great detail of the comparison of
23 the alternatives versus the project.

24 So we are here this evening for a
25 public hearing on the Draft Environmental

1 Impact Statement and so with that I will
2 turn it over to the Mayor and we will get
3 started. Thank you.

4 CHAIRMAN MURPHY: Thank you very
5 much. Thank you for a good synopsis. So
6 many folks came in after we had gotten the
7 introductions, if you plan on speaking
8 tonight there is a three-minute time limit
9 on all speakers. You know, we are here to
10 hear your questions and concerns, at this
11 point it isn't a dialogue, nobody enjoys a
12 dialogue more than I do, but tonight we are
13 just here to hear your concerns and to take
14 your questions and they are all with the
15 intent that they will be answered in the
16 FEIS, the Final Environmental Impact
17 Statement. So with that.

18 MS. DICKSON: Yep, I have the first
19 page of the list of speakers, and the first
20 speaker is Anne Gold.

21 MS. GOLD: Good evening, I am Anne
22 Gold from the Purchase Environmental
23 Protective Association, thanks for the
24 opportunity to speak. I want to say that I
25 recognize that you've worked very hard on

1 this. I recognize that this is a plan that
2 has to be built under federal guidelines,
3 but we see things differently because we --
4 PEPA believes that it should be built in the
5 original site.

6 Westchester airport identifies --
7 Westchester master plan of the airport
8 identifies open space watershed and
9 reservoir protection. So it's a little
10 alarming and confusing that the Westchester
11 Joint Water Works is proposing to build this
12 filtration plant within the watershed on
13 property that they don't even own. The
14 application is cited on land that's owned by
15 Westchester County under a possible land
16 swap.

17 By the way, I spoke to three
18 legislators last night at the airport master
19 plan hearing and they had no idea that this
20 required a land swap. They kind of had
21 heard about the water filtration plant and
22 they had not heard about the memorandum of
23 understanding.

24 So I think that it seems like this is
25 all so far along and you don't even have

1 permission to build it on the land where you
2 are planing on building it, and that's
3 something that I'd like to know more about.
4 I know it is not a dialogue, but I would
5 like to you know, get some feed back on that
6 when it's possible.

7 Finally, this is an extremely
8 disruptive project in a corner of the
9 airport that drains into the Kensico
10 reservoir. It risks damaging a watershed
11 that delivers water to over nine million
12 people a day and it potentially puts the
13 county and Westchester Joint Water Works at
14 financial risk because there's already so
15 much money that's spent on monitoring flows
16 and discharges in stormwater into the
17 Kensico reservoir.

18 So there is a lot of other people who
19 are going to speak and those are the main
20 points that I wanted to make, and I thank
21 you for your time and consideration, and
22 again I thank you and I do appreciate the
23 time and effort you put in this. We just
24 have a difference on where it should be
25 located. Thank you.

1 CHAIRMAN MURPHY: Thank you very
2 much.

3 MS. DICKSON: Our second speaker is
4 Ed Doty, D-O-T-Y.

5 MS. DOTY: Good evening, although we
6 decided this was afternoon, so I don't know
7 whether it is afternoon or evening, but
8 anyway, good whatever. I am a member of
9 Purchase Friends Meeting, the Quakers, the
10 Quaker Meeting House that was referred to
11 there. We very much appreciate our new
12 neighbors since we have been there since
13 1700, I know I look as I have been there
14 since 1700, but the Quakers have been at
15 that property since the 1700's. The airport
16 came in, in 1941 so it was a little later.

17 So we definitely would like to see
18 the filtration plant at the original site
19 rather than right behind our meeting house.
20 And I don't quite understand from what we
21 have been able to discover about the
22 Environmental Impact Statement what was
23 wrong with the first site.

24 The -- I have gotten a variety of
25 information about it, but I don't really

1 understand what is wrong with it.
2 Particularly since I think the Joint Water
3 Works has spent a lot of money doing an
4 original site evaluation of that site. So
5 that's the main point.

6 The other point I'd like to ask is
7 has any thought been given to what security
8 is gonna be needed once the site has been
9 built. Are there gonna be bright lights
10 around, is this something that's in
11 danger -- that it's a possible terrorist
12 target, probably not, but I don't think
13 that's been addressed at all in the
14 Environmental Impact Statement. That's it,
15 thank you.

16 CHAIRMAN MURPHY: Thank you, sir.

17 MS. DICKSON: The third speaker is
18 Austa Devlin.

19 MS. DEVLIN: Hello, I am so happy to
20 be here, thank you for having this meeting
21 today. I live in Port Chester and I am a
22 member of the Purchase Quaker Meeting. You
23 could see -- well, you could see once it was
24 pointed out on the map that was shown
25 earlier where the Quaker Meeting is, it

1 wasn't labeled on any of the maps I noticed,
2 it was just a box, but our speaker earlier,
3 thank you, pointed out where it is. That is
4 the location of our Quaker Meeting, our
5 house of worship, which has been -- Quakers
6 have been worshiping in that location, that
7 exact location since 1727. We also have an
8 active Quaker cemetery.

9 That big space behind that little
10 white box and right next to the site that's
11 being proposed, that's our cemetery. In
12 fact, during the Revolutionary War troops --
13 there was a makeshift hospital put in there
14 because it was, again, an active Quaker
15 Meeting and troops could be taken care of in
16 that location.

17 We have been part of the community
18 for 295 years. That stretch along Purchase
19 Street is a lovely, small wooded area that
20 everyone in our community and we consider
21 ourselves part of the community, every one
22 in the community enjoys and not just the
23 neighbors, anyone who drives up Route 120 on
24 Purchase Street wherever they are going to,
25 you know, communities there or the airport,

1 everyone enjoys that stretch of road because
2 it's beautiful.

3 I am extremely concerned about the
4 proposed plan to tear down the trees along
5 Purchase Street right next to the meeting
6 house and build an industrial size building,
7 right next to the Quaker Meeting and
8 cemetery, especially when we know, and I
9 have read the DEIS, we know that the Joint
10 Water Works has another completely
11 appropriate site which is not on Purchase
12 Street, which it already owns, which it has
13 already studied and found to be suitable, it
14 has already cut down a lot of trees on the
15 other site, and the other site is not next
16 to a house of worship.

17 We all want clean water and we are
18 glad that the Westchester Joint Water Works
19 wants to achieve that, but the site next to
20 the Quaker Meeting House is not the right
21 location.

22 CHAIRMAN MURPHY: Thank you, ma'am.

23 MS. DEVLIN: Thank you.

24 MS. DICKSON: Speaker number four is
25 Peter Close.

1 MR. CLOSE: There is no R in there,
2 right? Awesome. So first of all I want to
3 say I have been -- I have been meeting with
4 you for a long time virtually and in person
5 and the Board the staff are certainly a
6 great group to spend time with.

7 Second thing I have to say if I had
8 no choice about having a meeting house -- I
9 mean excuse me, a large building, like
10 filtration plant built by our meeting house,
11 I would certainly like the Water Works doing
12 that and particularly John Fry.

13 He had this fortunately I should have
14 to say, stopped by our meeting house almost
15 a year ago when there were siding the
16 cameras and first our caretaker got excited
17 and so I don't know, he doesn't want to
18 admit to it, but -- so it was very animated
19 argument, but I got stuck in traffic and
20 present -- then the clerk of Trustees also
21 was gone after I showed up, and then it was
22 me, I had my turn for an hour. So poor John
23 who was there two hours really heard a
24 mouthful from the Quakers.

25 And one of the things we stressed,

1 well, it had to be built we really wanted a
2 green building, I mean, we wanted a
3 beautiful thing there at least if you have
4 to you know, live with something let's have
5 it spectacular and I have to admit, I'd said
6 John Fry did the best he could for the
7 building and I am sorry he was cut short, I
8 wanted to hear more about how he did that.

9 But having said that -- but
10 unfortunately the fact is we have a massive
11 building that is being built next to our
12 meeting house, there is no way around it,
13 it's huge. One of the things I said to
14 John, oh well, gee, you already have it like
15 20 feet underground, can you put it 110 down
16 feet and plug in 20 feet, you know. So we
17 were talking about a number of those things
18 like that. And he said no, we really can't
19 do that. So I said what about a berm, you
20 know, a big berm, and he said, no, you can't
21 really do a berm and I never really
22 understood that until now, and I understand
23 because there is really no room for a berm
24 on that property. You couldn't put
25 everything in, in that site, you know, it

1 took me almost a year to figure that one
2 out.

3 So having said that, this is a huge
4 building, it is oversized for the site, it
5 is way too big. Now, that's point number
6 one. And you can fix it up as much as you
7 want, it's still a gigantic building, so
8 it's way out of proportion plus you already
9 have another site and you know, you've owned
10 that site now for 24 years if I am not
11 mistaken, depending upon which document you
12 reading, either in 1998 or 1999 you bought
13 it. So it is a perfectly and appropriate
14 site, it hasn't been explained why it's not
15 any good.

16 You had a Final Environmental Impact
17 Statement drafted, but I am sure if it has
18 approved, but you've done all the site work,
19 all of the investigations, they have -- they
20 had to -- they had it done over a year ago
21 now, I believe, and -- but you chose to go
22 back to do that and come over next to our
23 meeting house.

24 So one of the things I have to ask,
25 and I didn't really focus on any of this

1 until later, and this is a hard question and
2 I hope I will get an answer to this. So the
3 airport is not in the business of buying or
4 selling real estate and in 26 -- 2006, 2007,
5 2008 -- I'm sorry, what?

6 CHAIRMAN MURPHY: You're good. Keep
7 going, speed it up.

8 MR. CLOSE: -- the -- for some reason
9 and back then you wanted the airport, so we
10 wanted to built on this site of the airport,
11 we wanted this piece of the airport
12 property, we want that piece. And the
13 airport said no, no, no. You wanted to
14 build it back next to our meeting house and
15 the airport said no, you can't do it. And
16 part of it was there was supposed to be a
17 green buffer over there but the airport was
18 not going to give you any property.

19 Something happened between 2008 and
20 2021 -- 2020, and that's what I am trying to
21 figure out. Apparently the Water Works did
22 go to the airport and said we would like to
23 have that site and the airport for some
24 reason this time said yes, we will give you
25 that site, okay. So that seems unusual to

1 me. Why is the airport giving away land
2 base for it. Now of course --

3 CHAIRMAN MURPHY: Mr. Close, your
4 three minutes are up, so could you just wrap
5 it up, please.

6 MR. CLOSE: Yep. It's a swap, but
7 the most important thing it was the same
8 area, 13 acres, but the value of that piece
9 of property, okay, is much less. It's not
10 an even swap, they're not of equal value. I
11 don't think there is any way any appraiser
12 would appraise something way back off of
13 Purchase Street, where there were like 700
14 feet of frontage on Purchase Street and as
15 you know I -- I've spent hundreds of hours
16 on this, I'm sorry I only have three
17 minutes, but those are the points I wanted
18 to stress.

19 CHAIRMAN MURPHY: Thank you, sir. I
20 appreciate it.

21 MS. DICKSON: Speaker number five is
22 David De Lott.

23 MR. DE LOTT: Good evening, and
24 thanks for the opportunity to speak today.
25 My name is David De Lott, I moved from New

1 York city with my wife Elena to Purchase
2 Street a little bit over a year ago. Elena
3 and I moved to Purchase in anticipation of
4 raising our first child, Sophy, she is the
5 noise maker over there on the second row,
6 she's now 11 months and here with me today.

7 Elena and I spent a considerable
8 amount of time researching suburban
9 neighborhoods in search of more space and
10 less crowded venues and we landed on idyllic
11 Purchase where we have lived happily
12 enjoying fresh air, sparse traffic and fresh
13 eggs from my neighbors over there on the
14 third row. Very welcoming and family
15 neighbors all around.

16 You can only imagine our devastation
17 when we learned just about a month ago that
18 a massive water filtration plant was being
19 planned to be built by WJWW directly across
20 from our house in paradise and within the
21 protected Kensico reservoir watershed no
22 less.

23 My neighbors and I have done our
24 research and we understand that WJWW already
25 owns an alternative location outside the

1 watershed that is not only a preferable site
2 for the plant, no parties object to the
3 alternate site, but was also the originally
4 intended logical location for the plant.

5 I don't know what seems to be the
6 mysterious circumstances as to why the
7 location was moved to a much less desirable
8 location which severely impacts me, all of
9 my neighbors, the house of worship utilized
10 by the Quakers, but this is just unjust and
11 in my opinion outrageous.

12 I moved to Purchase to get away from
13 noise, traffic, pollution and to raise my
14 daughter in a peaceful welcoming
15 environmentally friendly rural setting and
16 now this project is jeopardizing all of
17 that. My neighbors and I are not disputing
18 the need for cleaner water and are
19 supporting the building of a water treatment
20 plant in an environmentally friendly way,
21 however building it within the protected
22 Kensico reservoir watershed, in close
23 proximity to residential homes and a house
24 of worship makes no sense whatsoever
25 especially when WJWW already owns a site

1 which makes more sense from every
2 perspective. Thanks for your time.

3 CHAIRMAN MURPHY: Thank you, sir.

4 MS. DICKSON: Mayor, the speaker
5 number six is Linda Keil.

6 MS. KEIL: Alright, thanks for having
7 this hearing and for the opportunity to talk
8 to you tonight. My name is Linda Heineman
9 Keil, I grew up in Purchase and love to the
10 house that was next to Old Oaks Country
11 Club. For 70 years since my childhood I
12 have been a member of Purchase Friends
13 Meeting. I have seen a lot of development
14 and change in Purchase, some good and some
15 not so much.

16 However, the plan to build an
17 industrial size filtration plant next to the
18 Meeting House is a misguided plan and an
19 effort that seems to have taken on a life of
20 its own. I think you could call this the
21 filtration plant that got misplaced.

22 This plant was originally going to be
23 built on land right down on street, south of
24 Tower Road and about a quarter of a mile off
25 Purchase Street. It was and is a good

1 location, not near homes or houses of
2 worship and most importantly, I emphasize
3 that, most importantly, not in the Rye Lake
4 Kensico reservoir watershed. The original
5 site has already gone through much of the
6 preparation and development that has yet to
7 be done for the site on the airport property
8 on Tower -- by Tower Road.

9 It has is a DE -- FEIS, no need to
10 spent money on duplicated assessment. When
11 it was originally proposed the owner refused
12 access to this site, the new owner is
13 thankfully allowing access, hooray, just in
14 the nick of time, you can save us. All
15 that's needed is the approval of the WJWW
16 and the county board of legislators and the
17 county executive. It is a win, win, win.
18 Let's get it done.

19 There had been 300 signatures to an
20 online petition and more than 20 signatures
21 in person. I don't see any petitions asking
22 for this to be in the replacement location,
23 nobody is knocking on the door and saying
24 please put it right next to our house of
25 worship and the homes that are there. That

1 would by illogical. Let's turn this ship
2 around.

3 This presentation looks very
4 impressive and it will look even better when
5 it is built on the original site. Please
6 use your logical brains that God gave you to
7 think about this carefully. I know -- I
8 just want to say one more thing. I know
9 that a lot of times when things are done in
10 presentation and they look so good, the
11 perspective that you get are all these
12 pretty little drawings and the photographs,
13 but what this really means is that it is
14 going to be an industrial building that is
15 using chemicals that can very likely wind up
16 in the watershed. So, this is serious
17 business here for all of you and us.

18 CHAIRMAN MURPHY: Thank you very
19 much.

20 MS. DICKSON: Thank Ms. Keil, I
21 apologize for mispronouncing your name.
22 Number seven, our speaker tonight is Eric
23 Gordon.

24 MR. GORDON: Good evening members of
25 the Board of Trustees, Eric Gordon with

1 Keane and Bean. I represent Sylvan
2 Development Corporation which is the owner
3 of the approved subdivision that is adjacent
4 to the alternative or the original site that
5 has been mentioned a number of times
6 tonight.

7 I did write a letter to the Board of
8 the Trustees as a submission, as a comment
9 on the DEIS, notifying the Board of Trustees
10 and counsel that Sylvan Development
11 Corporation at this time you know, although
12 it would certainly prefer some of the
13 alternative sites that were looked at in the
14 DEIS, such as further in the airport or on
15 the other side of 684, it understands some
16 of these alternatives are not, really not
17 feasible that it is, but it would accept the
18 site -- the water plant at that original
19 site with you know, we would also prefer the
20 access to it after construction is done to
21 go to the airport, but again if that is not
22 something that's possible you think it can
23 be worked out, but if it not something
24 possible, we would have no objection and we
25 would be willing to enter into some kind of

1 agreement with the Joint Water Works if, in
2 fact, that is part of the thinking that was
3 taken into account by Joint Water Works and
4 in choosing this current site.

5 Certainly the residents here and
6 Ms. Gold from PEPA stated a lot of good
7 reasons why this -- the current proposed
8 action site is not as -- you now, it is not
9 acceptable and that the original site is
10 better, and again, mentioned several times
11 it that there was a draft EIS and a fully --
12 I believe a final EIS or a drafted final EIS
13 that was prepared for the alternative site
14 in which I believe the position was you
15 know, the impacts could be mitigated at that
16 site.

17 Of course, as the owner of this
18 subdivision which is undeveloped right now,
19 we would want to make sure and wanted me to
20 make some of one of our comments are gonna
21 be to make sure a lot of the mitigation
22 efforts that have now been designed by your
23 new set of professionals would be
24 implemented for the alternative site and
25 that the alternative site you know, be

1 studied and all the mitigation efforts put
2 into the alternative site and a real
3 comparison between the two as to what are
4 the benefits and what aren't.

5 Because again, as -- I think from
6 Sylvan's perspective we don't understand
7 what the exact reasoning was from moving to
8 the airport site at this point in time, you
9 know.

10 And again, I think the alternatives
11 are an important part of the SEQRA analysis,
12 and you are right they have been studied,
13 but to just dismiss them and to move forward
14 as if there are -- there is no other
15 alternative especially in this situation
16 where there is a very valid alternative,
17 potential alternative and that there are
18 impediments to that if the county doesn't
19 grant the land swap, I think you are getting
20 out of -- you know, to quote a term, getting
21 a little ahead of your skis here.

22 We understand you are studying the
23 site but the one thing that I've noted is
24 that there -- and I will finish up, there
25 was on the agenda for the town of Harrison

1 Planing Board, there was a application -- a
2 study of the applications, I believe, the
3 special permit, wetlands and site plan,
4 that's already on the agenda for the Planing
5 Board, which creates you know, concern that
6 there is money being spent on this for
7 permits, and I know you are under a gun with
8 the EPA and other people, I understand that.
9 I just think you are getting a little ahead
10 of yourselves by moving forward on that and
11 I implore the Board to slow that down.
12 Thank you.

13 CHAIRMAN MURPHY: Thank you
14 Mr. Gordon. Next up.

15 MS. DICKSON: Number eight is Diana
16 Schusterhoff. I got it, right?

17 MS. SCHUSTERHOFF: You did. Thank
18 you. Okay, my name is Diana, I'm the house
19 in your drawings, the one right across the
20 street Purchase, and there is that house,
21 the round driveway.

22 CHAIRMAN MURPHY: Excuse me one
23 second. Please, please keep it down in the
24 back so we can hear the speaker.

25 MS. SCHUSTERHOFF: So that's me and I

1 live there with my husband is here and my
2 two kids, two years old and four years old.
3 I have a plethora of concerns from safety,
4 to trucks, pollution, sound, environmental
5 impact and so on.

6 I wasn't planning on speaking, this
7 really isn't my thing, but hearing just now
8 about the construction and the hours that is
9 incredibly upsetting. Sorry. My kids go to
10 sleep earlier than you and they will sleep
11 later than you will start. For three years
12 actually really awesome.

13 Traffic, you can say is not really a
14 concern but then think about the fact that
15 there are 70 routes everyday or 70 trips
16 that they are allowed to take, that's --
17 that's clearly extremely concerning for
18 anyone that lives in the area or anyone that
19 even travels that road to go to the Purchase
20 Community House, to go anywhere on that
21 street.

22 Something that also stood out to me
23 just now, the trees. We are so concerned
24 about the hundred foot buffer, but yet you
25 are taking down close to 600 but only

1 putting up 300 trees. That doesn't seem to
2 equate for me, but anyway. You already own
3 a site and I don't know that much about it,
4 I am aware that it was already indebted, it
5 is already owned by you guys, all the work
6 has been done. So I implore you to please
7 take a look at that original site again for
8 the sake of my family, and all the residents
9 in Purchase. So thank you.

10 CHAIRMAN MURPHY: Thank you, ma'am.

11 MS. DICKSON: I have no other
12 speakers.

13 THE COURT: There is no other
14 speakers? Did anyone who hasn't signed up
15 and who wants to speak. Could you just
16 please tell Mary your name. And just please
17 state your name for the record, ma'am.

18 MS. CSEKO: Nicole Sceko.

19 THE COURT: Nice to meet you.

20 MS. CSEKO: Nice to be here. So I
21 didn't plan to speak today, I came here when
22 I heard about the proposed development. I
23 grew up in Purchase, I was born probably no
24 more than a few hundred yards from the
25 proposed site. I grew up across from the

1 Quaker Meeting House, across from the
2 beautiful historic cemetery, across from the
3 houses there. And why I am here I
4 understand the need to secure safe water
5 supplies for the community I also have
6 questions why the alternative site was not
7 chosen.

8 Many people have spoken about that,
9 but I also want to give another perspective
10 of someone who has lived in that area, who
11 was born there, raised there, returning
12 there to continue my life within beautiful
13 Purchase. As my neighbors have spoken
14 right, the presentation is a beautiful micro
15 culture of what potentially could be.

16 But as someone who already lives on
17 that site, who has been there and went
18 through the extension of the airport, the
19 trees today provide just about enough cover
20 for the historic and beautiful location of
21 the Quaker Meeting House in that area of
22 Purchase, New York.

23 With the removal of further trees
24 honestly we are really concerned about what
25 this is gonna do to the nature of the

1 community. Yes, you can make the building
2 look more like a barn, I mean, I don't think
3 there's been many barns in Purchase now for
4 probably hundreds of years, but it is still
5 going to be a very large location and I
6 think we're trying to skirt around the
7 issue, it's going to cause a massive
8 disruption and potentially for years for
9 residents.

10 And I also am concerned why there
11 isn't a more detailed comparison of
12 locations, why it is going to be built in a
13 protected watershed in a location of I would
14 say not just aesthetic but potentially
15 historical significance with the Quaker
16 Meeting House and of course the associated
17 cemetery that has been the final resting
18 place for the community.

19 And also all those families who have
20 lived in Purchase. Again, Purchase Street
21 already today is a narrow location, it's a
22 narrow street, it's serving several to
23 Purchase Community House, the Purchase
24 school. It is an area of beauty that many
25 bike riders, you know, whether you are pro

1 or against have been using, you know, on
2 weekends or on week days their riding, 70
3 large construction trucks going by
4 day-by-day for three years, I mean it is
5 already a crowded location just to safety
6 concerns of that level of activity in a
7 location that doesn't really have the
8 infrastructure to support that many vehicles
9 is also of a concern, you know.

10 I just want to make sure that you
11 know, when the locations are being
12 considered, environmentally as well as you
13 know, keeping the character of the location
14 of the community I think it's also something
15 that needs to be considered as well as a
16 general safety of the local populous during
17 a very extensive, and a very disruptive
18 construction process.

19 Again, you know, I didn't prepare
20 words, I've learned of the hearing and when
21 I heard about it and understanding about the
22 potentially negative impact on -- in the
23 area I grew up in and with many friends and
24 family who I loved, I wanted to speak and
25 say that you know, why are -- I want to see

1 more of a comparison, I am not against a
2 water filtration plan, but what I am for is
3 clear open detailed communication with full
4 transparency to anyone who is gonna be
5 potentially impacted by this site.

6 I have tried to find more information
7 about alternative locations, what the
8 proposals were there and it is few and far
9 in between, that's one of the reasons why
10 I've come here today hoping that it would
11 actually be surfaced in an open forum, I am
12 not sure if I have seen that yet. And again
13 I just you know, I just wanted to share a
14 few words and thank you so much for your
15 time and consideration.

16 THE COURT: Thank you very much.
17 Thank you all for coming out on an
18 afternoon, I know it is a rush for everybody
19 to get home and people have a lot of
20 commitments, and children and families.
21 Everything that you said tonight will be you
22 know, addressed, I hear your concerns, we
23 hear your concerns, you know, but we will do
24 it as part of the process.

25 How this worked tonight was how the

1 law requires us to work. This is how the
2 public hearing in a Draft Environmental
3 Impact Statement is supposed to function you
4 know, I -- I am sorry for the lack of
5 dialogue but that is kind of what the law
6 allows us, but we will be taking everything
7 seriously and we will -- you will of course
8 be informed of the next steps through our
9 website and you know, you can always contact
10 us with more information or more questions
11 up until June 6th. So thank you all for
12 showing up here tonight.

13 MS. DICKSON: And I just, Nicole, if
14 you could just clearly spell your last name
15 because you know, because he will need to
16 reference you in the document.

17 CHAIRMAN MURPHY: And I need a motion
18 to end the meeting.

19 MS. ELKIND ENNEY: So moved.

20 THE COURT: Second.

21 (Recording ends)
22
23
24
25

C E R T I F I C A T I O N

I, Eunice Patchen, certify that the foregoing transcript of proceedings in the matter of **Westchester Joint Water Works Rye Lake Filtration Plant Public Hearing, heard on May 25, 2022**, was prepared using the required transcription equipment and is a true and accurate record of the digitally recorded proceedings.

Eunice Patchen

PATCHEN STENO SERVICES LLC

357 Huguenot Street

New Rochelle, NY 10801

Date: **June 14, 2022**

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From: SEQR@WJWW.COM
To: [Valerie Monastra](#)
Cc: [L. Dickson](#); [Philip Karmel - Bryan Cave Leighton Paisner / BCLP \(pekarmel@bcdplaw.com\)](#); [Paul Kutzy](#); [David Birdsall](#)
Subject: FW: Comments: Draft Environmental Impact Statement (DEIS) for a proposed \$110 million drinking water filtration plan
Date: Monday, June 6, 2022 11:33:52 AM

I'm forwarding another comment that was submitted to the SEQR email this morning.

Thank you,

Mary Polvere

Secretary to Board of Trustees
Westchester Joint Water Works
1625 Mamaroneck Avenue
Mamaroneck, New York 10543
(914) 698-3500 Ext. 612

From: Anne Gold <agold@pepany.com>
Sent: Monday, June 6, 2022 11:06 AM
To: SEQR@WJWW.COM
Cc: Anne Gold <agold@pepany.com>
Subject: Comments: Draft Environmental Impact Statement (DEIS) for a proposed \$110 million drinking water filtration plan

Dear Mr. Kutzy and Members of that Westchester Joint Water Works (WJWW) Board:

On behalf of PEPA I attended and spoke at the May 25, 2022 DEIS Public Hearing for the WJWW Filtration Plant at the entryway of Purchase, next door to the Purchase Quakers Meeting House, adjacent to neighbors, and within the protected Kensico Reservoir Watershed (the "Watershed"). Please add these written remarks to that testimony.

It's alarming that Westchester Joint Water Works (WJWW) is proposing to build a massive water filtration plan within the Kensico Watershed on property owned by Westchester County in the Westchester County Airport under a possible land sale or swap subject to approval by the Board of Legislators.

This extremely disruptive application for a project in a corner of the airport property that drains into the Kensico Reservoir; that will risk damaging a watershed that delivers water each day to 9 million people; and potentially puts the county at financial risk since under county control, millions of dollars are/have been spent to minimize and monitor the flow of discharges as well as airport stormwater into the Kensico Reservoir.

However, WJWW already owns a nearby parcel located at 12 Stone Ridge Road that is located outside of the Watershed on which the plant should be constructed (the "WJWW Property

Site"). It is irresponsible and illogical for WJWW to build the filtration plant within the protected Watershed when WJWW owns an alternative location outside the Watershed that is a preferable site for the plant, especially since no parties object to the WJWW Property Site, including PEPA, Purchase Quakers, the neighboring property owners, and Sylvan Development Corporation, which owns the property bordering 12 Stone Ridge Road.

Additional advantages of the WJWW Property Site include:

- The WJWW Property Site was purchased by WJWW in 2002 for the express purpose of constructing a water filtration plant!
- It does not conflict with Harrison Comprehensive Plan
- It does not conflict with the Westchester County Airport Master Plan
- It does not require a land swap with the Westchester County or approval from the FAA
- It does not deforest over 6 acres of property fronting on Purchase Street
- It does not create more impervious surface in the Watershed
- It does not negatively impact the residents living near the Airport Site or the Purchase Quakers
- It will not result in a huge industrial plant visible from Purchase Street at the gateway to Purchase

Thank you for the opportunity to present these concerns. We look forward to hearing your thoughts.

Sincerely,

Anne Gold

Anne J. Gold, Executive Director
Purchase Environmental Protective Association
3003 Purchase Street – Box 21
Purchase, NY 10577
(914) 960-3088
www.pepapurchasenyc.com

From: SEQR@WJWW.COM
To: [Valerie Monastra](#)
Cc: [L. Dickson](#); [Philip Karmel - Bryan Cave Leighton Paisner / BCLP \(pekarmel@bcdplaw.com\)](#); [Paul Kutzy](#); [David Birdsal](#)
Subject: FW: WJWW PROPOSAL TO BUILD A MASSIVE WATER FILTRATION PLANT WITHIN THE WATERSHED
Date: Monday, June 6, 2022 10:01:43 AM

Good morning,

I am forwarding the first of two emails that were submitted to the SEQR email last night.

Thank you,

Mary Polvere

Secretary to Board of Trustees
Westchester Joint Water Works
1625 Mamaroneck Avenue
Mamaroneck, New York 10543
(914) 698-3500 Ext. 612

From: Fran Klingenstein <fran.klingenstein@juliabfee.com>
Sent: Sunday, June 5, 2022 10:47 PM
To: SEQR@WJWW.COM
Cc: Anne Gold <agold@pepany.com>; Earl Doppelt <earldoppelt@gmail.com>; Jean Taplett <jctaplett@gmail.com>; William Klingenstein <wpk100@yahoo.com>
Subject: WJWW PROPOSAL TO BUILD A MASSIVE WATER FILTRATION PLANT WITHIN THE WATERSHED

As a resident of Purchase for the past 45 years and a Board Member of PEPA, I am appalled that the WJWW would seek to swap land it already owns outside the Watershed for land owned by the Airport next to the Purchase Quaker Meeting House, a cemetery, in close proximity to residents' homes and within the Watershed. The negative impact on our community in terms of the safety of our drinking water as well as 1000's and 1000's of others, deforestation of property on Purchase Street and the disruption of our residential life is unconscionable and totally irresponsible.

I am also a Broker with Julia B. Fee Sotheby's International Realty. As well as the threat of the Westchester County Airport expansion, building a huge industrial plant in a residential area and visible from Purchase Street can only serve to discourage potential buyers from wanting to live in what has always been a very desirable bucolic community. Existing homeowners will also suffer from a decrease in the property values of the homes they have chosen as ideal for themselves and for raising their families.

I sincerely hope that reasonable minds will prevail and make a decision that will take into account the long-term well being of the residents of Purchase and the safety of all those who rely on the water supply

Thank you,
Fran Klingenstein



Fran Klingenstein, GRI, SFR

Licensed Associate Real Estate Broker

Julia B. Fee Sotheby's International Realty

Rye Brokerage
49 Purchase Street Rye, NY 10580

c. 914-772-4203 o. 914-967-4600

fran.klingenstein@juliabfee.com

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From: SEQR@WJWW.COM
To: [Valerie Monastra](#)
Cc: [L. Dickson](#); [Philip Karmel - Bryan Cave Leighton Paisner / BCLP \(pekarmel@bcdplaw.com\)](#); [Paul Kutzy](#); [David Birdsall](#)
Subject: FW: Public Comment DEIS Rye Lake Drinking Water Filtration Plant
Date: Friday, June 3, 2022 12:37:03 PM

Hi everyone,

The email (below) was submitted to the SEQR email this morning. I'm forwarding for your records.

Thank you,

Mary Polvere
Secretary to Board of Trustees
Westchester Joint Water Works
1625 Mamaroneck Avenue
Mamaroneck, New York 10543
(914) 698-3500 Ext. 612

From: RICHARD L LYMAN <rlyman2@aol.com>
Sent: Friday, June 3, 2022 10:03 AM
To: SEQR@WJWW.COM
Cc: woolmanj@aol.com
Subject: Public Comment DEIS Rye Lake Drinking Water Filtration Plant

My name is Richard Lyman, I have lived with my family in the town of Harrison for 42 years. I am a member of Purchase Friends Meeting since the early 1960s which is next to the proposed site of the filtration plant.

In 1976 I received a degree from SUNY Purchase in Environmental Studies. I worked for the City of White Plains Fire department for 44 years. During that time, I was a certified NYS Building and Fire Code Enforcement Officer for 30 years reviewing site plans and enforcing state and local building and fire codes.

For the health and safety of our communities, there is no question that the Westchester Joint Water works filtration plant needs to be built.

However, the Draft Environmental Impact Statement gives us two viable options. The first is the proposed site on Purchase Street owned by Westchester County. The second site is already owned by WJWWs at a site

located adjacent to the airport.

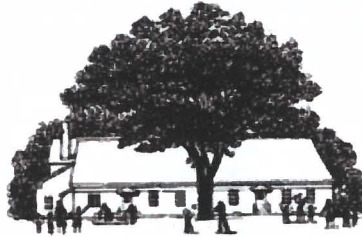
The current proposed site is located in the Rye Lake water shed and would require a land swap of equal value with the site owned by WJWW. The Westchester County Board of Legislators would need to approve the land swap.

In my opinion the site owned by WJWW is a better option. This site was originally proposed in 2007 by WJWW. It is outside the Rye Lake watershed and would not require a legislative action by the county board for a land swap that may or may not be of equal value.

Westchester Joint Water Works needs to review the two sites and prepare a comprehensive comparison based on the submitted public comments to fully evaluate these options. Thank you for providing us with safe drinking water.

Richard L. Lyman

Purchase Friends Meeting



4455 Purchase Street
P.O. Box 164
Purchase, NY 10577

May 24, 2022

segr@wjww.com and dbirdsall@wjww.com

Westchester Joint Water Works
1625 Mamaroneck Avenue
Mamaroneck, N.Y. 10543
c/o David Birdsall, Business Manager

Re: WJWW Plan to Build a Water Filtration Plant

Dear Mr. Birdsall:

At our First Day business meeting on May 15, 2022, Purchase Meeting Friends discussed the WJWW's plan to build a water filtration plant next door to our meeting house.

Friends came to unity and approved the following minute:

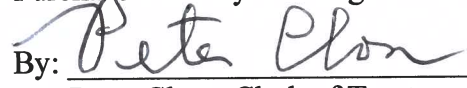
"Although we recognize the difficulty the Westchester Joint Water Works has faced in locating the best site for its mandated water filtration plant, we request that the WJWW build the plant on the original site which they already own which is not in the Rye Lake Watershed."

We invite you to meet with our members at our meeting house to discuss our concerns.

Very truly yours,

Linda Houser, Co-Clerk
Purchase Monthly Meeting

Jane Olsen, Co-Clerk
Purchase Monthly Meeting

By: 
Peter Close, Clerk of Trustees
Purchase Monthly Meeting

cc: Hon. George Latimer, Westchester County Executive, ce@westchestergov.com
Hon. Nancy E. Barr, Westchester County Legislator, barr@westchesterlegislators.com
Debbie Friedman, Legislative Aide-District 6, debbief@westchesterlegislators.com



[EXTERNAL EMAIL] Town Planning Board Meeting 5/24/22 re: Water Filtration Project

JB Billone

to:

rcusumano

05/24/2022 12:52 PM

Hide Details

From: JB Billone <jbillone@gmail.com>

To: rcusumano@harrison-ny.gov,

<p>RECEIVED</p> <p>MAY 24 2022</p> <p>PLANNING BOARD</p>
--

As the property/homeowner (since 1988) residing at 4443 Purchase St (Assessment Map Block 0971 Lot 009) I am writing in opposition to the construction of the proposed WJWW Filtration Plant on the "airport site" location. WJWW should build its filtration plant on the property it currently owns and which was previously approved by the Town of Harrison for that purpose. I don't understand why an 11th hour "attempted land swap deal with the County Airport" now makes this site preferable to anyone, and especially not the homeowners who chose to live here and raise our family's here. The Harrison Public School's, especially Purchase Elementary and the phenomenal after-school Community House has been a Godsend to my children growing up. Ask any realtor just what that means to family's wishing to move here. The Zoning Map designates this entire section of Purchase, Town of Harrison, R1-Single Family Residential, so why should we allow a non-approved use to be permitted. We all understand and appreciate the need for clean safe drinking water and are not in objection to a filtration plant being built but just not at this site within the Watershed. Please reject the Site Plan Review, Special Exception Use Permit and Wetland Permit Review for the Rye Lake Water Filtration Plant at this site. Thank you.

Sincerely,

Joseph M Billone
4443 Purchase St
Purchase, NY 10577
(914-643-6306)

--

"Look backward with pride and forward with hope"

ci vediamo,

JB

Joseph M Billone
PO Box 571
Purchase, NY 10577

<p>CAUTION: This email originated outside of the Town/Village of Harrison email system. Do Not click links unless you recognize the sender and know the content is safe.</p>

Filtration Plant belongs at the Original site.

My name is Linda Heineman Keil. I grew up in Purchase and lived in a house that was next to Old Oaks Country club. For 70 years, since my childhood I have been a member of Purchase Friends Meeting. I've seen a lot of development and change in Purchase. Some good and some not so much.

However, the plan to build an industrial-sized filtration plant next to the Meetinghouse is a misguided plan and an effort that seems to have taken on a life of its own. I think you could call this the filtration plant the got misplaced. This plant was originally going to be built on land $\frac{3}{4}$ of a mile south of Tower Rd and about $\frac{1}{4}$ mile in off Purchase Street. It was and is a good location—not near homes or houses of worship and most importantly not in the Rye Lake/Kensico Reservoir watershed. This original site has already gone through much of the preparation and development that has yet to be done for the site on the airport property on Tower Rd. It has a DEIS and an FEIS! (No need to spend money on duplicated environmental reviews.

I would take all of this out about the owner of the easement parcel. It is not completely accurate about and I can't correct it here. Also, there is no approval necessary from George and the Legislature for the site they already own. You could say that instead. (When it was originally proposed the owner refused access to this site. The new owner is, thankfully, allowing access. Hooray!! Just in the nick of time.) (All that's needed is the approval of the WJWW and the County Board of Legislature and County Executive). It's a win win win. Let's get it done. There have been 300 signatures to an on-line petition and more than 20 signatures in person. I don't see any petitions asking for this to be in the replacement location. That would be illogical.

Thank you for being logical and listening to the residents and people of Purchase and Westchester.

From: SEQR@WJWW.COM
To: [Valerie Monastra](#)
Cc: [L. Dickson](#); [Philip Karmel - Bryan Cave Leighton Paisner / BCLP \(pekarmel@bcdplaw.com\)](#); [Paul Kutzy](#); [David Birdsall](#)
Subject: FW: Purchase Friends Meeting's SEQRA Comments Submitted in follow-up w/ WJWW's April 12, 2022 DEIS/May 25, 2022 hearing re RYE Lake Water Filtration Plant
Date: Tuesday, June 7, 2022 9:14:50 AM

Here is the second of the two emails submitted last night to the SEQR email from Peter Close on behalf of the Quakers. Please see previous email for attachment not included with this submission.

Thanks, again,

Mary Polvere

Secretary to Board of Trustees
Westchester Joint Water Works
1625 Mamaroneck Avenue
Mamaroneck, New York 10543
(914) 698-3500 Ext. 612

From: woolmanj@aol.com <woolmanj@aol.com>
Sent: Monday, June 6, 2022 7:47 PM
To: SEQR@WJWW.COM
Cc: David Birdsall <DBirdsall@wjww.com>; woolmanj@aol.com
Subject: Purchase Friends Meeting's SEQRA Comments Submitted in follow-up w/ WJWW's April 12, 2022 DEIS/May 25, 2022 hearing re RYE Lake Water Filtration Plant

Pls disregard previous email with small print. Pls use this one with larger print!

June 6, 2022

Sent by email to:

seqr@wjww.com
and
dbirdsall@wjww.com

WJWW
1625 Mamaroneck Avenue
Mamaroneck, N.Y. 10543
c/o David Birdsall
Business Manager, WJWW

Dear David Birdsall:

(1) I am submitting the attached letter on behalf of Purchase Monthly Meeting of the Religious Society of Friends(Quakers) in connection with the WJWW plans to build a water filtration plant next to our meeting house on Purchase Street which letter contains the minute we approved at our May 2022 business meeting asking WJWW to build their water filtration plant on the land they already own.

I handed Chairman Tom Murphy a copy of the attached letter at a recent WJWW board meeting and he said he would include it with the SEQRA comments which were already coming in. Since I did not ask him for a receipt, I am submitting the attached letter again, this time by email so as to get the SEQRA receipt that will be sent back once your office receives this email. My apologies for burdening you with the same letter twice!

(2) I am also submitting this email containing Purchase Meeting's Trustees' comments in connection with the May 25, 2022 WJWW hearing on WJWW's DEIS for the Rye Water Filtration Plant which should be included with the other SEQRA comments already received.

Please put this email with our Friends Meeting's comments below in the SEQRA file.

Very truly yours,

Peter Close, Clerk of Purchase Meeting Trustees

Purchase Friends Meeting's 4/12/22 DEIS Comments
submitted by email 6/6/22 to WJWW SEQRA mailbox

P. 1-1-Description of the Proposed Action-Please state whether or not it is correct that it was WJWW which first approached Westchester County about acquiring/purchasing the Proposed water filtration plant site on Airport property next to our Friends Meeting house.

Please state the name of the WJWW representative who first approached the County about acquiring the Proposed Site.

Please state the name of the representative of the County who responded to WJWW's request to purchase the Proposed Site.

Please state whose idea it was to transfer the "Exchange Site" already owned by WJWW for the County-owned Proposed Site next to our Friends

Meeting House.

Please state the date upon which a non-binding Memorandum of Understanding was signed by WJWW and the County to facilitate the sale of the Proposed Site to WJWW.

As the Memorandum of Understanding sets forth the transfer of the Proposed Site to be facilitated as an exchange of "equal sized and valued parcels of property," and the Proposed Site has never had an assessed value, please state how was it determined that the Proposed Site and the Exchange Site were of "equal value"?

We believe that the Proposed Site with 1000 feet of frontage on Purchase Street may have a market value as much as three times that of the Exchange Site which is 1/4 mile off Purchase Street thus making it highly unlikely that the Proposed Site and the Exchange Site are of "equal value."

Please state if an appraisal of the Proposed Site was obtained, who obtained it, the date of the appraisal and state the appraised value of the Proposed Site.

P. 1-4-Paragraph C.-Project Site Layout-The DEIS states that a 6' high retaining wall will be located on the southern side of the plant.

Additionally, a 10' high fence will surround the filtration plant.

Please set forth the purpose of the 6' high retaining wall and why it is not redundant to the 10' high fence.

Please state the nature of the 10' high fence and whether it is a chain-link fence or not.

Please provide alternatives to having an industrial-style chain-link fence.

Please apply for a waiver from the NYSDOH and any other involved town, county and state boards to reduce the height of the 10' high chain-link fence to 6' or lower or to eliminate the need for such a fence altogether,

Please consider making efforts to have this fence conform to the Town of Harrison zoning laws which require fences no higher than 4'6" rather than applying for a variance from the Town of Harrison Planning Board and any other town, county and state boards to increase the height of the 4'6" high

chain-link fence to 10'.

Please explain to us, as your prospective new neighbors, why we should have to stare at several hundred feet of 10' high chain-link fence built 80' from our playground, meeting house and graveyard next door.

Please explain why our neighbor Joe Billone's house will be 75 feet from this 10' tall chain-link fence.

Please explain why our caretaker's apartment at the corner of our meeting house will be 100' from this 10' tall chain-link fence.

Please explain why a berm could not be built in place of this 10' tall perimeter fence.

We believe an earthen berm will provide a much more effective sight and sound attenuation barrier than a chain-link fence.

We believe that a chain-link fence will have no impact on sound and sight attenuation.

We believe that the use of a large chain-link fence creates a view that worsens the visual impact of the filtration plant rather than improves it.

Please explain how many more trees may need to be cleared to allow for the construction of a berm.

Please explain if the Proposed Site is of sufficient size to allow the building of a 10' tall berm around the filtration plant.

Presently, the Proposed site is bordered on two sides by old stone walls.

We believe that similarly constructed stone walls would blend in more with the existing stone walls and better integrate the filtration plant site with the character of the surrounding neighborhood.

Please explain why constructing new similarly-sized stone walls could not serve the same purpose as a 10' high chain-link fence.

P. 1-4-Paragraph D. states that maximum contaminant levels for HAA5s and TTHMs were exceeded in the first 3 quarters of 2019.

Please state whether MCL's for these two contaminants have been exceeded since the third quarter of 2019 and, if so, on what dates.

Please state whether the MCL's for these two contaminants had been exceeded prior to the first quarter of 2019 and, if so, on what dates.

Please set forth the actual steps that were taken to bring the MCLs down to safe levels such as back-washing and flushing of lines plus what chemicals were part of the treatment process.

Please set forth how the annual cost of these corrective measures would compare to the annual increase in the WJWW budget if said increase was spread over 100 years.

Please explain why it is unfeasible to rely on the current methods of water treatment which have resolved the issue of unacceptable levels of MCLs for the last two years.

Please explain if the current MCL predicament was caused by the bringing online of new underground water storage tanks on the grounds of the Morgan Stanley property located northwest of the intersection of Purchase Street and Route 287.

Rather than build a new water filtration plant, please explain what alternative water treatment methods can be utilized to resolve the issues of unsafe levels of MCLs caused by the increased aging time of the treated water stored in the Morgan Stanley storage tanks.

If the Morgan Stanley storage tanks have been the cause of the dangerous rise in the level of MCLs in our drinking water, please explain whether taking these underground water storage tanks offline might bring the MCL's down to a safe level thus eliminating the need for the construction of a water filtration plant and the continuing backwashing and flushing of water lines.

P. 1-10-Paragraph G-I-Land Use, Zoning and Public Policy-Land Use-Potential Impacts-State whether the County/Airport has any current plans to develop this Exchange Site for wetland restoration or storm management and, if so, what are those plans.

p. 1-10-Mitigation Measures-Please explain why it makes sense to combine a water-use utility's operations with a public transportation utility's operations/an airport which has a history of water pollution incidents? Is that consistent with WJWW's mission to provide clean water? Would it be better to move a water filtration plant as far away as possible from an airport?

p. 1-11-Zoning-Mitigation Measures-state whether the gate at the entrance to the site can be pushed back to the eastern limit of the 100' front yard buffer and, if so, please place it there.

Also, please state whether there are alternative gate designs to the standard industrial-looking gate designs that WJWW uses at its other properties that would be more in line with the security gates used by residences in the Purchase Community so as to blend in with the gates used by neighbors' homes on Purchase Street. If so, please explain why one of those alternative, less-industrial-looking gate design could not be used.

p. 1-12-Westchester County 2017 Master Airport Plan-explain how completion of the Master Airport Plan would encroach on the Proposed Site. Describe the location of the encroachment and the nature of the encroachment and include a map showing the boundaries of the encroachment.

p. 1-13-II.-Community Character and Visual Impacts-Potential Impacts-State how the planting of 302 new trees will improve the visual impact of the filtration plant including the height of the trees that will be planted, their circumference at 4.5' of height at the time of their planting, the estimated 2-year survival rate of the trees planted and number of years it will take each tree to reach a height of 37' which is the height of the filtration plant. Also, indicate the number of years replacement of dead trees is guaranteed from the date of their planting.

p. 1-14-III.-Fiscal and Economic Impacts-Potential Impacts-State whether the \$108,000,000.00 cost of the filtration plant is based upon today's cost of construction or is \$108,000,000.00 the final cost of construction assuming completion of the project in 2027 at 2027 cost projections. If it is the current cost of the project, please give an estimate of the final cost of the project when completed in 2027.

Without the use of the water fund surplus, what would be the cost if completed today and the cost if completed in 2027?

Without the use of the water fund surplus, how much would rates increase between today and 2027.

Explain whether any of the costs of construction will be included in water

bills for 2028 and beyond and, if so, what would be the yearly amount of those costs?

P. 1-17-Solid Waste-Potential Impacts-What will be the size of the dumpsters used to remove solid wastes during construction? How many cubic yards of solid waste will each dumpster accommodate? How many dumpsters will be used each month?

What will be the size of the dumpsters used to remove solid wastes during operation? How many cubic yards of solid waste will each dumpster accommodate? How many dumpsters will be used each month?

P. 1-20-Stormwater-Existing Conditions-.7 acre of the Project Site is covered by impervious/compacted surfaces. Upon completion of the project, how many total acres will be covered with impervious/compacted surfaces resulting both from the construction process as well as what remains of the original impervious/compacted surfaces?

P. 1-22-Potential Impacts-49,000 cubic yards of net material to be removed from the site, give or take 20%. Maximum depth of excavation is 35 feet. Height of the filtration plant is 37 feet.

In order to better understand the full environmental, physical, visual and noise impact of the structure/construction process, please provide the total volume of the excavation being carried off-site, the total volume of the portion of the finished building structure above ground, the total volume of the entire filtration plant from the bottom of the excavated cavity to the highest part of the of the roof of the filtration plant as well as the total square footage of the building footprint.

Further, please provide the total number of trucks needed to carry away that portion of the 49,000.00 cubic yards of net material/net excavated material to be removed from the site, the number of cement trucks needed to pour the foundation, the total cubic yards of cement needed to be transported by those trucks and the total number of trucks needed to deliver the construction materials to the filtration plant site. Also, please estimate the number of daily visits to the site of construction workers and tradesmen during the period of construction. Without this information, it will be impossible to determine the full environmental, physical, visual and noise impact of the construction of this water filtration plant on our neighbors, our Friends Meeting and the flow of traffic on Purchase Street and Lake Street.

P. 1-25-IX.-Wetlands-Potential Impacts-The DEIS states that "(t)here would be no direct disturbance to any wetland on or adjacent to the Project Site". Upon information and belief, one of the WJWW architects at the 5/25/22 DEIS hearing at the Mamaroneck Town Center stated that a small part of the Project Site was in the wetlands. Assuming this is correct, please provide a sketch showing the location and size of this direct disturbance to said wetlands.

Upon information and belief another WJWW representative stated that the Airport perimeter fence would need to be moved in order to accommodate the Project Site. Assuming this is correct, please provide a sketch showing the location and size of the Airport perimeter fence as it exists and the proposed new location of the moved Airport perimeter fence.

The DEIS states that the "proposed limits of clearing for construction of the Project would result in temporary disturbance to approximately 1.7 acres of wetland adjacent area." Please provide a map delineating the boundaries of the the temporary disturbance in the wetlands buffer zone.

Please provide a map delineating the boundaries of any temporary disturbance of any areas of the Proposed Site that lie outside the limits of disturbance of the filtration plant site as shown on Figure 2-1 of the DEIS.

Please provide a map showing the boundaries of the .26 acres of permanent impervious features that will be located in the wetlands buffer zone.

Please provide a map showing the boundaries of the .4 acres of permanent disturbance that will be located in the wetlands buffer zone.

Please explain the difference between a wetland and an "area wetland".

P. 1-38-XV.-Construction-Potential Impacts-Construction Schedule and Parking-Please provide the total number of trucks needed to remove all non-excavated material such as demolition waste, construction waste, trees and tree stumps from the Project Site during the construction process.

P. 5-13-II.-Alternative 2-Alternative Site at WJWW-Owned Exchange Parcel-Access to the West-Description of Alternative-Please explain whether the 2008 FEIS was adopted/accepted by WJWW or any other entity in 2008 or 2009. If so, please give the date that it was adopted/accepted. If not, please

give the date(s) of any hearings scheduled or held by WJWW or any other entity for the 2008 FEIS to be adopted/accepted and the reason(s) why it was not adopted/accepted.

Please explain all perceived conflicts and concerns regarding project consistency with surrounding land uses such as nearby residential development.

Please explain why the location of the Exchange Parcel in an R-2 One-Family residence district was a concern or impediment to the completion of the action.

Please explain whether there were any third parties who objected to the placement of the filtration plant at Alternative Site 2.

If so, who were these third parties and what were their objections?

Please explain why the Proposed Site is now the preferred site when it was rejected as Alternative Site 4 in 2008?

Please explain what changed between 2008 and 2022 that led the County/Airport to change its mind and allow WJWW to buy the Proposed Site while it had rejected the Proposed Site in 2008.

Please explain why WJWW decided to build its filtration plant on the Proposed Site in the Rye Lake Watershed when it had the option to build its filtration plant on the site it already owns, a site that is outside of the Rye Lake Watershed.

Please explain why it is advantageous to build the filtration plant on a S-B0-zoned parcel rather than on an R-2 One-Family residence district.

Please explain in detail the obstacles that would have needed to have been overcome.

Under normal circumstances, wouldn't it be far easier to get a zoning variance than to convince an Airport to sell off chunks of Airport property to third parties?

P. 5-13-SEQRA Analysis-What are the decreased environmental restraints that the Proposed Site has?

What are the increased environmental restraints the Exchange Site has?

P. 5-15-Land Use and Zoning-Why is the Proposed Site a more "appropriate" location for the plant?

P. 5-17-Wetlands and Floodplains-Based upon the detailed maps prepared in connection with the 2007 DEIS and 2008 FEIS, please quantify the additional mitigation to compensate for wetland buffer zone encroachment that the 2008 FEIS is alleged to have left out.

P. 5-22-Vegetation and Wildlife-Explain the method by which the number of 579 trees would need to be removed on the Exchange Site was calculated.

What was the name of the method used to count trees?

Was the method based upon estimating only or was it an actual tree count?

What was the date the estimation or actual tree count was made?

What portion of the estimation or actual tree count was attributable to the Exchange Site?

What portion of the estimation or actual tree count was attributable to the Access Road?

If the method was based upon estimating only, please obtain an accurate, up-to-date actual tree count for the Exchange Site.

Again, if the method was based upon estimating only, please obtain an actual tree count for the Access Road to the Exchange Site.

If there has been a tree count since the date of the 2008 FEIS hearing, please provide the date of that count, the method of counting and the updated tree count.

An in-person investigation of the Access Road reveals that there are no trees on the access road.

An examination of the Exchange Site on Google Maps and the Real Estate Tax Maps of the Town of Harrison reveal that most of the trees on the filtration plant site on the Exchange parcel have already been cut/were cut between 2004 and 2007.

In reiteration of the above, please obtain new tree counts by hand for the access road and the filtration plant site on the Exchange parcel.

P. 5-23-Construction-Please re-calculate the area/limits of disturbance on the access road and the filtration plant site on the Exchange parcel to reflect that most of the trees and tree stumps have already been removed.

Please provide an updated comparison for the relative areas/limits of disturbance due to the construction on the Proposed Site versus the Exchange Site. This recalculation should reflect far less area area/limits of disturbance on the Exchange Site than on the Proposed Site.

On information and belief, there was an actual tree count performed on the Proposed Site. However, the area of the actual tree count is not contiguous with the area/limits of disturbance for the filtration plant on the Proposed Site as delineated on many maps in the DEIS. Since WJWW is using a count of an actual number of trees on the Proposed Site in its comparisons in this DEIS, please do an actual tree count to obtain the actual number of trees that are within the area/limits of disturbance on the Proposed Site.

P. 5-25-Paragraph beginning with "To Summarize,..."-Please update this paragraph to reflect the lowered area/limits of disturbance and lower tree count for the Exchange Site.

To: seqr@wjww.com

From: Richard Ruge (raruge@gmail.com)

Subject: DEIS

Date: June 5, 2022

Following are my comments and questions regarding the DEIS for the WJWW Water Filtration Plant prepared by NPV and dated April 12, 2002. The deadline for written comments is June 6, 2022.

Page 1-1

The Executive Summary states that the "filtration plant would have the capacity to filter the maximum day water supply demand of WJWW's entire water distribution system." Since the proposed WTP (water treatment plant) is designed for 30 mgd, one would assume that is the maximum day demand. However, when looking at the Annual Water Quality Reports prepared by WJWW, the maximum day demand over the past 13 years is 28.1 mg which occurred in 2011. The average maximum day over the 13-year period is only 23.5 mg, much less than the 30 mg max day the plant is designed for.

Additionally on page 4-3 of the DEIS, it states that the current average demand is 13.8 mgd and the peak demand is 23.7 mgd. While page 4-3 lists projects that "could have an additional impact", no water demands were given for these projects and while they may seem large to the community, the water demand is not in the range of 6.5 mgd. In fact, some of the projects are replacing existing large corporate office buildings that contributed to the average and max demands in previous years so the increase in water demand is minimal to non-existent.

Furthermore, the DEIS does not state why the proposed WTP capacity was increased to 30 mgd from the 20 mgd that the 2008 WTP was designed to treat. Having worked on that design, the 20 mgd was established by reviewing the present and future needs of the WJWW. Included in the 20 mg was the sale of 3 mgd to Suez water through 3 connections downstream of the WTP. Suez was in fact responsible to pay for 3/20th of the entire cost of the WTP. The DEIS does not state if Suez, or any other water utility or municipality is going to contribute to the cost of the WTP.

What also isn't stated in the DEIS is the cost to upgrade the WJWW transmission and distribution system to deliver water to all of its customers. Currently, the WJWW can not deliver water from the Rye Lake to customers in the Village and Town of Mamaroneck. The DEIS does not detail the cost of the improvements needed to deliver the WTP water to these municipalities. My guesstimate is that the cost will exceed 20 million dollars for the necessary pipes, valves, PRV's and possible pump stations.

With this in mind, why not construct a 20 mgd WTP and expand it once the infrastructure is in place to deliver the water from the WTP to the Village and Town of Mamaroneck?

One should also ask why there is a need to send water from the WTP to the Mamaronecks, especially since the water they currently receive from the Shaft 22 connection is much less expensive to WJWW (minimal pumping/electric costs, lower chemical costs and no need to filter the water). In fact, the WJWW probably maximizes the use of the Shaft 22 water in an attempt to keep expenses in check.

Page 1-4

The Project Site Layout details the setback of the fencing surrounding the WTP and other sections of the DEIS detail the landscaping and lighting that will be used to lessen the impact of the buildings to the neighborhood. It also states that the 10-foot-high fence is required by the NYSDOH. There is no mention in the DEIS if the plan was given to the US Department of Homeland Security (DHS) for their review and comments. At a meeting given by the New York Section of the American Water Works Association this past April, the DHS gave a presentation on WTP security. They touched on physical security which includes fencing, cameras, landscaping, etc. I also did an internet search and found draft proposals for physical security which includes no plantings within 30 feet inside or outside of a fence.

The DEIS should include comments and recommendations from the DHS, and also address what the views would look like to the neighbors if the 30 foot “no planting buffer” is adopted by the NYSDOH and if the 30 foot rule is increased in the future.

Page 1-6

The DEIS states that the WJWW serves nearly 120,000 residents in Westchester County. This is not factual.

According to the USEPA, the population served by the WJWW is 58,691 as stated on page 3-33 of the DEIS. The WTP is designed, as stated in the DEIS, to treat the max day demand of the WJWW.

Besides the 58,691 residents of the 3 member municipalities, the WJWW wholesales water to Suez Westchester for their customers in the City of Rye, Village of Port Chester and the Village of Rye Brook. The Village of Larchmont is also a wholesale customer. If one adds up the population of these municipalities, (from the Annual Water Quality Report) and add it to the WJWW residents, the total is 122,622 residents.

However, the WJWW only sells Suez 3 mgd for their customers in Port Chester, Rye Brook and the City of Rye. This represents only 33% of their average demand. With a population of 57,301 the WJWW may supply 19,000 residents (1/3 total population).

The Village of Larchmont purchases their entire water needs (approximately 900,000 gpd for a population of 6,630) from the WJWW. However, their water does not come from the Rye Lake source. Per their Annual Water Quality Report, they get their water from Shaft 22 through WJWW’s Larchmont Plant. As stated previously, WJWW can not send Rye Lake water to the Town of Mamaroneck which includes the Village of Larchmont.

The Rye Lake WTP will only provide water to 1/3 of Suez’s customers, none to the Village of Mamaroneck, Town of Mamaroneck or the Village of Larchmont.

The 120,000 population is not germane to this document and all references should be removed so as not to confuse the public.

Page 1-7

Table 1-1: Permits and Approvals list the 3 member municipalities as approving the funding of the project. As I understand the laws written by the New York State Legislature in 1929, the member municipalities must also approve the exchange of property with Westchester County. This includes a resolution from each of the Town or Village Boards to transfer the property. The DEIS should include this step, if it’s legally required.

Page 1-10

The potential impact is incomplete since it does not include the current status of the Westchester County Airport (WCA). According to the local newspapers and newsfeeds, the County of Westchester is in the process of updating the 2017 master plan for the Airport. Included in this plan is the potential to increase hangar space adjacent to the Million Air terminal and hangar. In fact, Million Air has stated that they want to expand their operation at the Airport.

While Westchester County has stated that they do not plan to build anything but stormwater retention basins on the exchange parcel, the question should be asked why they need to increase the basins. The only reason is that there will be development adjacent to the exchange parcel which will require these basins. The DEIS must include the impact of any future development at the Airport and its impact on the environment. There should also be discussions as deed restrictions specifically preventing any change to the exchange parcel, including the construction of detention basins.

Page 1-14

The proposed WTP is estimated to cost \$108 million dollars. This is the same amount that was stated in numerous documents provide by WJWW over the past 2-3 years. With the rise of inflation this past year, what is the new cost?

Also, does this cost include the millions of dollars spent on the original 2008 WTP? Does this also include the costs to design the new WTP? The true cost of the WTP must be provided in the DEIS.

Table 1-5

This table is a comparison of the different alternatives, and one site that seems to be suitable was not included. This is the property owned by the NYSDOT on Rt. 120 which is currently being used by the Town of Harrison as a satellite DPW garage. Why wasn't this parcel included as an alternative site in the DEIS?

This table also compares the Proposed Action to Alternative 2 which is the site of the 2008 WTP also known as the exchange parcel. It shows that there are more trees removed from the exchange parcel and it states that this site is less protective of surface waters and ecological resources than the proposed action (Page 5-25 of the DEIS). What the DEIS does not state is how many of the additional trees removed, site disturbance and 2 additional detention ponds is due to the construction of the access road or the WTP. This access road will become a public road once the developer, who owns the front portion, builds homes. Or to look at it another way, would a subdivision built on this property require tree removal and construction of detention ponds and cross wetlands, etc.?

Page 1-50

As stated, the "WJWW has undertaken a detailed, comparative analysis of IMF versus DAFF". Does this comparison include which WTP is better suited to remove PFAS and any other emerging contaminants? This report should be included in the DEIS so the public can review its contents and conclusions before the adoption of the DEIS.

Page 1-51

There is a discussion on the increase in organic carbon levels in the source water, but no data is provided in the DEIS to validate the increase. This data should be included in the DEIS before the adoption of the DEIS.

Page 1-57

The process described in the DEIS for the DAFF plant does not indicate that UV is needed to pretreat the water and I was unable to find a reference to the use of UV for pretreatment in a DAFF plant. Is there a need for the UV facility or will it be mothballed so to save on the enormous electrical cost of operation?

Kenneth R. Stuart

Gentlemen

I am totally

Against the building

of plant. I have

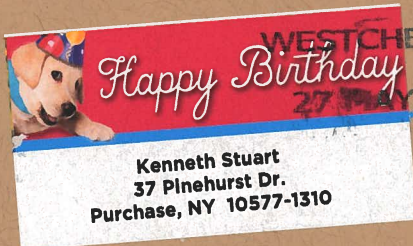
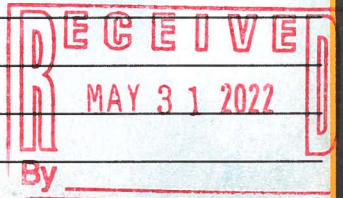
been a resident for 43

yrs. please stop!!!

K.R. Stuart

37 Pinehurst Dr

Purchase NY 10577



WJWW
1625 Mamaroneck Ave
Mamaroneck, NY 10543



- **Main Office**
445 Hamilton Avenue
White Plains, NY 10601
Phone 914.946.4777
Fax 914.946.6868
- **Mid-Hudson Office**
200 Westage Business Center
Fishkill, NY 12524
Phone 845.896.0120
- **New York City Office**
99 Madison Avenue
New York, NY 10016
Phone 646.794.5747

May 17, 2022

VIA EMAIL [SEQR@WJWW.COM]
AND FIRST-CLASS MAIL

Westchester Joint Water Works
1625 Mamaroneck Avenue
Mamaroneck, New York 10543

ERIC L. GORDON
Principal Member
egordon@kblaw.com
Also Admitted in CA

Re: WJWW - Rye Lake Water Filtration Plant Project
Comments on Draft Environmental Impact Statement

To Whom It May Concern:

As you are aware, Keane & Beane, P.C. represents Sylvan Development Corp. ("Sylvan") which owns the undeveloped subdivision off Purchase Street near property presently owned by the Westchester Joint Water Works ("WJWW") referred to as 12 Stone Ridge Road. WJWW is presently seeking to construct a water filtration plant on property currently owned by the County of Westchester located in the Westchester County Airport, which project is currently under review pursuant to the State Environmental Quality Review Act ("SEQRA") (the "Project" or "Proposed Action"). In 2007 and 2008, WJWW had proposed constructing a water filtration plant at the 12 Stone Ridge Road site. The review of the 12 Stone Ridge Road site culminated in the preparation of a draft Final Environmental Impact State (FEIS), which was prepared but never formally accepted by the Lead Agency at that time, the Town of Harrison Planning Board. WJWW eventually abandoned its pursuit of the development of the water filtration plant at the 12 Stone Ridge Road site in the hope of connecting to an alternative water supply that would avoid the construction of a water filtration plant.

As I had advised WJWW previously by letter dated June 28, 2021, due to various changes in circumstances, Sylvan is now in favor of placing the water filtration plant at the 12 Stone Ridge Road site¹, rather than the airport site included in the Proposed Action. Sylvan prefers providing access to the water filtration plant at the 12 Stone Ridge Road site through airport property via Tower Road and the airport access road to avoid having WJWW delivery and employee traffic running through the Sylvan Subdivision once that subdivision is constructed. However, Sylvan would agree to waive any objections to allowing all construction traffic to enter and exit through the

¹ The 12 Stone Ridge Road site is listed as Alternative 2 in the Draft Environmental Impact Statement ("DEIS") accepted by the WJWW which is currently under review.
3681/007/4877-1956-1503v1 5/17/22

Westchester Joint Water Works

May 17, 2022

Page 2

proposed road on filed Subdivision Map 26544, filed with the Westchester County Clerk on May 2, 2000², or to WJWW running all electric, water, sewer, gas or other utilities from Purchase Street through the Sylvan subdivision to the 12 Stone Ridge Road site, so long as Sylvan is granted the right to tap into any such utilities and that appropriate connections are installed.³

With respect to providing access to the 12 Stone Ridge Road site after the water filtration plant is constructed, as stated above, the preferred alternative would be to have such access for WJWW's employees and deliveries to the water filtration plant via Tower Road and through the airport access road. Sylvan has determined that access could be achieved this way without having to obtain easement rights over any private properties. In addition, Sylvan would be willing to cooperate with and assist WJWW to obtain access rights over Tower Road and the airport access road and to work with the WJWW to improve any roads needed to allow such access.

However, to the extent it is ultimately determined that access to the 12 Stone Ridge Road site cannot be provided via Tower Road and the airport access road, Sylvan would also agree to waive any objections to allowing access to the water filtration plant through the Sylvan Subdivision. Sylvan would request as a condition of allowing such access that any road constructed through the Sylvan Subdivision shall meet all Town and State fire and safety code standards, that appropriate curb cuts be installed for the proposed lots as shown on the attached filed Subdivision Map and that utility spurs be provided for the proposed lots in the Sylvan Subdivision.

Representatives from Sylvan are ready and willing to meet with representatives from WJWW to discuss this matter further at your earliest convenience.

Thank you for your consideration.

Very truly yours,



Eric L. Gordon

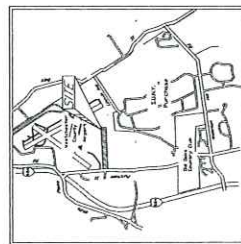
ELG/sb

Enclosure

cc: Lori Lee Dickson, Esq. (via email)

² A copy of the filed Subdivision Map for the Sylvan Subdivision is attached.

³ In addition, Sylvan would want input with respect to the most appropriate location for the WFP on the Alternative Property.



Location Map

FILED MAY 6 2 2000
26544
NUMBER

Filed in the Office of the County Clerk of Washington
County, Oregon at Land Records
MAY 02 2000
[Signature]

Service Table	
Required	Provided
Min. 20	20
Max. 40	<10
Min. 10	>200 ft.
Min. 200 ft.	40 ft.
75 ft.	40 ft.
50 ft.	100 ft.
Front:	
Side:	
Rear:	

* Min. in Building Code
 ** Note existing conditions on site # 9 and 10
 require 50 ft. min. Side Yard

Marquette County High School
 Street 35
 Box 1456
 Marquette, MI 49857

Team of Marquette High School
 Street 35
 Box 1456
 Marquette, MI 49857

William J. Kelly, Sec'y & P.
Woodward-Clyde Engineers, Inc.
76 Varmonock Avenue
White Plains, N.Y. 10601

unpublished efforts as authors is a survey map of a portion of section 2209, subdivision 2, of the New York State Education Law.

Amended
Subdivision Map
of
Stone Hill Estates
prepared for
Westchester Joint Water Works
in the Town of
Harrison
Westchester County, N.Y.
Scale 1"=60' March 6, 2000

Canteen : Wahidul-Mustafa Jaidul Islam, 1003
1122, 1123, 1124, 1125, 1126, 1127, 1128, 1129, 1130, 1131, 1132, 1133, 1134, 1135, 1136, 1137, 1138, 1139, 1140, 1141, 1142, 1143, 1144, 1145, 1146, 1147, 1148, 1149, 1150, 1151, 1152, 1153, 1154, 1155, 1156, 1157, 1158, 1159, 1160, 1161, 1162, 1163, 1164, 1165, 1166, 1167, 1168, 1169, 1170, 1171, 1172, 1173, 1174, 1175, 1176, 1177, 1178, 1179, 1180, 1181, 1182, 1183, 1184, 1185, 1186, 1187, 1188, 1189, 1190, 1191, 1192, 1193, 1194, 1195, 1196, 1197, 1198, 1199, 1200, 1201, 1202, 1203, 1204, 1205, 1206, 1207, 1208, 1209, 1210, 1211, 1212, 1213, 1214, 1215, 1216, 1217, 1218, 1219, 1220, 1221, 1222, 1223, 1224, 1225, 1226, 1227, 1228, 1229, 1230, 1231, 1232, 1233, 1234, 1235, 1236, 1237, 1238, 1239, 1240, 1241, 1242, 1243, 1244, 1245, 1246, 1247, 1248, 1249, 1250, 1251, 1252, 1253, 1254, 1255, 1256, 1257, 1258, 1259, 1260, 1261, 1262, 1263, 1264, 1265, 1266, 1267, 1268, 1269, 1270, 1271, 1272, 1273, 1274, 1275, 1276, 1277, 1278, 1279, 1280, 1281, 1282, 1283, 1284, 1285, 1286, 1287, 1288, 1289, 1290, 1291, 1292, 1293, 1294, 1295, 1296, 1297, 1298, 1299, 1300, 1301, 1302, 1303, 1304, 1305, 1306, 1307, 1308, 1309, 1310, 1311, 1312, 1313, 1314, 1315, 1316, 1317, 1318, 1319, 1320, 1321, 1322, 1323, 1324, 1325, 1326, 1327, 1328, 1329, 1330, 1331, 1332, 1333, 1334, 1335, 1336, 1337, 1338, 1339, 1340, 1341, 1342, 1343, 1344, 1345, 1346, 1347, 1348, 1349, 1350, 1351, 1352, 1353, 1354, 1355, 1356, 1357, 1358, 1359, 1360, 1361, 1362, 1363, 1364, 1365, 1366, 1367, 1368, 1369, 1370, 1371, 1372, 1373, 1374, 1375, 1376, 1377, 1378, 1379, 1380, 1381, 1382, 1383, 1384, 1385, 1386, 1387, 1388, 1389, 1390, 1391, 1392, 1393, 1394, 1395, 1396, 1397, 1398, 1399, 1400, 1401, 1402, 1403, 1404, 1405, 1406, 1407, 1408, 1409, 1410, 1411, 1412, 1413, 1414, 1415, 1416, 1417, 1418, 1419, 1420, 1421, 1422, 1423, 1424, 1425, 1426, 1427, 1428, 1429, 1430, 1431, 1432, 1433, 1434, 1435, 1436, 1437, 1438, 1439, 1440, 1441, 1442, 1443, 1444, 1445, 1446, 1447, 1448, 1449, 1450, 1451, 1452, 1453, 1454, 1455, 1456, 1457, 1458, 1459, 1460, 1461, 1462, 1463, 1464, 1465, 1466, 1467, 1468, 1469, 1470, 1471, 1472, 1473, 1474, 1475, 1476, 1477, 1478, 1479, 1480, 1481, 1482, 1483, 1484, 1485, 1486, 1487, 1488, 1489, 1490, 1491, 1492, 1493, 1494, 1495, 1496, 1497, 1498, 1499, 1500, 1501, 1502, 1503, 1504, 1505, 1506, 1507, 1508, 1509, 1510, 1511, 1512, 1513, 1514, 1515, 1516, 1517, 1518, 1519, 1520, 1521, 1522, 1523, 1524, 1525, 1526, 1527, 1528, 1529, 1530, 1531, 1532, 1533, 1534, 1535, 1536, 1537, 1538, 1539, 1540, 1541, 1542, 1543, 1544, 1545, 1546, 1547, 1548, 1549, 1550, 1551, 1552, 1553, 1554, 1555, 1556, 1557, 1558, 1559, 1560, 1561, 1562, 1563, 1564, 1565, 1566, 1567, 1568, 1569, 1570, 1571, 1572, 1573, 1574, 1575, 1576, 1577, 1578, 1579, 1580, 1581, 1582, 1583, 1584, 1585, 1586, 1587, 1588, 1589, 1590, 1591, 1592, 1593, 1594, 1595, 1596, 1597, 1598, 1599, 1600, 1601, 1602, 1603, 1604, 1605, 1606, 1607, 1608, 1609, 1610, 1611, 1612, 1613, 1614, 1615, 1616, 1617, 1618, 1619, 1620, 1621, 1622, 1623, 1624, 1625, 1626, 1627, 1628, 1629, 1630, 1631, 1632, 1633, 1634, 1635, 1636, 1637, 1638, 1639, 1640, 1641, 1642, 1643, 1644, 1645, 1646, 1647, 1648, 1649, 1650, 1651, 1652, 1653, 1654, 1655, 1656, 1657, 1658, 1659, 1660, 1661, 1662, 1663, 1664, 1665, 1666, 1667, 1668, 1669, 1670, 1671, 1672, 1673, 1674, 1675, 1676, 1677, 1678, 1679, 1680, 1681, 1682, 1683, 1684, 1685, 1686, 1687, 1688, 1689, 1690, 1691, 1692, 1693, 1694, 1695, 1696, 1697, 1698, 1699, 1700, 1701, 1702, 1703, 1704, 1705, 1706, 1707, 1708, 1709, 1710, 1711, 1712, 1713, 1714, 1715, 1716, 1717, 1718, 1719, 1720, 1721, 1722, 1723, 1724, 1725, 1726, 1727, 1728, 1729, 1730, 1731, 1732, 1733, 1734, 1735, 1736, 1737, 1738, 1739, 1740, 1741, 1742, 1743, 1744, 1745, 1746, 1747, 1748, 1749, 1750, 1751, 1752, 1753, 1754, 1755, 1756, 1757, 1758, 1759, 1760, 1761, 1762, 1763, 1764, 1765, 1766, 1767, 1768, 1769, 1770, 1771, 1772, 1773, 1774, 1775, 1776, 1777, 1778, 1779, 1780, 1781, 1782, 1783, 1784, 1785, 1786, 1787, 1788, 1789, 1790, 1791, 1792, 1793, 1794, 1795, 1796, 1797, 1798

Approved by the Planning Board for the Town of Harrison
 12/13/00 _____
 Date Chairman

All taxes due to date have been paid.
 12-13-00 _____
 Date Receiver of Taxes

[illegible]



B. David Naidu
Partner
david.naidu@klgates.com

T +1 212 536 4864
F +1 212 536 3901

June 4, 2022

By E-mail (seqr@wjww.com) and Post

Board of Trustees
Westchester Joint Water Works
1625 Mamaroneck Avenue
Mamaroneck, New York 10543

Re: Comment on Rye Lake Water Filtration Plant

Dear Trustees:

I am writing on behalf of Virgil M. Price II, who owns the property at 6 Wolfe Lane and has lived there since 1950, as his legal counsel.

Thank you for giving us the opportunity to comment on the Draft Environmental Impact Statement (DEIS). We appreciate that Westchester Joint Water Work's consultants had to consider various alternatives to the Proposed Action. As you know, one of those alternatives is Alternative 2, also referred to as the WJWW-Owned Exchange Parcel ("Exchange Parcel") in the DEIS. During the public hearing on May 25, 2022, there were a number of public comments that appeared to favor the Exchange Parcel over the Project Site. We are writing to support the DEIS's rationale for rejecting Exchange Parcel as an appropriate option.

As the DEIS pointed out there are numerous sound reasons for rejecting the Exchange Parcel location. We will not repeat each and every one, but suffice to say that Alternative 2 has significantly more direct detrimental environmental impacts.

First, Alternative 2 has significant adverse impacts to wetlands and stormwater management. Alternative 2 requires the loss of 0.49 acres of regulated freshwater wetlands and disturbance to the 100-foot wide regulatory adjacent area to these wetlands. (p. 5-19, DEIS). Given the increased frequency of significant storms, wetlands are critical to protecting neighboring properties from stormwater runoff as well as reducing the flow into the stormwater sewers. In

fact, the negative stormwater runoff situation is further exacerbated by doubling the impervious surface due to the need to construct an access road through the wetland area as compared to the Project Site. (p. 20, DEIS).

Second, Alternative 2 has significant adverse impacts to the natural tree canopy and the native ecosystem. As noted in the DEIS, the Exchange Parcel is “dominated by an Oak-Tulip Tree Forest.” (p. 5-22, DEIS). Construction at the Exchange Parcel would result in the destruction of an estimated 642 trees, which is “approximately 11% greater than the estimated 579 trees to be removed under the Proposed Action on the Project Site.” In addition to increased numbers of trees to be removed, the Project Site has a higher proportion of invasive species. (p. 5-22, DEIS). A native tree canopy provides for ecosystem for native species. Thus, from both a quantity and quality perspective, Alternative 2 would be a worse option than the Proposed Action for flora and fauna of the area.

Additionally, as noted in DEIS, the Exchange Parcel located in the Town/Village of Harrison’s R-2 One Family Residence District and placement of an industrial facility at this location would be inconsistent with the existing land uses, such as my client’s residential home and would have adverse impact on residential property values.

As part of the transfer of title of the Exchange Parcel to the County, we would ask that a conservation easement be placed on the property such that the wetlands, Oak-Tulip Forest, and the remainder of a wooded parcel may be protected for future generations.

Thank you again for the opportunity to comment.

Yours sincerely,

B. David Naidu

B. David Naidu
Partner

cc: Virgil M. Price II

May 26, 2022

Paul Kutzy, P.E. Manager
Westchester Joint Water Works
1625 Mamaroneck Avenue
Mamaroneck, New York 10543

Rohit T. Aggarwala
Commissioner

Paul V. Rush, P.E.
Deputy Commissioner

P.O. Box 358
Grahamsville, NY 12740

Tel. (845) 340-7800
Fax (845) 334-7175
prush@dep.nyc.gov

**Re: Westchester Joint Water Works Rye Lake Filtration Facility
Tower Road and Purchase Street
Town of Harrison; Westchester County, NY
Tax Map #: 0971.-8
DEP Log #: 2020-KE-0068-SQ.1**

Dear Mr. Kutzy:

The New York City Department of Environmental Protection (DEP) has received from Nelson, Pope and Voorhis, the Draft Environmental Impact Statement (DEIS) dated April 12, 2022 for the above-referenced project.

Based upon the review of the submitted documents, DEP respectfully submits the following comments for the Board's consideration:

General Comments

1. Table 1-1: Permits and approval should be revised to include DEP review and approval of a sewer extension.
2. According to the DEIS, a significant amount of excavated material/fill will be generated during or after construction and may need to be hauled away from the site. It is not clear whether topsoil and subsoil will be stored separately which should be discussed in the FEIS. Moreover, the project sponsor should demonstrate that there are appropriate staging and storage areas for construction equipment and vehicles on site during construction of the internal road. DEP recommends that the applicant provide detailed plans for each construction phase that demonstrates adequate space is available for these activities.
3. The DEIS should provide a detailed description of the existing and proposed drainage areas chosen for the project. Table 5-6 provided in Appendix G compares the post development runoff rates from the subbasin plus the offsite area draining to the subbasins to the pre-development runoff rates at the design point. This will assist in determining the extent of downstream impacts due to the proposed development. However, this approach fails to identify and assess any localized impacts associated with peak runoff rates. To properly analyze the peak flows at the design points, the peak times should also be provided to demonstrate that there will not be any downstream impacts or flooding.

4. Runoff volumes for the existing and proposed condition for each storm event should also be evaluated at each local design analysis points/design line. The base flow conditions and bank full conditions of the receiving waterbodies should also be evaluated so that it can be determined whether the increase in runoff volume will cause or exacerbate erosion and any existing flooding conditions. Note that peak flow rate reduction and volume reduction are mutually exclusive, and that stormwater volume reduction (RRv) is a requirement of DEP's 2019 stormwater requirements.
5. Although two stormwater practices are proposed in series, the FEIS should include a discussion regarding removal of dissolved phosphorous and how any increases in loading will be mitigated. Additionally, total nitrogen, total suspended solids and biological oxygen demand (TN, TSS, BOD) are pollutants of concern that should be assessed.
6. DEP previously requested that the applicant provide a coliform analysis. The DEIS states that no new point sources are created resulting from this project and as such, fails to provide the analysis. This response is unacceptable. As Kensico reservoir is a terminal reservoir basin of the New York City Water supply, this analysis must be included in accordance with Section 18-39(c)(1) regardless of whether a septic system is proposed as part of the project. Demonstrate whether the chosen stormwater practices can effectively remove the coliform.
7. The curve number assigned for modeling the bioretention practice per Table 5-1 of Appendix G is 61. Stormwater practices with open surface that holds water are generally assigned a curve number value of 98. This should be corrected in the next submission. Also, the one-year storm volume (EOH WQv) from the modelling software must be compared to the 90% (standard WQv) volume and the greater of those two volumes must be utilized for sizing all proposed stormwater management practices.
8. The DEIS should better explain how the component outlet structure on wetland described in Appendix G will split the flow of higher storms effectively. Alternatively, consider investigating whether a flow splitter device would be more appropriate for this purpose.
9. The DEIS does not discuss road salt or other winter roadway deicers, nor does it include any estimates of quantities to be used or potentially stored on site. The proposed project involves a paved roadway around the entire facility, which will likely require the application of road salt or other deicers during winter months. Road salt contains chloride ions which could accumulate and migrate from the site or infiltrate into the soil contributing to water quality degradation. The FEIS should analyze potential impacts to groundwater and/or surface water associated with the use of road salt and/or deicers and include mitigation for the impacts on adjacent water resources.
10. Appendix G & A notes the overall disturbance as 6.1 acres which is not consistent with the information provided in the EAF.
11. Clarification should be provided regarding the proposed purpose and function of porous pavement for certain parking spaces. The DEIS should indicate whether the porous pavement is intended to meet the strict infiltration requirements of the NYS Stormwater Design Manual or is simply intended to minimally reduce runoff volumes. Due to the project site's shallow groundwater table, it is unclear that adequate separation distance is available meet infiltration standards or for the practice to function as intended.

Appendix G – SWPPP Comments

12. It is unclear how much area will be disturbed during each of the 12 phases mentioned in the DEIS as neither erosion control plans or phasing plans are included in the circulated materials. Though EAF notes that the projects will result in up to 8 acres of overall disturbance, Section 3.0. of the DEIS and Appendix G, do not make clear where a description of construction sequencing/phasing is included. Also, in several other locations such as Appendix J, overall disturbance is noted as 6.4 acres - this must be corrected. Considering the planned amount of soil disturbance, all efforts must be made to satisfy the New York State Department of Environmental Conservation GP-0-20-001 rule that " ... construction activity shall not disturb greater than five (5) acres of soil at any one time." The purpose of this standard is to minimize the potential for erosion and sedimentation by reducing the time period wherein large areas of disturbed soils may remain exposed, inactive, and susceptible to erosion. As such, cut and fill balances for each phase of construction must also be shown on the plans and each phase should be designed in such a way that the construction is reasonable, manageable, efficient, and protective of water quality.
13. Although general sequencing has been included, a more detailed construction sequence and associated plan is critical to effective mitigation of potential water quality impacts posed by construction. The construction sequence provided in the DEIS should be expanded and specifically keyed to phasing and appropriate erosion and sediment control measures.
14. The drainage area maps provided are too small to effectively review and assess whether each of the drainage basins is modeled reasonably or not. Without full scale drawings for a project of this size, the peak flows, runoff volumes, and attenuation values provided cannot be properly evaluated.
15. In general, the circulated SWPPP does not include enough information such as supporting details, design data, or engineering details for DEP to be able to evaluate whether the proposed practices are adequate to mitigate or eliminate potential adverse water quality impacts associated with the proposed project.

Appendix J – Wetlands Comments

16. Table 1 in the Appendix J indicates that 1.7 acres of freshwater wetland buffer disturbance is proposed on the property, but the mitigation measures are not included or explained. It appears that the freshwater wetland buffers will be affected by encroachment of a bioretention stormwater management area, pavement, sewer line installation, and other site improvements but the DEIS does not make it clear how the impacts are mitigated and/ or avoided. As DEP has consistently suggested in SEQRA reviews, to the extent practicable, stormwater basins should be located outside of the regulated wetland buffer area to minimize adverse water quality impacts.
17. The proposed action is proposed on NRCS soil types where seasonal wetness and high groundwater are of concern (i.e. Paxton, Woodbridge, and Udorthents). Cutting and regrading of these soils typically results in significant adverse impacts to land and water due to rilling, excess surface flow, erosion, and downstream sedimentation during construction.

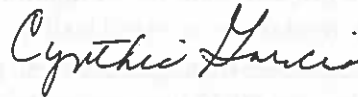
Daylighting" of groundwater in the post-construction condition is not uncommon and can impact permanent stormwater practices. As such, a detailed dewatering procedure should be included with the erosion control plans and impacts associated with dewatering excavations, groundwater leaching from cut sections, and construction during freeze/thaw conditions, should be fully addressed in the FEIS.

Appendix Q -Alternatives

18. The DEIS does not include a comparison of the pre- and post-development pollutant loading rates for the various alternatives suggested. An assessment of peak discharge rates and runoff volumes for the various design storms at the various discharge points for each of the alternatives should also be included in the FEIS. Pollutant loading, peak rate, and runoff volume conditions should be evaluated in sufficient detail for the various alternatives in order for involved agencies to make an informed, reasonable judgment.
19. The DEIS should also include a comparison and analyses that considers site constraints and inherent limitations of development for the various alternatives. This should be of sufficient detail to allow for meaningful comparison of potential environmental impacts between alternatives and an accurate assessment of the requisite environmental mitigation.
20. The proposed action would result in 6.16 acres of disturbance in close proximity to the Kensico Reservoir resulting in over 2 acres of new impervious and storage of at least six chemicals on-site. As you are aware the Kensico Reservoir, a terminal reservoir, is integral to the City's water supply system and as such has been the focus of a decades-long watershed protection plan. Based on the information presented in the DEIS and thus far throughout the SEQRA process, Alternative 2, constructing the facility on the existing WJWW exchange site, would meet WJWW's objective at similar cost and allow for regulatory compliance while at the same time locating the facility and any inherent adverse impacts outside the boundary of Kensico Reservoir.

Thank you for the opportunity to provide comments. You may reach the undersigned at cgarcia@dep.nyc.gov or (914) 749-5302 with any questions or if you care to discuss the matter further.

Sincerely,



Cynthia Garcia, Supervisor
SEQRA Coordination Section

X: A. Dangler, USACE
J. Petronella, NYSDEC- Region 3
N. Drummond, WCPD

June 6, 2022

By Email and Mail

Westchester Joint Water Works
1625 Mamaroneck Ave.
Mamaroneck, New York 10543

RE: Westchester Joint Water Works Rye Lake Water Filtration Plant Draft Environmental
Impact Statement

To Whom It May Concern:

The Office of the New York City Watershed Inspector General (WIG or WIG Office) respectfully submits the attached comments on the Draft Environmental Impact Statement (DEIS) dated April 12, 2022 for the Westchester Joint Water Works (WJWW) Rye Lake Filtration Plant development.

The WIG Office appreciates this opportunity to comment on the WJWW DEIS, and looks forward to working with the Town, Watershed regulators, the Project sponsor, and other stakeholders as review of the Project proceeds.

Respectfully submitted,

/s/ Philip Bein

Philip Bein
Watershed Inspector General
Assistant Attorney General
Claiborne Walthall
Assistant Attorney General
Environmental Protection Bureau
Office of the Attorney General
28 Liberty Street, 19th Floor
New York, New York 10005
(212) 416-8797

/s/ Charles Silver

Charles Silver, Ph.D.
Watershed Inspector General Scientist
Environmental Protection Bureau
Office of the Attorney General
The Capitol
Albany, New York 12224
(518) 776-2395

cc: Cynthia Garcia, DEP
Matt Giannetta, DEP
Tom Snow, DEC

Comments of the Office of the Watershed Inspector General

Draft Environmental Impact Statement Westchester Joint Water Works Town of Harrison, Westchester County, New York

June 6, 2022

The Office of the Watershed Inspector General (“WIG” or “WIG Office”)¹ respectfully submits these comments to lead agency Westchester Joint Water Works (“WJWW”) on the draft environmental impact statement (“DEIS”) concerning the proposed WJWW project located in the Town of Harrison, Westchester County (“WJWW Project” or “Project”). The WJWW Project will construct a 2.4-acre water filtration plant located within approximately 1,200 feet of Rye Lake, which is part of the Kensico Reservoir. The WIG recognizes that the Project sponsor intends for this facility to meet the needs and requirements of the WJWW and its customers, State and federal regulators, and a court order, and the WIG recognizes the importance and value of this Project. But before it proceeds, a number of deficiencies and inconsistencies must be addressed in the draft SWPPP to prevent significant potential adverse stormwater and turbidity impacts to the Kensico Reservoir.

A. The Project

The Project is a water filtration plant that will supply drinking water to the Village and Town of Mamaroneck, Town of Harrison, and to portions of the cities of Rye and New Rochelle. The Project is located in the Town of Harrison in Westchester County. It is bordered by the Westchester County Airport to the south, east, and northeast. Single-family residences are to the west, and the Purchase Friends Meeting House and a single-family residence are located to the north.

The proposed site is approximately 13.4 acres of undeveloped, forested land that generally slopes to the north and northeast. The construction of the plant building, driveway, parking lot, and walkways would total approximately 2.4 acres of impervious area. The sanitary sewer line for the project would connect to the Westchester County Airport collection system.

¹ The WIG is a joint appointee of the Governor and Attorney General whose role is “to enhance current efforts to protect the New York City drinking water supply from activities that have the potential to adversely affect the New York City Watershed reservoirs and tributaries.” See 9 NYCRR §§ 5.86, 6.5, 8.2. Commenting on proposed development projects falls within the WIG’s responsibility to “recommend legislative, regulatory and management practice changes . . . relating to the use, operation and protection of the Watershed.” 9 NYCRR §§ 5.86, 6.5, 8.2.

A stream on the site flows through a DEC-regulated 1.2-acre freshwater wetland (G-18) into Rye Lake. The site wetland and stream will not be disturbed. The site also has 4.7 acres of regulated 100-foot wetland adjacent area, 1.7 acres of which will be temporarily disturbed during construction. After construction, 0.26 acres of impervious areas will remain in the wetland adjacent area and another 0.4 acres of the wetland adjacent area will be permanently disturbed and used to construct a green stormwater practice.

B. The Kensico Reservoir

The Kensico Reservoir typically supplies drinking water to 8 million people each day. It contains water conveyed from the City's six Catskill and Delaware system reservoirs located west of the Hudson River, as well as water from its own 6,160-acre watershed. The Kensico Reservoir Watershed is highly developed and includes portions of the Towns of Harrison, Mount Pleasant, North Castle, New Castle, and Greenwich, Connecticut. Water is usually detained in the Kensico Reservoir for 15 to 25 days before entering the City's distribution system.

Ensuring water quality in the Kensico Reservoir is of the utmost concern because it is a terminal reservoir—the last stop before the water is distributed to consumers. Kensico Reservoir water is unfiltered and receives limited treatment (*e.g.*, chlorination and orthophosphate) and UV disinfection before it reaches the taps of New Yorkers. The Project Site lies well within the “sixty-day travel time” of the water which is supplied to consumers. Sixty days is generally viewed as the lifespan for many disease-causing microbes in fresh water, such as *Giardia lamblia* and *Cryptosporidium*. This limits opportunities for pollutants to settle out, become assimilated by plants and animals, or otherwise become attenuated. This contrasts sharply with water from the Catskill and Delaware system, which provides many such pollution mitigation opportunities as it flows through a chain of reservoirs and other waterbodies over long distances and time before reaching the Kensico Reservoir.

Development adjacent to the Kensico Reservoir such as the Project is expected to increase discharges of polluted stormwater. Land development can result in both short- and long-term adverse impacts to water quality in water bodies within the affected watershed by increasing the load of various pollutants (*e.g.*, sediments, metals, organic compounds, pathogens, and nutrients) in receiving water bodies. Turbidity facilitates the transportation of pollutants, including metals, organic compounds, and pathogens. It can also shelter pathogens that pose risks to public health from exposure to attack by chlorine, a disinfectant routinely used in the Kensico Reservoir to protect public health. These include *Giardia lamblia*, *Cryptosporidium*, and *E. coli* O157:H7, all which can cause serious illness or death, especially among very young, old and people with compromised immune systems.² In

² In August 1999, the largest outbreak of waterborne *E. coli* O157:H7 illness in United States history occurred at the Washington County Fair in New York, when a private drinking water supply well

addition, the organic particles that contribute to turbidity can also combine with chlorine to create disinfection by-products which may increase the risk of cancer or early-term miscarriage for people drinking the water.³

In addition, that portion of the Kensico Reservoir's water that comes from the Catskill and Delaware system is already highly stressed by turbidity. In its 2007 Filtration Avoidance Determination, which allows the City to operate its drinking water without filtration, EPA found that "significant improvement to the City's ability to prevent, manage, and control turbidity in the Catskill System [which supplies almost half of the water in Kensico Reservoir] is required in order to maintain filtration avoidance for the long-term."⁴

Pollution of the Kensico Reservoir could threaten the City's ability to maintain filtration avoidance, which could require it to build a filtration plant for its distribution system. The plant would entail capital expenditures of over \$10 billion and annual operation and maintenance costs exceeding \$100 million. Under the federal Safe Drinking Water Act, 42 U.S.C. § 300f *et seq.* ("SDWA"), EPA promulgated the Surface Water Treatment Rule, which requires that a public drinking-water system supplied by surface waters satisfy water quality standards, either by installing a filtration system or by meeting criteria, including a "watershed control program," to protect the quality of the water in the absence of filtration. *See* 40 C.F.R. §§ 141.70, 141.71.

Under the SDWA, Kensico water must comply with water quality standards for turbidity and pathogens. EPA limits raw water turbidity at the intake to the distribution system in the Reservoir. Turbidity at this location in excess of 5 nephelometric turbidity units is not allowed. *See* 40 CFR § 141.71(a)(2). In addition, because of the health risks associated with pathogens in a drinking water supply, EPA requires that each unfiltered water system meet strict requirements "ensuring that the system is not a source of a waterborne disease outbreak." 40 C.F.R. § 141.71. Therefore, any development within the Kensico watershed, particularly at a nearby location like the Project site, must avoid causing any increase in turbidity in the Kensico Reservoir.

C. The Draft Stormwater Pollution Prevention Plan (SWPPP) Needs To Be Revised

The draft SWPPP employs two different types of stormwater treatment practices in series, which must be properly constructed and operated to protect water quality in the Rye Lake section of the Kensico Reservoir, avoid any net increase in

became contaminated with that pathogen, infecting 781 people, and resulting in the hospitalization of 71 people and two deaths.

³ *See* National Academies of Science, Engineering and Medicine, 2020. "Review of the New York City Watershed Protection Program" at 21, 115-16.

⁴ 2007 FAD, at 13-14.

total suspended solids (TSS) during construction, decrease turbidity, and comply with DEP stormwater regulations. The first technology is a constructed stormwater wetland, and the second is a bioretention system. These stormwater treatment technologies are both very effective at removing TSS and fecal coliforms.

However, the SWPPP needs several revisions to ensure these technologies and other stormwater control practices on the site are properly implemented at this sensitive location. We also recommend consideration of a sand filter as an alternative technology in place of the bioretention basin because it has a smaller footprint. The attached technical comments on the draft SWPPP describe in detail several deficiencies that the Project sponsor must address. The WIG identified concerns with erosion and sediment control; water quantity – hydrology and hydraulics; and water quality. The stormwater engineers preparing the SWPPP, Hazen and Sawyer, have been meeting with our office to address our technical issues, and the WIG believes that all of these issues must and can be resolved before this Project proceeds.

Conclusion

The WIG Office appreciates this opportunity to submit these comments on the Westchester Joint Water Works DEIS and draft SWPPP. We recognize the importance and value of this Project, but before it proceeds, the deficiencies and inconsistencies described below must be addressed in the draft SWPPP.

If you have any questions concerning the WIG's review, please do not hesitate to contact the undersigned. Thank you for your consideration of these comments.

Respectfully submitted,

/s/ Philip Bein

Philip Bein
Watershed Inspector General
Claiborne Walthall
Assistant Attorney General
Environmental Protection Bureau
Office of the Attorney General
28 Liberty Street, 19th Floor
New York, New York 10005
(212) 416-8797

/s/ Charles Silver

Charles Silver, Ph.D.
WIG Scientist
Environmental Protection Bureau
Office of the Attorney General
The Capitol
Albany, New York 12224
(518) 776-2395

**Westchester Joint Water Works
Rye Lake Water Filtration Plant**

Town of Harrison, Westchester County, NY

**Review of the Draft Environmental Impact Statement
& Draft Stormwater Pollution Prevention Plan**

April 12, 2022

Prepared by Hazen & Sawyer

By: Donald W. Lake, Jr. PE, CPESC, CPSWQ

on behalf of the

Office of New York City Watershed Inspector General

June 6, 2022

The technical comments provided below are based on my review of the following documents:

- a. Draft Environmental Impact Statement (DEIS) - Executive Summary and Sections: A. "Description of Proposed Action"; F. "Stormwater"; G. "Geology – Soils and Topography"; and I. "Wetlands, Waterbodies and Water Courses".
- b. DEIS Stormwater Pollution Prevention Plan (SWPPP) dated March 2022, 158 pages, with Appendices A through H, prepared by Hazen & Sawyer as Appendix G to the DEIS.
- c. Site Plan Drawings, 25 "C" series drawings dated March 24, 2022: C-101, 102, 103, 111, 112, 113, 114, 121, 122, 141, 142, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 250, 301, 302, and 303.
- d. Existing and developed drainage area maps showing time of concentration (T_c) flow paths.

General Background

The proposed project is for the construction of a water filtration plant which will supply drinking water to the Village and Town of Mamaroneck, Town of Harrison, and to portions of the cities of Rye and New Rochelle. The project is located in the Town of Harrison in Westchester County.

Stormwater issues associated with this proposed development project are presented below:

Erosion & Sediment Control

1. Soil restoration is not addressed in the SWPPP and is missing from the site drawings. Soil restoration is required by the November 2016 New York State Standards and Specifications for Erosion and Sediment Control (aka “Bluebook”). Table 4.6 in the Bluebook, “Soil Restoration Requirements”, needs to be incorporated in the SWPPP and placed on site drawings C-141 and C-142.
2. The proposed site is heavily wooded. Site clearing activities will include the removal or grubbing of stumps. A new note needs to be added to the notes on drawings C-102 and C-103, indicating how this woody material will be disposed or used onsite.
3. Drawing C-301, Erosion and Sediment Control Notes, note #4 should have “Permanent” inserted in the last sentence. Detail C-31-0403, Stabilized Outlet for Silt Fence, needs to include the apron depth and rock gradation.
4. Design calculations for the sizing of the Temporary Sediment Basin do not appear in the SWPPP. Also, on drawing C-303, no specific data or dimensions for the temporary sediment basin or the skimmer outlet is provided. These deficiencies need to be addressed. The Dewatering Device Standard on page 5.10 of the Bluebook shows the design procedure for determining sizing and the details needed to install the skimmer. The Sediment Basin Standard beginning on page 5.19 of the Bluebook shows the criteria and information to design the temporary sediment basin. The design calculations for the 10-year discharge for the drainage area, the volumes for the sediment storage and dewatering zones, and the infrastructure sizing of the system appurtenances need to be added to the SWPPP. The storage volumes with their corresponding elevations, the dimensions of the basin, and the sizes of the pipes, riser, and dewatering orifice, all need to be added to drawing C-303.
5. Gradation for the rock riprap used in the riprap outlet protection needs to be added to drawing C-303.
6. Drawings C-302 and C-303 are titled “Erosion and Sedimentation Control Details”. They contain language and references to practices from other states. “Sedimentation” should be changed to “Sediment” and all details and notes should utilize the nomenclature used in the Bluebook. For drawing C-302 that means changing Detail C-31-0490 and replacing “Gravel Entrance/Exit” with “Stabilized Construction Access” (Bluebook page 2.31) and deleting the reference to North Carolina. Also, Detail C-31-0400 should be labeled as

“Reinforced Silt Fence” as shown in the silt fence standard on page 5.56 of the Bluebook. In addition, the Concrete Truck Washout detail should add a 10-mil (0.01 inch) minimum thickness for the plastic liner and note that this facility must be located 100 feet from drainage swales or storm drain inlets (Bluebook page 2.24). For Drawing C-301, the generic schematic of a temporary sediment basin needs to be replaced with design details noted in technical comment number 3 above.

7. Page 3-19 of the SWPPP indicates that storm drain inlet protection will be provided. Page 5.59 of the Bluebook requires a minimum of 50% open space be provided for any insert practice used as a storm drain sediment practice to allow for overflow, so the drainage capacity of the inlet is not lost. This note and detail should be added to drawing C-302.
8. Drawing C-111, Erosion and Sediment Control Phasing Plan – Phase 1, change “Entrance” to “Access” in note 2 and the drive off Purchase Street. Specify “Reinforced” silt fence on the plan view. Delineate what type of “Construction Ditch” (Bluebook page 3.4) will be used instead of a temporary diversion swale. Are two sediment basins needed, or is one to be relocated? This needs to be clarified.
9. Drawing C-113, Erosion and Sediment Control Phasing Plan – Phase 3, note #1, states: “Transition sediment basins to bioretention cell with subsurface detention cells and stormwater wetland.” A construction sequence needs to be added describing how this work will be accomplished, without risking the release of sediment-laden runoff.
10. SWPPP, Page 3-20, change the name “Diversion Swales” to “Construction Ditch” to conform with the Bluebook and move it from the permanent category to the temporary category.

Water Quantity – Hydrology & Hydraulics

11. Using the topographic information from Figure 3G-2 of Section G of the DEIS and Figure 1- Existing Drainage Area Map of Appendix D of the SWPPP, recalculate the existing condition hydrology to the analysis point (AP). See the attached HydroCad schematic (Attachment #1). The east and west subareas should have their T_c calculated to the AP while the Site drainage area should have its T_c calculated to the property line stormwater outlet. From there, the flow should be routed through a channel reach to the AP. This system will allow for a fuller summation of flows at the AP as well as define the existing condition discharge at the proposed stormwater outlet location on site.

12. The T_t , travel time, for the shallow concentrated flow (SCF) regime of the total T_c , should be based on the U.S. Department of Agriculture Soil Conservation Service National Engineering Handbook Section 4, Hydrology, Chapter 15, "Time of Concentration". There are eight different land surface conditions evaluated for shallow concentrated flow (aka overland flow). The SWPPP only utilized the two conditions published in TR-55, those being "Paved" or "Unpaved". To be consistent with the sub-area curve numbers, the SCF coefficient for Forest with heavy litter should be used rather than Unpaved. This reduces the velocity vector of 16.1 feet per second for Unpaved to 2.5 feet per second, thus increasing the T_t and the overall T_c , which reduces the peak discharge. All eight land surface coefficients are included in the HydroCAD model. This model should be re-run with these changes to summarize the existing condition discharges at both the site stormwater outlet and at the AP.
13. The developed site stormwater analysis should show all components of the system, including the split of flows within the system. Attachment #2 is an example of the type of schematic that should be used. The final graded contour lines need to be shown on all drawings to show the differences in the disturbed areas.
14. The curve number for the site drainage area should be adjusted from 92 to 94 to account for the permanent water surface of the stormwater wetland (0.373 acres).
15. Drawing C-101 shows the Gallery Drain outlet pipe at the northeast boundary of the site to be 36 inches. However, drawing C-122 labels the same outlet pipe as 30 inches. This inconsistency needs to be resolved. Also, rock outlet protection should be provided at this location to prevent scour erosion from the flow at the pipe outlet.
16. Drawing C-121, the lawn area drainage system on the west side of the facility has three dome grate inlets. The drainage system's 12" diameter PVC pipe transports flow to the north to a connector line and to manhole MH-01. This line is disconnected and needs to be connected to the storm drain system at MH-01.
17. Drawing C-212 is missing the profile section from station 3+00 to 3+50. This deficiency needs to be addressed.

Water Quality

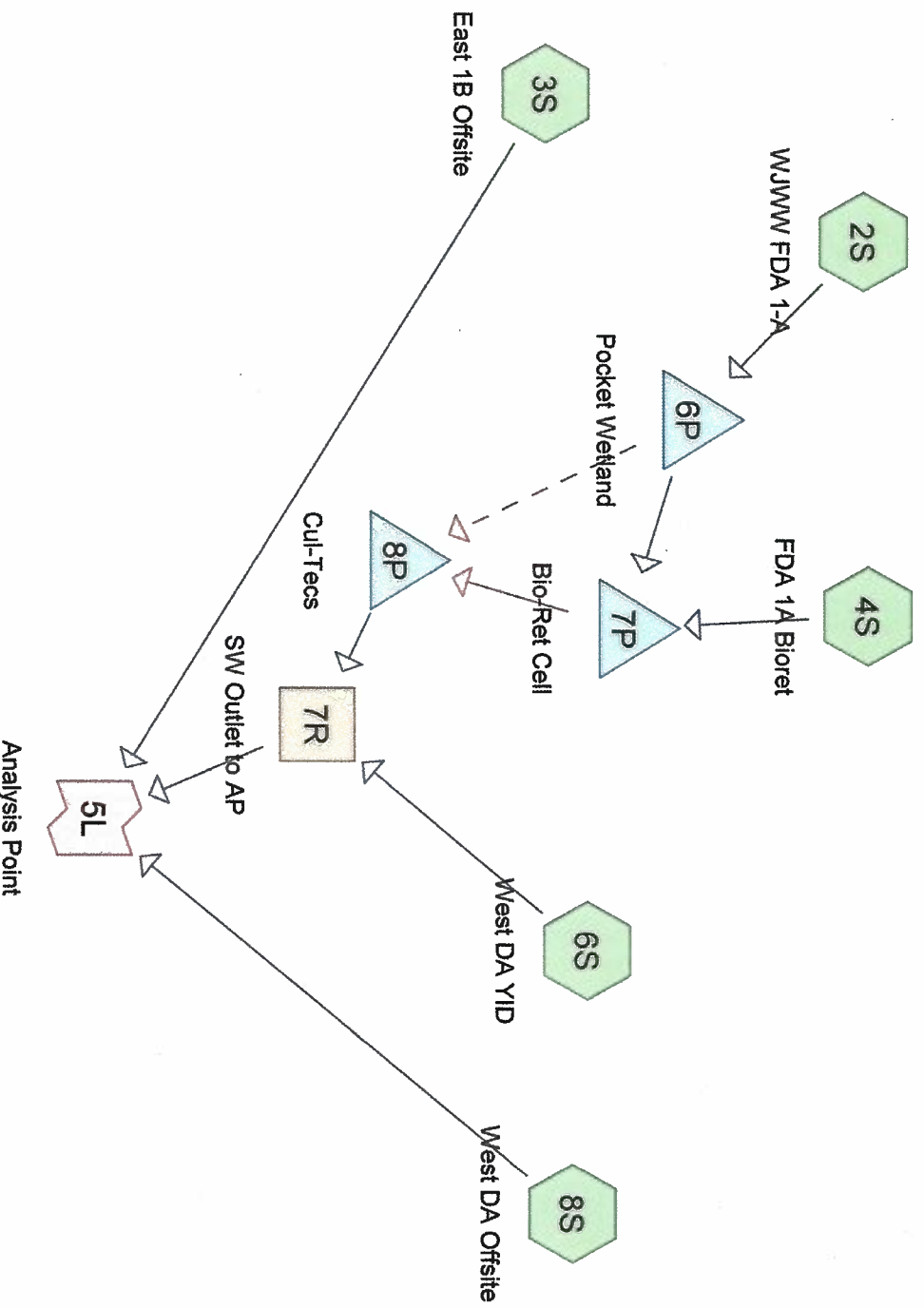
18. For projects within the New York City watershed, the water quality treatment volume, WQ_v , is the larger of either the 90% storm runoff shown in Chapter 4, Unified Sizing Criteria of the NYS Stormwater Management

Design Manual, or the runoff from the 1-year, 24-hour storm. In this case, the WQv is the 1-year, 24-hour storm is identical to the channel protection volume (Cpv). The SWPPP, Section 5.2.1.1 on page 69 uses obsolete shortcut routing curves for the SCS Types II & III storm distributions, which are no longer valid in New York. These routing curves are also not compatible with the discharges calculated from the SWPPP HydroCAD routings, which used the proper NRCC rainfall tables and resulting rainfall distributions. Since the 1-year storm is routed in the HydroCAD model, it already calculates the WQv. Therefore, the above calculations are unnecessary and need to be deleted from the SWPPP.

19. When the runoff curve number for FDA-1A is adjusted for the wetland pond to 94, the resulting WQv becomes approximately 26,350 cubic feet. It is this volume in combination with storage area, outlet orifice control and bypass flows that needs to be balanced to detain a portion of the WQv and all the Cpv for the required 24 hours. A revised analysis should be provided to demonstrate the detention criteria is met.
20. The design calculations for the area of the bioretention cell, shown on SWPPP page 84, used an average head above the bioretention cell (h_f) equal to 0.5 feet. This would mean that the total free depth above the surface would be 1.0 feet. Since the designed bioretention cell is only 0.5 feet deep, an h_f equal to 0.25 feet needs to be used. This will increase the existing area by approximately 9% to 21,307 square feet from the current calculation of 19,531 square feet. Consideration should be made for increasing the depth to 1.0 foot, to retain the current configuration with appropriate routings and confirm the storage and detention capabilities.
21. Consideration should be given to using a surface sand filter as the second practice in series to meet the NYC Department of Environmental Protection WQv requirements for two stormwater management practices in series when the impervious area within the drainage area exceeds 20 percent. Preliminary calculations show that with a filter layer of 1.5 feet, a k coefficient of 3.5 feet per day, and a maximum depth of 1.5 feet, the required filter area is approximately 2,674 square feet, which is over 87% smaller than the bioretention area. A storage area above the surface elevation of the sand filter may still be needed for detention. Benefits for substituting bioretention with a surface sand filter include less maintenance costs, a smaller footprint, and less total suspended solid load, while obtaining a moderate to high fecal coliform removal rating. However, runoff reduction credit is not currently assigned to sand filter systems. SWPPP Appendix C, Design Calculations on page 82 shows the minimum required runoff reduction requirement to be 3,835 cubic feet. This requirement can be met with a sand filter, by utilizing a 6-inch stone reservoir below the bottom of the Cultec chambers and 10-inch

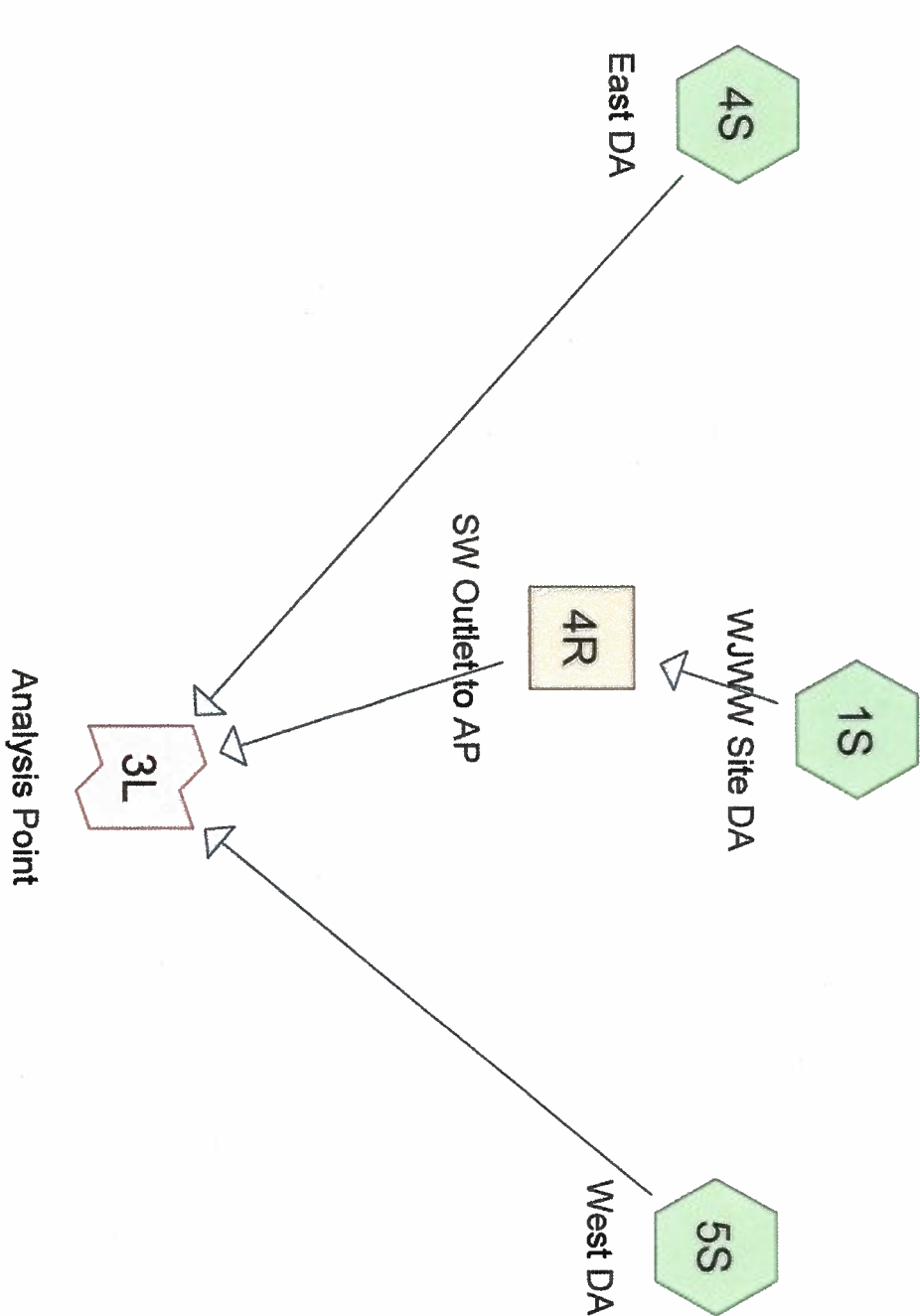
outlet orifice at elevation 389.79. This configuration provides 3,906 cubic feet of permanent storage due to its 40% void ratio.

Attachment #2



Routing Diagram for WJWW+Dev + Rev
Prepared by HP Inc., Printed 5/12/2022
HydroCAD® 10.10-7a s/n 03687 © 2021 HydroCAD Software Solutions LLC

Attachment #1



Routing Diagram for WJWW Ex Rev
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