

Appendix D

Utilities

May 1, 2023

Memo to: Daniel Ciarcia, P.E. – Town Engineer

Re: Underhill Farm - Impact on Public Sewer and Public Water Supply

Dan,

As per our discussion, we have prepared an analysis of projected sewage flows and water usage.

The projected water usage for the project will be approximately 40,000 gpd, as established, based on recent flow data from testing adjacent to the project. There is adequate pressure and supply for the project. It is intended to install a looped public watermain system for the project, which will connect both in Glenrock Street and Underhill Avenue. This will eliminate any dead ends and maintain a continuous flow and adequate pressure for the project. Fire Hydrants will be installed throughout the site to provide the required coverage for fire protection.

The property is in the Hallocks Mill Sewer District. The existing buildings on the site are connected to the public sewers, however the connection point is yet to be determined. The project will be served by extending public sewers into the site from the sewer main in Underhill Avenue. Based on the projected water usage, the sewage flows are expected to be the same basis of 40,000 gpd. The flows were determined based on NYS DEC Design Standards. The following is a summary of the calculations. As discussed, this should not affect the capacity of the Hallocks Mill Treatment Plant.

The extension of the public mains will require both the approval of the Town and Westchester County Department of Health.

Site Design Consultants			
Sanitary Sewer Capacity Analysis -Underhill Farm			
5/1/2023			
Project:	Underhill Farm		
Project Address:	370 Underhill Avenue		
Town, State:	Town of Yorktown, Westchester County NY		
Type of Occupancy:	Residential / Restaurant / Retail		
Existing and Proposed Flows			
Description	Estimated flows	Total Flow (gpd)	
Proposed			
Residential 148 Units -321 Bedrooms	321 Bedrroms @ 110 gal/bdrm	35,310	
Existing Building - Office / Retail	5,500 sf @ 0.10 gal/sf	550	
Reastaurant - 100 seats	100 seats @ 35 gal/seat	3,500	
Commercial Space - 8,100 sf	11,000 sf @ 0.10 gal/sf	810	
Total Proposed		40,170	
Based on NYS DEC Standards			