

3.12 Utilities

3.12.1 Existing Conditions

Water Supply

The Consolidated Water District of the Town of Yorktown services approximately 10,000 accounts. The main sources of water are the Amawalk Reservoir and the New York City Aqueduct from the Catskills. Over 4.1 million gallons of water per day (average) and 6.8 million gallons of water per day (peak) are provided to the general population of Yorktown.

The Westchester County Board of Health and the Yorktown Water Department test the water daily and the water is treated at the Amawalk Filtration Plant by the Westchester County Department of Environmental Facilities. Water quality is generally very good according to District reports.

In addition to maintaining the distribution system, the District also installs and reads meters, administers billing, installs new pipes, and repairs water main breaks.

The Town of Yorktown, which is part of the Northern Westchester Joint Water Works, has constructed a new filtration plant for water taken from the Catskill Aqueduct. The plant is operational and is located on Route 6, between the Bear Mountain Parkway and Locust Avenue. The water mains are located on Route 6.

Sanitary Sewage

The Town of Yorktown Sewer Maintenance Division is responsible for maintenance of approximately 76 miles of sewer leading to either the Yorktown or Peekskill sanitary sewer facilities. The Town's sewer department currently includes a staff of seven including an Assistant Plant Superintendent, a Wastewater Treatment Plant Operator, a Road Foreman, two mechanics, and two laborers. Currently, there are no plans to expand this staff.

Sewer systems and/or treatment plants are consolidated into operating districts within the Town of Yorktown. There is currently no local sewer district associated with the parcel. According to the Town Engineering Department, there is an existing pump station and force main that travels along Route 6, which was constructed as part of the Meadows-Stephans Green Subdivision located in the Town of Somers. The operation and maintenance charges within this District are based upon the unit assessment, as reflected in Section 3.16, Table 3.16-1 .

Sewage collected within the local District is treated at the Westchester County-owned Peekskill Wastewater Treatment Plant. The Plant has a design capacity of 10.0 million gallons per day average flow and is currently operating at approximately 64 percent of its rated capacity (6.4 million gallons per day average flow). The trunk lines for the project site are located on the project site parallel to Route 6.

Neighborhood Connections

As previously noted, there is an existing pump station with a force main that travels along Route 6, constructed as part of the Meadows-Stephans Green Subdivision, located in the Town of Somers. The proposed sewer system will connect to the sewer main along Route 6.

3.12.2 Future Conditions without the Proposed Action

Under future conditions without the proposed action, no development would occur on the project site. Under this scenario, there would be no additional demand on water supply and no extension of the sewer or water districts would occur.

3.12.3 Potential Impacts

Water Supply Impacts

Based on a per capita water supply demand for single-family units of 100 gallons per day, as indicated in the Urban Land Institute's 1994 Development Impact Assessment Handbook, the proposed project is expected to require 123,000 gallons of water per day. This represents approximately .30 percent of the 4.1 million gallons of water per day (average) provided by the Consolidated Water District of the Town of Yorktown. Therefore, there appears to be adequate capacity available to meet the anticipated water demands of this project.

The proposed public water supply lines would be constructed within the rights-of-way of the internal roads at the development, with distribution lines extending from the supply lines to each residence. Easements will be shown on the final subdivision plat across all private lots that provide access to water distribution lines as well as other underground utilities.

Vehicular access would be maintained along the water supply system during and following the construction activities. The project engineer anticipates little, if any, demand on the public water supply during construction. Therefore, no water supply or pressure problems are expected during construction.

Sanitary Sewage Impacts

As previously noted, the total projected population of the Yorktown Farms subdivision is 123 persons. The proposed project is expected to generate approximately 11,070 gallons per day of sewage, based on the water usage minus an estimated ten percent loss due to use or consumption. Site generated sewage would be collected and conveyed to the Westchester County Peekskill treatment plant via a new Town-owned line.

Before any work by the Applicant is performed, an application for a connection permit will be filed with the Town Engineer. Any lateral sewers that will need to be constructed will be done so in accordance with Town standards and properly maintained at all times. The connection of the building sewer to the public sewer will conform to the requirements of the Building and Plumbing Code or other applicable rules and regulations of the Town, or the procedures set forth in appropriate specifications of the ASTM, and the WPCF Manual of Practice No. 9. All such connections will be made gastight and watertight, and will be verified by proper testing.

Neighborhood Connections Impacts

All new water main and sewage system improvements and appurtenances will be installed at no cost to the District. All work will be done in accordance with the standards and specifications of the Town of Yorktown and the Westchester County Department of Health.

3.12.4 Proposed Mitigation Measures

As noted in Section 3.15, Fiscal Analysis, the proposed subdivision would generate appropriate tax revenues for the Westchester County Peekskill Sewage Treatment Plant (\$16,330). The Jefferson Valley Water District would receive \$12,771 in future project-generated tax revenues for the subdivision. These projected fiscal benefits are expected to offset utility-related municipal costs related to the project. No significant adverse impacts to utilities are anticipated and no mitigation measures are proposed.