

Appendix B-1
Draft Existing Conditions Report



Pound Ridge Water/Waste Water Task Force

Existing Conditions Report

Baseline Conditions Workgroup
December 2017

CONTENTS

POUND RIDGE WATER/WASTEWATER TASK FORCE	1
Baseline Conditions Workgroup Report.....	3
1.0 Charge.....	3
1.1 Problem	3
1.2 Baseline Conditions Workgroup Scope and Methodology	3
1.2.1 Area of Responsibility	3
1.3 Methodology	4
2.0 Current Conditions	4
3.0 Summary of Previous Reports	6
3.1 Wastewater	6
3.2 Potable Water	8
4.0 Environmental Conditions	9
4.1 Geology	9
4.2 Hydrogeology.....	10
4.3 Topography.....	10
5.0 Applicable Regulations.....	11
5.1 NEW YORK STATE DEPARTMENT HEALTH.....	11
5.2 WESTCHESTER COUNTY DEPARTMENT OF HEALTH	12
5.3 POLICIES AND STANDARDS	12
6.0 WASTEWATER FLOW.....	13
6.1 Wastewater Flow Estimates	13
6.2 CURRENT FLOWS.....	13
6.3 FULL OCCUPANCY FLOWS	13
6.4 COMPARISON OF CURRENT AND HISTORICAL FLOW ESTIMATES.....	14
6.5 Community Waste Water Treatment Plants in Westchester	14
6.6 CURRENT WATER SUPPLY CONDITIONS	15
6.7 FUTURE DEVELOPMENTAL CONDITIONS	15
7.0 Underground Storage Tanks	15
7.1 Location of usts	15
7.2 Potential Sources	16
8.0 Summary of Findings.....	16

9.0 Next Steps.....	17
Tables.....	2
Figures.....	2
Appendices (on CD)	2

TABLES

Table 1: Summary of [wastewater system](#) data by block and lot

Table 2: Wastewater issues identified by historical review

Table 3: Wastewater generation rates

Table 4: Current flow estimates

Table 5: Full occupancy flow

Table 6: Flow comparison

Table 7: Known sites

FIGURES

Figure 1: Location of the Scotts Corners Business District

Figure 2: Historical Septic System Data

Figure 3: Wetlands Zoning Topography

Figure 4: Wells and setbacks

Figure 5: Flow estimates

APPENDICES (ON CD)

Appendix A: Historical Wastewater Studies

Appendix B: Historical Potable Water Studies

Appendix C: WDOH Records

Appendix D: Flow Estimate Details

Appendix E: Photos Documentation

POUND RIDGE WATER/WASTEWATER TASK FORCE

BASELINE CONDITIONS WORKGROUP REPORT

1.0 CHARGE

As given by the Town Board: “The mission of the Pound Ridge Water/Wastewater Task Force is to assist the Town of Pound Ridge in developing potential long-term wastewater treatment and disposal solutions for the Scotts Corners Business Districts” (**Figure 1**).

1.1 PROBLEM

Scotts Corners is the main commercial and retail area of Pound Ridge and has three planned business zones, PB-A, PB-B, and PB-C (**Figure 2**). Many of the lots have antiquated wastewater treatment systems that are still in use and have experienced health code violations. The present situation is not sustainable, limits any future growth in the Scotts Corner area and, if left unaddressed will lead to future waste water treatment systems failures.

The Pound Ridge Wastewater Task Force Baseline Conditions Work Group is tasked to assess the present situation and make recommendations to remedy the current situation.

1.2 BASELINE CONDITIONS WORKGROUP SCOPE AND METHODOLOGY

1.2.1 AREA OF RESPONSIBILITY

1. The Baseline Conditions Workgroup is tasked with surveying existing conditions, and compiling a baseline report.
2. The baseline report contains data on the location, and type of waste water systems in the PB-A, PB-B and PB-C zoning areas of Scotts Corners. An estimate of the flows generated is included.
3. A synopsis of the geological and groundwater constraints of the Scotts Corners area is presented as these factors impact any future solutions.
4. The regulatory constraints that impact the present and future waste water treatment options are presented. The location of Scotts Corners in the watershed of the Stamford water supply also impacts any future solutions to the current problems.

5. The Scotts Corners area is serviced by a series of privately owned wells that provide potable water to the residences and businesses. These wells are inventoried and locations presented. Any discussion of future waste water solutions to the current problems must include an analysis of the sustainability of the potable water supply.
6. A synopsis of the past studies is presented summarizing salient facts that are relevant to the understanding of current conditions and the development of future solutions. The historical waste water reports are included as Appendix A. The historical potable water studies are included as Appendix B.
7. A number of steps necessary to develop recommendations will be presented.
8. Tables and figures have been prepared to assist the reader in his or her review of the data.

1.3 METHODOLOGY

The following steps were taken to gather the data for this report.

- File review at the Pound Ridge Townhouse to identify available files.
- Submittal of Open Records Request to the Westchester County Department of Health See Appendix C, WCHD Property Information
- Preliminary review of records from the Town Building Department, County Health Department, and NYSDEC to identify existing records for well locations, septic systems, and underground storage tanks to the extent possible.
- Preliminary review of geographical information available through existing reports, PR GIS, Westchester County GIS, NYS State records, and USGS.
- Walking survey of Scotts Corners to visually identify commercial, retail, and residential use areas.
- Current and projected future water use was calculated based on data collected as part of the walking survey.

2.0 CURRENT CONDITIONS

The Scotts Corners business district encompasses approximately 40 acres and 40 properties across blocks 9454, 9455, 9456, 9320, 9820, and 9816. All properties are served by well water and depend on septic systems for wastewater disposals. The Baseline Task Force submitted a request for information to the Westchester County Department of Health in September 2016. The information included in this report is based on a review of records received as part of the information request, review of Town files, and conversations with town officials and property owners. A summary of the data is presented in **Table 1**. Information has not yet been located for 19 properties.

Based on a review of the data, 2012 was the most recent date for a septic system permit reviewed. The oldest permit reviewed was issued in 1942. Some existing systems were installed prior to 1942 but a permit was not available for review at this time. Many of the septic systems appear to have been installed in the 1940s and 1950s before any current regulations as to design, were in place.

Waste water disposal in Scotts Corners is constrained by several factors:

- Scotts Corners is situated near Class AA streams that feed reservoirs used for potable water supplies in Connecticut. Class AA streams are subject to New York State Protection of Waters Regulations.
- The areas available for traditional subsurface wastewater disposal systems are limited due to the following:
 - Topographical restrictions (**Figure 3**)
 - High groundwater tables
 - Presence of bedrock
 - Proximity to wetlands (**Figure 3**)
 - Regulatory constraints related to the treatment technologies that can be approved.
- The age of the existing subsurface disposal systems
- Potable water wells dot the area. Public health regulations require a separation of 50 to 150 feet between wells and various elements of septic systems.
- Public health laws and regulations have become more detailed and protective over time and many of the well and septic system installations do not comply with current

regulations. **Figure 4** provides an overview of the proximity of wells and the septic systems in the area.

- The land area required for the traditional subsurface disposal of the volume of wastewater estimated at 54,000 gallons per day (GPD) is not available in Scott's Corner.

The historical reports as they relate to **wastewater** disposal are summarized in **Section 3**. A summary of the problems and constraints identified and the proposed solutions have been included as **Table 2**.

3.0 SUMMARY OF PREVIOUS REPORTS

A review of town files produced a series of reports addressing water and wastewater conditions in Scotts Corners dating back to the early 1990s. A copy of the historical reports reviewed have been included in Appendix A for waste water and Appendix B for potable water.

A summary of historical reports follows:

3.1 WASTEWATER

1990 Clark Report

The study includes existing use and development levels and projections of future development potentials. Concern about future development exceeding capacity of existing parking. Includes: land and building use, parking and traffic, future development and trends from 1974-1990. In 1974 after a study the Zoning regulations were changed to provide the Floor Area Ratio (FAR) restrictions reducing the theoretical zoning potential by approx. one-half. A common sewage disposal system or expansion to the west would provide more parking in the northern lot. Alternatives for Development potential identified.

1992 Folchetti Report

This report studied a wastewater treatment plant for pre-treating waste water for a subsurface disposal system. Two areas for subsurface disposal near the point of generation in the Scotts Corners Business area were studied and neither were determined to be suitable. Pumping the effluent to the Town Park, a distance of 6,300 or 9,000 feet depending on the route, was proposed as a potential solution. This study was fairly comprehensive and included estimates of square footage of residential and commercial space and resulting waste water flows. Projections were made to 2012. The projected wastewater treatment plant was estimated to cost \$1.5 million and have annual operating costs of \$38,000 per year.

1998 Malcom Pirnie

The report evaluated pumping treated wastewater effluent into the bedrock. This was not considered a viable option.

1999 Malcolm Pirnie

The report established that certain wastewater systems were experiencing failures. The study reviewed three solutions. A wastewater treatment plant was deemed too expensive. On site wastewater disposal was not feasible as there is not enough space and DOH waivers would be required. Upgrading existing systems was discussed. The Town Park disposal solution would seem viable but faces some hurdles.

2000 June and July, Malcolm Pirnie

Test pits were dug and percolation tests performed behind lots 60, 61, 62 (see figure -). A solution was proposed but it did not address the needed flows and would require regulatory waivers.

2000 September, Malcom Pirnie

The study proposal discussed regulatory issues with potable water wells and the possibility of combining them into a Community Water Supply, but wanted to start over with a wastewater study.

2002 April, Folchetti

The study picks up from previous studies and addresses the lack of space in Town for wastewater disposal. The Town Park site is addressed and some challenges for the use of that site for wastewater disposal is addressed. This report also discusses potable water solutions, water from Stamford, drilling wells and getting water from the golf course.

2015 Ridge 29 Proposal

The OnSite Wastewater treatment system proposed for the Ridge 29 development was designed by Onsite Engineering PLLC and included Septic Tank Effluent Gravity System (STEG) for the forty-three proposed units and a constructed wetland treatment system.¹

Opposition to the development was based in part on the site topography where approximately 80% of the 29 acre property consisted of slopes of more than 25% , the density of the proposed development, and the selection of an unconventional, technologically complex, on-site community sewage treatment and disposal system on a steep and environmentally sensitive site. The technology had previously been used to remediate failing septic systems but not as the primary septic treatment technology and it was the opinion of Aquarion, the Connecticut water utility who owns the watershed land in Pound Ridge, that the technology should not be applied to develop a marginal piece of property in a major watershed².

3.2 POTABLE WATER

Potable water is also an issue in Scott's Corners. New potable wells in Scott's Corners have been required to have extensive filtration systems and participate in regular monitoring. There are legacy MTBE issues in the ground water. Any replacement of the existing septic systems or addition of new wells run into regulatory issues as the present configuration of septic systems and wells do not meet regulatory separation requirements. These studies recognize the need to address present and future potable water supply challenges. See Appendix B Historical Potable Water Reports

¹ <http://www.townofpoundridge.com/boardsandcommissions/ridge-29-llc>

² May 11, 2015 letter from Aquarion to the Chairman of the Pound Ridge Planning Board.

The conclusions of the reports on the ability to provide **potable water** to Scott's Corners are summarized below.

A 1973 contract between the Stamford Water Company and Pound Ridge for the construction of the Siscowit or other Reservoir to provide water to Stamford also includes a provision for Pound Ridge to access this water supply.

In 1997 and 1998 plans were made to provide Scott's Corners with potable water either from three deep wells on property owned by the Bridgeport Hydraulic Company (BHC)³ on Westchester Avenue, or from an interconnect in Connecticut. It would appear that the driving force was the MTBE contamination. An interconnect seems to have been stopped late in the process by New Canaan who would not issue street opening permits for the interconnection and the project was cancelled.

4.0 ENVIRONMENTAL CONDITIONS

4.1 GEOLOGY

Northern Westchester, including Pound Ridge, was included in a 1995 USGS report⁴ as part of a water resources investigation. The report provides an overview of the geological and hydrogeological setting of northern Westchester. The major findings are summarized below.

BEDROCK

Pound Ridge "is underlain by a complex sequence of bedrock that varies greatly in age and composition... The rocks are extensively folded and faulted... The bedrock is mostly metamorphic with some igneous rock and ranges in age Precambrian to Upper Devonian.... Rock of Precambrian age are by far the most extensive in the study area and consist of three major groups-Fordham Gneiss, Pound Ridge Gneiss, and the Hudson Highlands

³ Aquarion Water Company is the current owner of the Bridgewater Hydraulic properties.

⁴ S. Wolcott and R. Snow. Computation of Bedrock-Aquifer Recharge in northern Westchester County, New York, and Chemical Quality of Water from Selected Bedrock Wells. Water Resources Investigation Report 92-4157, USGS 1995

complex...Cambro-Ordovician.-Bedford Gneiss, Hartland Formation, and the Inwood Marble are formations of an uncertain age. ”

SOILS

“Much of the bedrock is overlain by unconsolidated Pleistocene or Recent deposits, some of which are extensive. The Pleistocene deposits typically include a thin mantle of till on hilltops and valley sides and stratified sand, gravel, silt, and clay in the valley bottoms. Recent deposits consist of alluvium in stream valleys and organic rich sediments in swampy areas.” “Much of the Pleistocene material is till, which consists of unsorted materials ranging in size from clay to large boulders. Thicknesses range from less than 1 ft. to more than 100 ft. Stratified drift, unlike till, forms sorted deposits of either clay, silt, sand or gravel that can be interbedded amongst themselves or between till deposits. The extent and thickness of stratified drift...range from zero in areas of no stratified drift to more than 250 ft. Recent deposits are typically alluvium and fine-grained organic rich sediments in and near swamps and streams and are generally less than 10 ft. thick.

4.2 HYDROGEOLOGY

Scotts Corners is located in an area characterized by hydric soils, state regulated wetlands, class AA streams, and within certain FEMA flood zones. Groundwater is generally encountered within the first 4 feet in areas of the business district that are not characterized as steep slopes.

4.3 TOPOGRAPHY

STEEP SLOPES

The Town of Pound Ridge protection of steep slopes ordinance can be found in the Code Book Chapter 89. The ordinance was promulgated in 2007. Disturbance of steep slopes above 35% is prohibited. Disturbance of slopes of more than 15% requires a permit. Given the local topography where more than 2,000 acres⁵ have slopes of more than 15%, steep slopes will have to be considered in any future proposed water and wastewater solution for Scotts Corners.

⁵ Town of Pound Ridge Comprehensive Plan, 2010.

WETLANDS

The Pound Ridge Wetlands Ordinance (Chapter 63) was adopted in 1986. According to the Comprehensive Plan, the Town encompasses 8,300 acres of wetland, including wetlands regulated by federal, state and local laws and ordinances representing approximately 40% of the Town.

The Business District is located on or near wetlands that drain into the Laurel Reservoir. The Scott's Corner's shopping center located in PB-B was constructed on filled in wetlands

5.0 APPLICABLE REGULATIONS

A network of regulations and agencies address septic tanks, wastewater treatment and discharges, surface water criteria, drinking water wells, distance requirements, steep slopes, and so forth. All of which will have to be considered as part of evaluation of Scotts Corners. A summary is presented below. A comprehensive discussion of the applicable regulations will be included in the Phase 2 technical report.

5.1 NEW YORK STATE DEPARTMENT HEALTH

The New York State Department of Health (NYSDOH) Bureau of Water Supply Protection issued the current *Onsite Residential Wastewater Treatment System Design Handbook* in 2012. The Design Handbook provides the current requirements and guidelines for the construction and operation of residential septic systems. The design standards were established in 10NYCRR Appendix 75A and 10NYCRR Part 75 and apply to residential septic systems with flows of 1000 gallons per day (gpd) or less. The standards for intermediate systems with a flow above 1000 gpd are regulated by the NY State Department of Environmental Conservation (NYSDEC) in 6NYCRR part 750.

The New York State Public Health Law has given counties, municipalities, and other agencies the authority to enact ordinances to protect public health. If more stringent regulations exist locally they will have to be met as well when new systems are designed.

5.2 WESTCHESTER COUNTY DEPARTMENT OF HEALTH

Article VIII of the Westchester County Sanitary Code regulates the construction and operation and maintenance of onsite wastewater treatment systems. This report will use the common term “septic system” instead of “onsite wastewater treatment systems”. Article VII has been amended several times, most recently in 2008.

Construction of a new septic system or expansion of an existing system requires the approval of the Westchester County Department of Health.

The Town of Pound Ridge implemented Chapter 86 in 2011. The intent of the septic tank regulations according to §86.1 “The Town of Pound Ridge hereby finds that it is necessary to the health, safety, and welfare of the residents of the Town of Pound Ridge that separate sewage disposal systems operate and be maintained in a manner that will prevent, to the extent possible, hazards to the public health and to protect the drinking water supply of the Town of Pound Ridge and drinking water supplies which pass through the Town of Pound Ridge.” Chapter 86 sets forth the inspection schedule for septic systems within the Town required to maintain compliance with the Westchester County Sanitary Code sect VIII.

5.3 POLICIES AND STANDARDS

The Public Health Law of New York Part 5 subpart 5-1 Appendix 5B sets the minimum standards for water wells used for drinking and food processing but not for public water supply. The minimum separation distance between a water well and a contamination source are outlined in a table format. Generally, a well should be located 150 ft upgradient of an underground storage tank (single wall), 50 ft upgradient of a septic tank with a water tight effluent line and 150 ft upgradient of a seepage pit. The distance requirement can increase 50% based on site specific soil and depth to groundwater conditions. The distance requirement for cesspools which have no septic tank pretreatment is 200 ft. **Figure 4** provides an overview of the distance requirements.

6.0 WASTEWATER FLOW

6.1 WASTEWATER FLOW ESTIMATES

The estimates of wastewater flows from the three business districts (PB-A, PB-B, and PB-C) were generated using wastewater generation rates developed by New York City Department of Environmental Protection (NYC DEP) and various architectural handbooks used for sizing water and wastewater systems in homes, offices, and other commercial uses. The rates are shown in **Table 3**. These are general rates and are not applicable in every individual situation. However, they have been developed over a number of decades of practice and do reflect conservative and generally accurate aggregate estimates.

6.2 CURRENT FLOWS

Using information from the Pound Ridge Assessors Office and supplemented with field land use surveys, the current wastewater flows from the PB-A, -B, and -C zoning districts were estimated and are summarized in **Table 4**. Based on United States Census Bureau data, the residential usage was based on 3 persons per apartment. The estimates are based on the observed occupancy of buildings at the end of May 2016.

6.3 FULL OCCUPANCY FLOWS

The full occupancy of all existing space in the three Planned Business Districts is based on “highest and best use” of the existing buildings. No new buildings or structures are assumed in this estimate. “Best and highest use” would be retail or restaurant on the street level first floor and residential or office on the second floor. The differentiation between office or residential on the second floor is based current usage of the second floor. The “highest and best use” is considered to the reasonable worst case without new building. The estimated are shown on **Table 5**. Detailed, use, by use wastewater flow estimates are contained in **Appendix D**.

6.4 COMPARISON OF CURRENT AND HISTORICAL FLOW ESTIMATES

Previous estimates of wastewater flows in Scotts Corner ranged from approximately 25,000 to 28,000 gallons per day, depending on the date of the study. Although the wastewater generation rates in the two estimates are similar, several assumptions contribute to the difference between the earlier historical estimates and the current estimates of 40,000 to 55,000 gallons per day developed for this report. The differences in assumptions between the historical data in the Folchetti Report (1992) and the current estimate are summarized in Table 6 and outlined below:

- The historical estimate included only 25 buildings, compared to the 41 buildings in the current wastewater flow estimates. The main reason for the difference in the number of buildings is the decision to include all three PB zoning districts in the present analysis. Folchetti only included PB-A.
- Folchetti estimated 20,400 gallons per day (gpd) from commercial use. The current estimate is about double that flow at approximately 40,300 gallons per day.
- The Folchetti Report does not present the number of residential units included in the estimate nor the generation rate use.
- Folchetti Report did not include A Home in its estimate. This report estimates daily flow generated by A-Home at approximately 3,600 gpd.

The current estimate for residential units in Scotts Corner is 45 units with a population of 135 people (3 persons per unit based on U.S. Census Bureau data) and a total wastewater flow of approximately 13,500 gpd. The Folchetti Report estimated 4,250 gpd for the residential population. These two factors increased the wastewater flow estimates by about 29,000 gpd. **Table 6** provides a summary of the flow estimate assumptions.

6.5 COMMUNITY WASTE WATER TREATMENT PLANTS IN WESTCHESTER

In Westchester County, 12 wastewater treatment plants are authorized to discharge treated wastewater under the State Pollution Discharge Elimination System (SPDES). Of these, 7 are owned and operated by Westchester County Department of Environmental Facilities, and are rated to treat volumes of wastewater in excess of millions of gallons per day, far more than wastewater generated in Scotts Corner. The largest plant is the Yonkers Joint Treatment Plant

and is rated for 145,000,000 million gallons per day. The Bedford Hills/Taconic Correctional Facility, which is close by, is rated to treat 500,000 GPD and normally treats 300,000 to 400,000 GPD.

Two wastewater treatment plants in Westchester County that treat a comparable volume to Scotts Corner are: (1) Wild Oaks Condominium Sewer District, Goldens Bridge rated to treat 60,000 GPD; and (2) Oakridge Condominium Treatment Plant, Vista, rated to treat 80,000 GPD. These plants are small with 1 or 2 employees. The plants are not staffed 24 hours per day.

6.6 CURRENT WATER SUPPLY CONDITIONS

Potable water is supplied by individual wells serving the properties in Scotts Corners. It is the Work Group's understanding that the wells serving restaurants and food preparation operations in the business districts participate in water quality monitoring programs overseen by the NYSDOH. The task force did not review any of the individual water treatment systems or the monitoring data. It may be required at a later date to include a review of the potable water data.

6.7 FUTURE DEVELOPMENTAL CONDITIONS

TEP AND EXPECTED CHANGES IN REGULATIONS AND USES

Several infrastructure related projects that could influence the business district wide wastewater treatment options are currently underway or planned. This includes the TEP project, the redevelopment of the Pound Ridge Square Shopping Center, future use decisions at 77 Westchester Avenue, and other development decisions, including a renewed application at 29 Acres.

7.0 UNDERGROUND STORAGE TANKS

7.1 LOCATION OF USTS

Heating oil underground storage tanks (USTs) were marked on many of the site plans reviewed as part of the septic system analysis. It is anticipated that every property in the three business district has at least one UST or above ground storage tank (AST) for heating oil storage.

7.2 POTENTIAL SOURCES

A review of the NYSDEC Environmental Site Remediation Database and NYSDEC Spills Database⁶, was conducted in 2016 by Toxics Targeting Report (2016) prepared as part of the NRI project. Additional data was made available as a result of the recently completed site assessment at 77 Westchester Avenue the following spills and recognized environmental conditions have been identified in Scotts Corners.

Table 7 presents the site ID, address, site name, issue, and status of sites identified in the business district. A total of eighteen incidents in the business district have been identified in the NYS DEC spills database. The incidents were associated with tank test failures, tank overflow or equipment failures. Only three incidents have been classified as unknown or other. Work is currently continuing at 77 Westchester Avenue under a federal brownfields grant.

8.0 SUMMARY OF FINDINGS

The Scotts Corner's business district provides a challenging environment for wastewater treatment systems and potable water supply.

- There has never been an overall plan for wastewater treatment in the business district. Each property is served by an individual septic tank or cesspool.
- Some of the septic tanks or cesspools are old and do not meet current standards for septic system design or minimum separation distance requirements for water wells.
- Some systems are likely to fail and will not meet present standards for renovated or new systems.
- Based on estimates of current and projected flow and the use of currently accepted treatment technologies a minimum of 7 acres is required for a leachfield.
- Site conditions are not amendable to new septic systems.
 - Groundwater encountered at 4-5 feet bgs
 - Bedrock or boulders too large to move within 5 feet of surface on test plots

⁶ The NYSDEC databases were last accessed June 17, 2017.

- Close proximity to wetlands and Class AA streams severely limits the amount of land that is available for septic systems and drainage field in compliance with current requirements.
- Steep slopes
- Because of the proximity to Class AA streams and the Laurel Reservoir which is part of the water supply system for Stamford, CT, all wastewater discharges have to be below ground which may limit the use of constructed wetlands.
- The properties in the business district are served by private wells. Continued additional filtration systems will be required in the future.
- Minimum separation distance requirements are not always met. Some properties are likely to fail if current standards are applied.
- Area required for seepage fields based on estimated future flow of 54,000 gpd and current technologies is not available in Scotts Corners.

9.0 NEXT STEPS

The Technical Committee will evaluate technical options and present its findings and recommendations to the public in a technical report as well as presentations at public meetings.

Funding opportunities will be evaluated concurrently.

Table 1



Property Data

Block	Lot	Zone	Property Address	Tenant	Use	Acreage	Year Built	Location of Well	Location of Septic	Property Owner	Owner Info	Original Owner
PB-A												
9454	36	R-2A	89 Westchester Ave	PR Ambulance Corps	community facility	0.530	1981	X		Pound Ridge Lions Ambulance Corps	914-764-8510 PO Box 237 Pound Ridge NY 10576	
9454	5	PB-A	87 Westchesterchester Ave	Avant Garden	retail	1.131	1950	X	X	Rex Realty of CT Inc.	1111 Summer St. Suite 603, Stamford CT 06905	Rex Oil Co.
9454	6	PB-A	85 Westchester Ave	Part of North Star	restaurant w/ office	0.415	1930	X	X	Westchester Ave LLP	100 S. Bedford Rd, Suite 340 Mt. Kisco NY 10549	Geraldine Ash
9454	7	PB-A	83 and 83A Westchester Ave	North Star, Albano Appliance & vacant	retail/office w/ apts	0.473	1950	X	X	Albano Realty Assoc. LLC	Kathy Albano 2 Orchard Dr, South Salem NY 10590	Alfred Albano
9454	8	PB-A	79 Westchester Ave	Dynax	office	0.345	1957	X	X	Edward K. Kleiner Family Truест	PO Box 285 Pound Ridge, NY 10576	Baring - Gould
9454	9	PB-A	77 and 77A Westchester Ave	Vacant auto repair	retail w/ apts.	0.342	1945			John and Gildo DiFulvio	77 Westchester Ave, Pound Ridge NY 10576	Anthony Pirone-Amerigo Prosio
9454	35	PB-A	NA	Parking & vacant	Vacant	0.356						
9454	10	PB-A	73 Westchester Ave	HHF - Dentist	office	0.670	1959	X	X	Atem Enterprises Inc.	297 Hayward St., Yonkers NY 10704	New Canaan Devel. Co.
9454	11	PB-A	71 Westchester Ave	Kitchen Table & wine store	resaurant/retail/office	0.631	1948	X	X	Gateway Management		Scotts Corners Market Inc.
9454	12	PB-A	69 Westchester Ave	Pizza, PR Dance, Nail/Spin	resaurant/retail/office	0.493	1950	X	X	Nicholas S. Vazzana	PO Box 390 Pound Ridge NY 10575	Norkin Bros.
9454	13	PB-A	67 Westchester Ave	Gen Store, Booksy, Antique	retail w/apts	0.147	1950	X	X	Jerome and Elinor Deutsch Trustee	PO Box 127 Pound Ridge NY 10576	Theodore & David Allen
9454	14	PB-A	4 Trinity Pass Rd.	Manville Trust	office	0.181	1940	X		Yudith Ita Schwartz	112 Round Hill Rd, Armonk NY 10504	Trinity Corners Corp.
9454	15	PB-A	65, 65A,B Westchester Ave	Antique Store	retail w/2 apts	0.185	1934			Yudith Ita Schwartz	112 Round Hill Rd, Armonk NY 10504. 237-3550	Trinity Corners Corp.
9320	56	PB-A	Westchester Ave	parking	parking w/2 shed	5.084				Pound Ridge Fire District	PO Box 129 Pound Ridge, NY 10576	Quade
9320	58	PB-A	80 Westchester Ave	Fire Department	community facility	0.449		X	X	Pound Ridge Fire District	PO Box 129 Pound Ridge, NY 10576	Quade
9320	59	PB-A	78 Westchester Ave	Vacant, World Ins	food prep/office w/apts	0.207	1952	X		Dail Metzger	Dail Metzger 320 Strawberry Hill Ave, Stamford CT 06902	John Ditore
9320	60	PB-A	76 Westchester Ave	Dinardos/American T	restaurant/retail w/apts	0.207	1955	X	X	76 Westchester Ave Realty Co. Ltd.	PO Box 36, Pound Ridge NY 10576	Quade & Roth
9320	61	PB-A	74 Westchester Ave	Blind Charlies/O'Donell	restaurant/retail w/apts	0.207	1968	X	X	Scott's Corner Market, Inc.	PO Box 180 Pound Ridge NY 10576	Quade & Clemons
9320	62	PB-A	72 Westchester Ave	PR Dry Cleaners, Plum Plums, Foxy	retail w/apts	0.207				Stephanie Degraff	4606 13th Place, Vero Beach, FL 32960	
9320	63	PB-A	70 Westchester Ave	Promo Queens, Avalon Ins,Barber, Hedgerow, PR Home	retail/office w/apts	0.207	1945		X	Trinity Lane Ltd.	Attn: Sally Siano 52 Babbitt Rd, Bedford Hills, NY 10507	Frank & Esther Beccaria
9320	64	PB-A	68 Westchester Ave	Chubby's	retail w/apts	0.418	1942	X		Joseph and Carmella DiPietro	129 Redmond Rd, Stamford CT 06903	Gustav & Lena Shutte
9320	65	PB-A	66 Westchester Ave	Gas Station	retail	0.642		X		Shaeffer Realty Ltd.	PO Box 380 Pound Ridge NY 10576	
					Subtotal	13.527						
PB-B												
9455	18.9	PB-B, R-1A	26 Lower Trinity Pass	no building	vacant	0.615	1940			Felice Joaquim		Bathrick
9455	20	PB-B	32 Westchester Ave	Wine Connection	retail	0.656	1910	X	X	Peter Desimini		Barker
9455	21	PB-B	34 Westchester Ave	Antique	retail	0.652	1965	X	X	Linda DiMattia		Frank Columbo & Girolamo Mastromauro
9455	26	RA-1	46 Westchester Ave	Offices	Office	4.589		X				
9455	27	PB-B, R-1A	38 Westchester Ave	Future Value Assoc	office	0.717	1932	X	X	TS Affiliates LLC	Ferrara/Becker	Evelyn Yalien
9455	28	PB-B	40, 40A Westchester Ave	Wittus, Greenfull	retail	0.495				Mastromoro Fam LP		
9455	25	PB-B	54 Westchester Ave	Hamachi, Curry & Hovis, Pound Ridge Painting	restaurant/retail w/ apt	1.632	1869	X	X	PMNG Management Inc.	PMNG Management LLC, 82 Grandview Blvd, Yonkers NY 10710	Pluto Properties, Inc.
9455	24	PB-B	56, 60 Westchester Ave	Toys & Sports, Salon, Key Bank, Eye Care	retail w/apts	1.698	1860			David Berman H.	PMNG Management LLC, 82 Grandview Blvd, Yonkers NY 10710	Seymour - Berman - Renovated 1970
9456	4	PB-B	39 Westchester Ave	Private	residential	2.196						
9456	1.9	PB-B	55, 57 Westchester Ave	Market, Post Office & vacant	retail	7.707	1976		X	Roe Scotts Corner LLC	Scott Solomon 46 Westchester Avenue, Pound Ridge, New York 10576	
					Subtotal	20.957						Evelyn & Benjamin Butterworth
PB-C												
9455	10	PB-C	22, 24 Westchester Ave	vacant PR Painting	office	2.005	1810	X	X	Stuart Simons		Kaufman
9455	13	PB-C	26 Westchester Ave	Educators Alley	office	0.781	1930			Pedani Realty Services	26 Westchester Ave 28, Pound Ridge, NY 10576	Scofield
9455	14	PB-C	30 Westchester Ave	private	residential	1.002	1934	X	X	Paterson		Scofield
9456	8	PB-C	21 Westchester Ave	private	residential	0.656	1930			James & Elaine Suda		Emily Suda
9456	7	PB-C	23, 23 A, B Westchester Ave	Kendal Studio & London Joiner	retail w/apt	1.537	1940	X	X	M. Byrne		McNally
9456	6	PB-C	27 Westchester Ave	Lionheart Gallery	retail w/apt	0.693	1949		X	Coleridge Spyder, LLC		Jackson
9456	5	PB-C	29 Westchester Ave	A Home	residential	3.195	2008	X	X	Scotts Ridge Housing Dev. Fund Corp.		Thomas Sefcik
9456	5.5	PB-C	35 Westchester Ave	PR Vet Center	retail w/apt	0.764	1974	X	X	35 Westchester Ave., Inc.		Dolensek
					Subtotal	10.633						
TOTAL					Total	45.117						

Waterwater Generation Rates from City Enviornmental Review Technical Manaul
retail 0.24 gallons per day per square foot
office 0.10 gallons per day per square foot
rest. 35 gallons per day per seat
Resident 100 gallons per day per person

Acreage for lots 9455-18.9 and 9455-27 are for PB-B section only and approximate

Table 2

Wastewater Issues and Solutions identified in historical reports

Potential Problem		Reference
Parking Lots 56, 58-64 Block 9320 Construction subsurface disposal system@50,000 gpd not feasible	Max. capacity 24,000 gpd	Folchetti, 2002
	Variance for required separation distance between well and disposal system of less than 200 ft.	
	Groundwater within 4 ft. of surface	
	Proximity to wetlands and rocks too large to remove	
Lot 8, 86, 152 Block 9820 (Town Park)	Additional testing required to confirm early findings	
	No bedrock and no groundwater during original test	
	Meets wetland setback dependent on final design	
Treatment through golf course irrigation	slopes may interfere with design choice and require larger area	
	Potential legal issues regarding permitting	
	CT DEP prohibits surface water discharge within water supply basin	

Table 3



Wastewater Generation Rates

Use	Generation Rates
Residential	100 gallons per day per resident
Community Facilities	0.10 gallons per day per building square foot
Office	0.10 gallons per day per building square foot
Retail	0.24 gallons per day per building square foot
Restaurant	35 gallons per day per seat
Food Preparation	0.50 gallons per day per building square foot

Sources:

New York City Office of Sustainability CEQR

NYC DEP Bureau of Environmental Planning and Assessment

Metcalf and Eddy (1991) Wastewater Engineering. Treatment Disposal Reuse

Table 4

Wastewater Generation Estimate for Current Occupancy in Scotts Corner

Use	Number/Unit	Wastewater Generation Gallons per Day
Residential/Community Facility	39 Apartments/8,372 Square Feet	11,700/837
Office	15,108 square feet	1,511
Retail	92,588 square feet	15,021
Restaurant/Food Preparation	250 seats/5,041 square feet	8,750/2,521
Total	NA	40,340

Table 5

Wastewater Generation Estimate for Full Occupancy in Scotts Corner

Use	Number/Unit	Wastewater Generation Gallons per Day
Residential/Community Facility	45 apartments/8,372 square feet	13,500/837
Office	26,728 square feet	2,673
Retail	120,045 square feet	28,837
Restaurant/Food Preparation	250 seats/0 square feet	8,750
Total		54,597

Table 6



Flow Estimate Comparison

	Historic Wastewater Flow Estimates	Current Wastewater Flow Estimates
Buildings included in estimate	25	41
Estimated Commercial flow	20,400 gpd	40,300 gpd
Residential Units in estimate	unclear	45
A-Home	0	3,600 gpd
Estimated Residential Flow	4,250 gpd	13,400 gpd

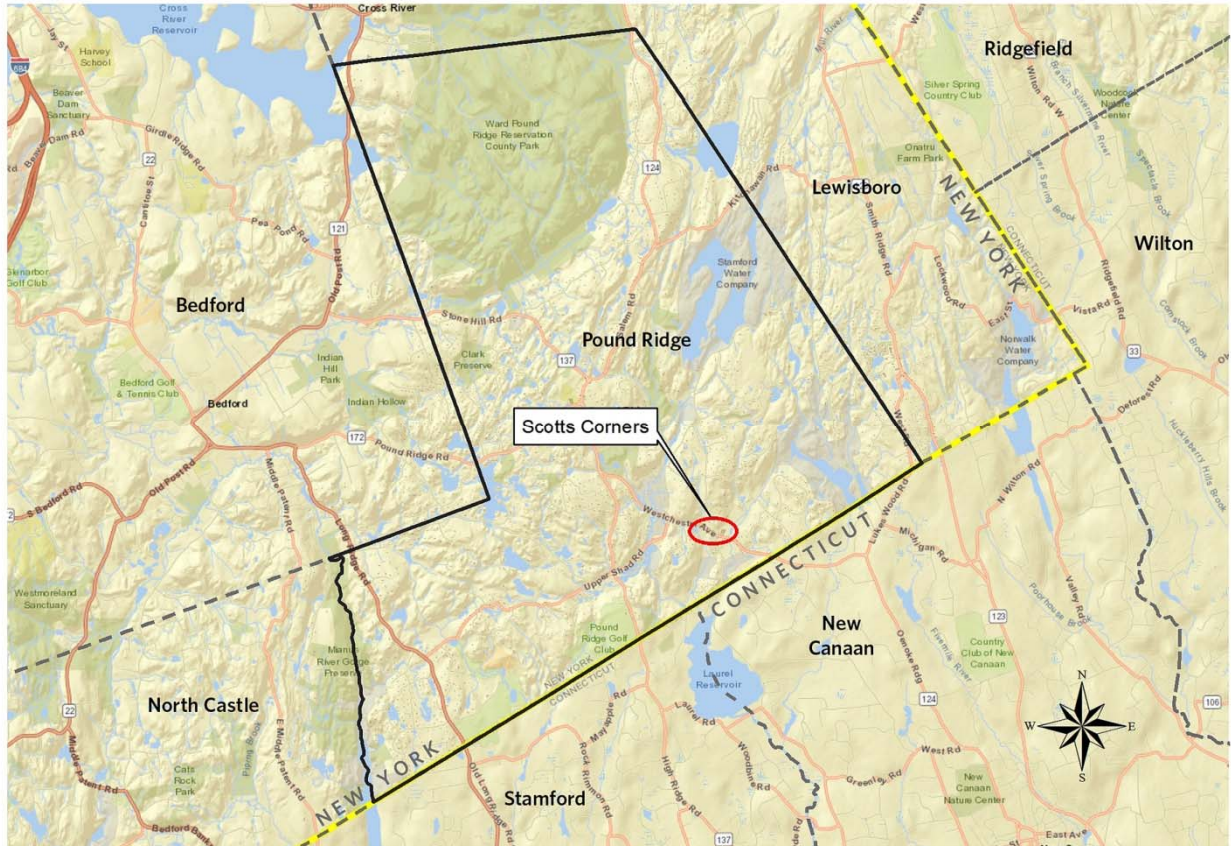
Table 7

Known Spill Sites

Facility Name	Address	City	Site ID	Description	Spill Date	Close Date
Abandon Site	55 Westchester Avenue	Pound Ridge	325964	Other	11/21/2000	12/28/2000
Value Clean Cleaners	55 Westchester Avenue	Pound Ridge	325965	Unknown	1/24/2002	3/29/2002
Trinity Corner Shopping Center	55 Westchester Avenue	Pound Ridge	399707	Equipment Failure	2/13/2002	3/5/2002
60-80 Westchester Avenue	60-80 Westchester Avenue	Pound Ridge	102411	Unknown	3/18/2002	4/5/2002
Spill Number 0111906	65 Westchester Avenue	Pound Ridge	173308	Tank Test Failure	8/9/2002	11/12/2002
New Media School House	69 Westchester Avenue	Pound Ridge	59404	Tank Test Failure	6/26/2006	2/24/2012
New Media School House	69 Westchester Avenue	Pound Ridge	305220	Tank Overfill	6/13/2008	6/16/2008
Sally & Joseph Siano Assoc.	70 Westchester Avenue	Pound Ridge	68318	Equipment Failure	3/22/2011	6/1/2011
Spill Number 0009626	74 Westchester Avenue	Pound Ridge	195220	Tank Test Failure	4/14/2011	6/2/2011
Spill Number 0110835	76 Westchester Avenue	Pound Ridge	209563	Tank Overfill	4/5/2016	
Town & Country Auto Inc.	77 Westchester Avenue	Pound Ridge	313756	Tank Failure	3/27/1991	3/10/1992
Texaco	77 Westchester Avenue	Pound Ridge	138800	Unknown	8/26/1994	9/14/1994
Pound Ridge Fire Department	80 Westchester Avenue	Pound Ridge	320739	Tank Failure	12/16/1994	2/18/2005
Albano Appliance	83 Westchester Avenue	Pound Ridge	446942	Equipment Failure	7/1/1993	
Pound Ridge Ambulance	89 Westchester Avenue	Pound Ridge	447921	Equipment Failure	8/8/1995	3/27/2013
Pound Ridge Post Office	57 Westchester Avenue	Pound Ridge	87798	Tank Failure	4/1/1998	4/17/1998
Pound Ridge Veterinary Clinic	35 Westchester Avenue	Pound Ridge	124053	Unknown	12/21/1999	6/1/2000
On Side of Road	Westchester / Salem	Pound Ridge	366006	Other	9/9/1999	2/26/2005

POUND RIDGE WASTEWATER TASK FORCE

Figure 1 - Scotts Corners Business District



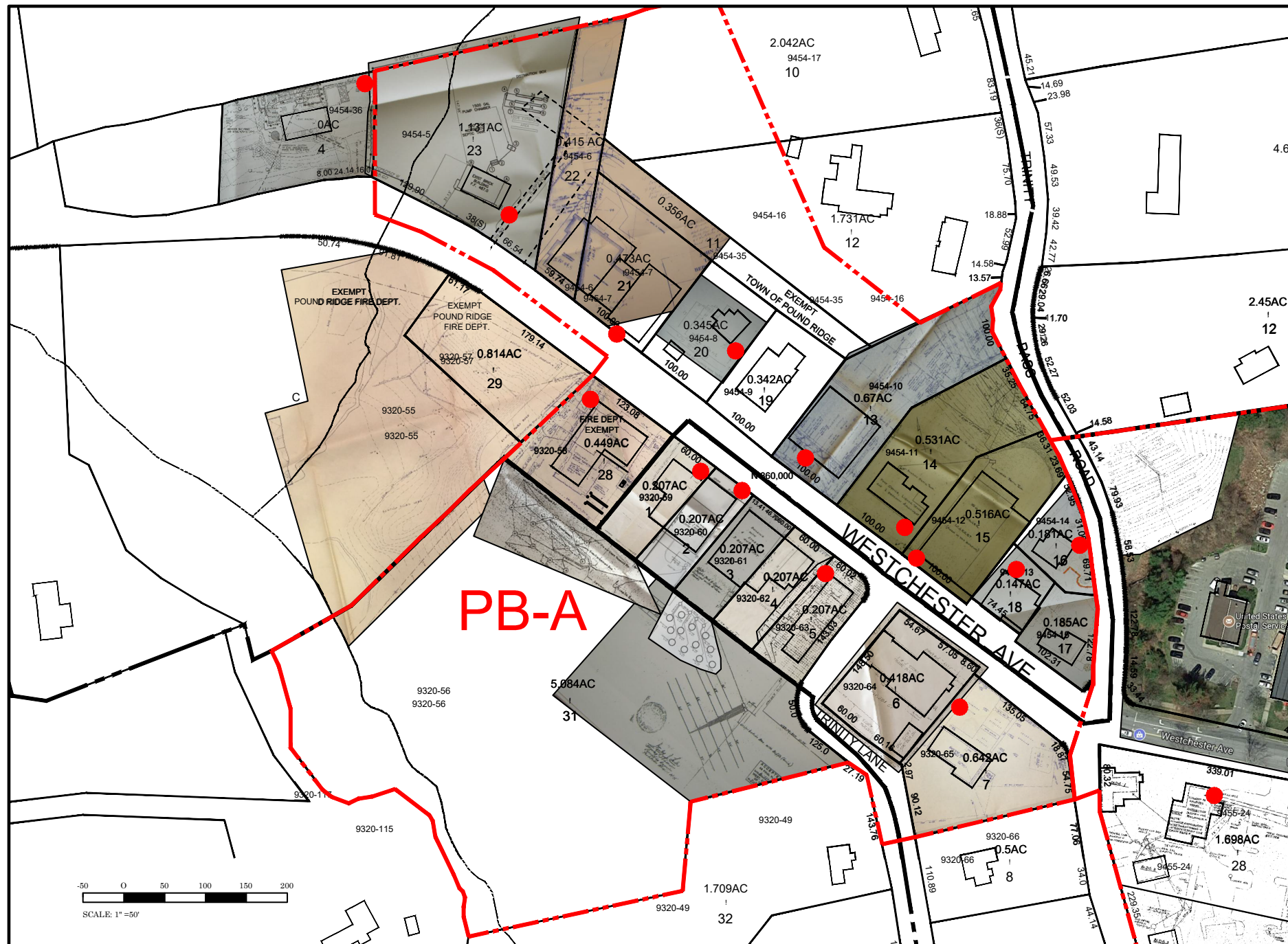


Figure 2b - Historical Septic System Data Zone PB-B

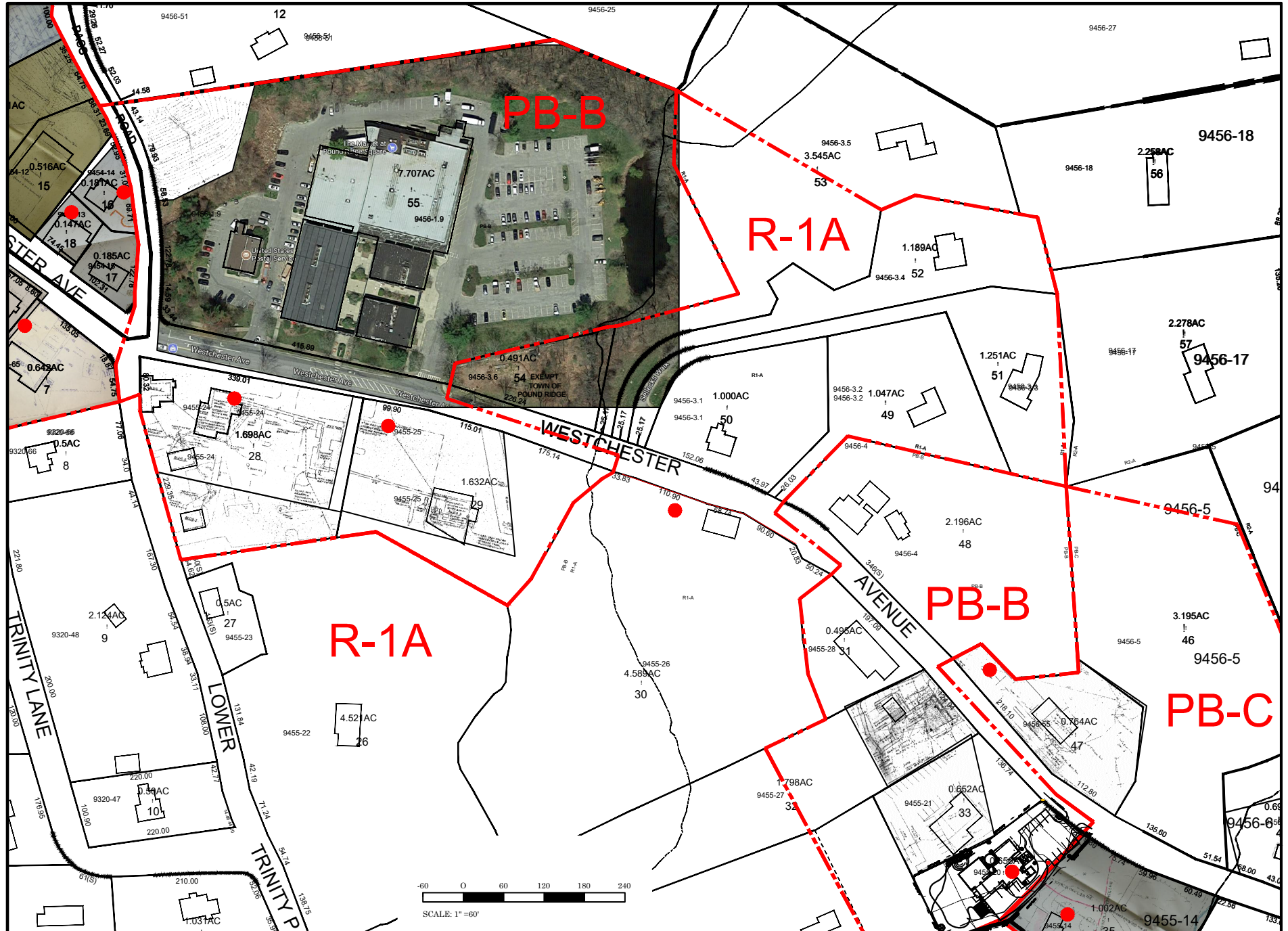
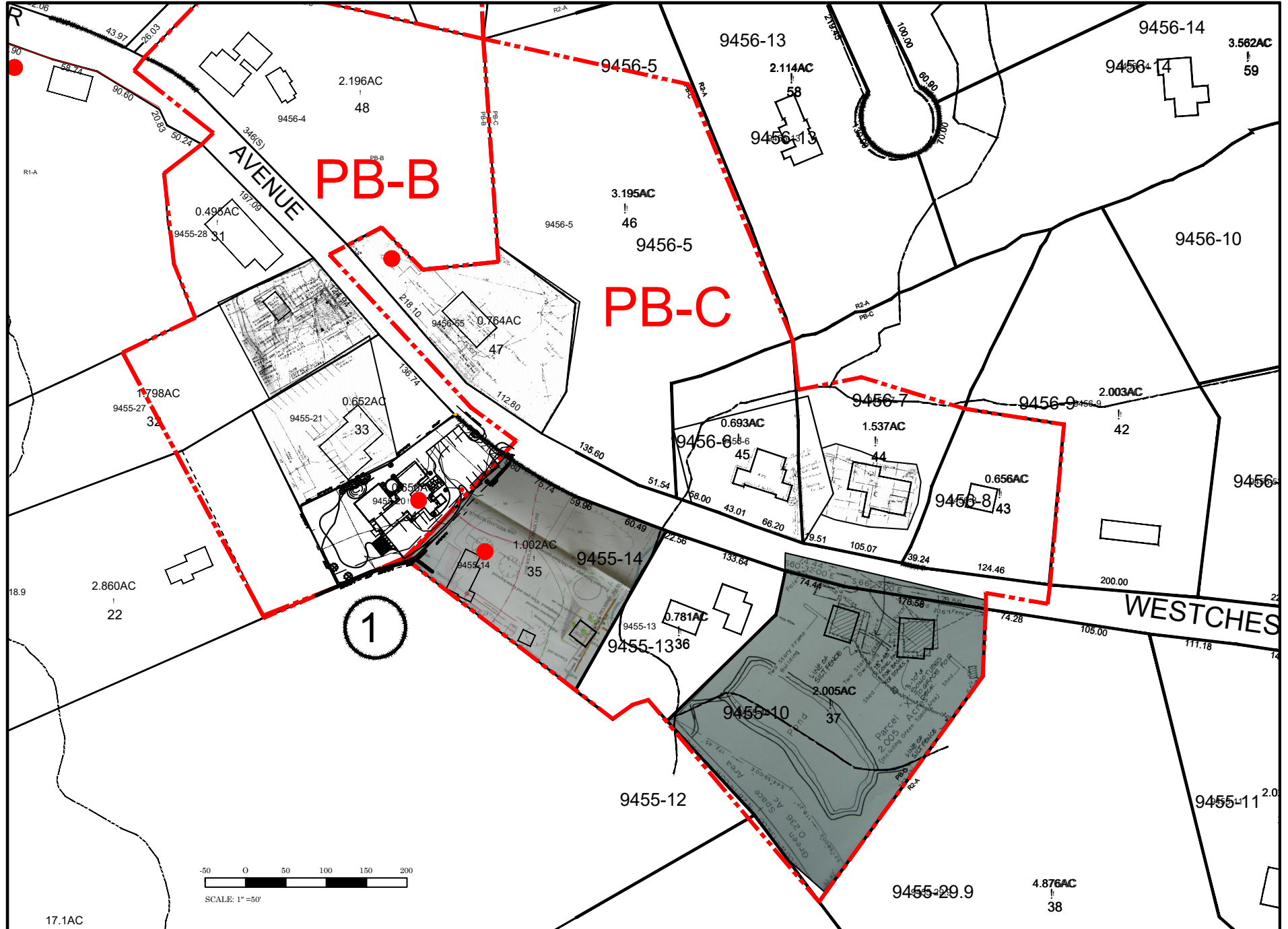
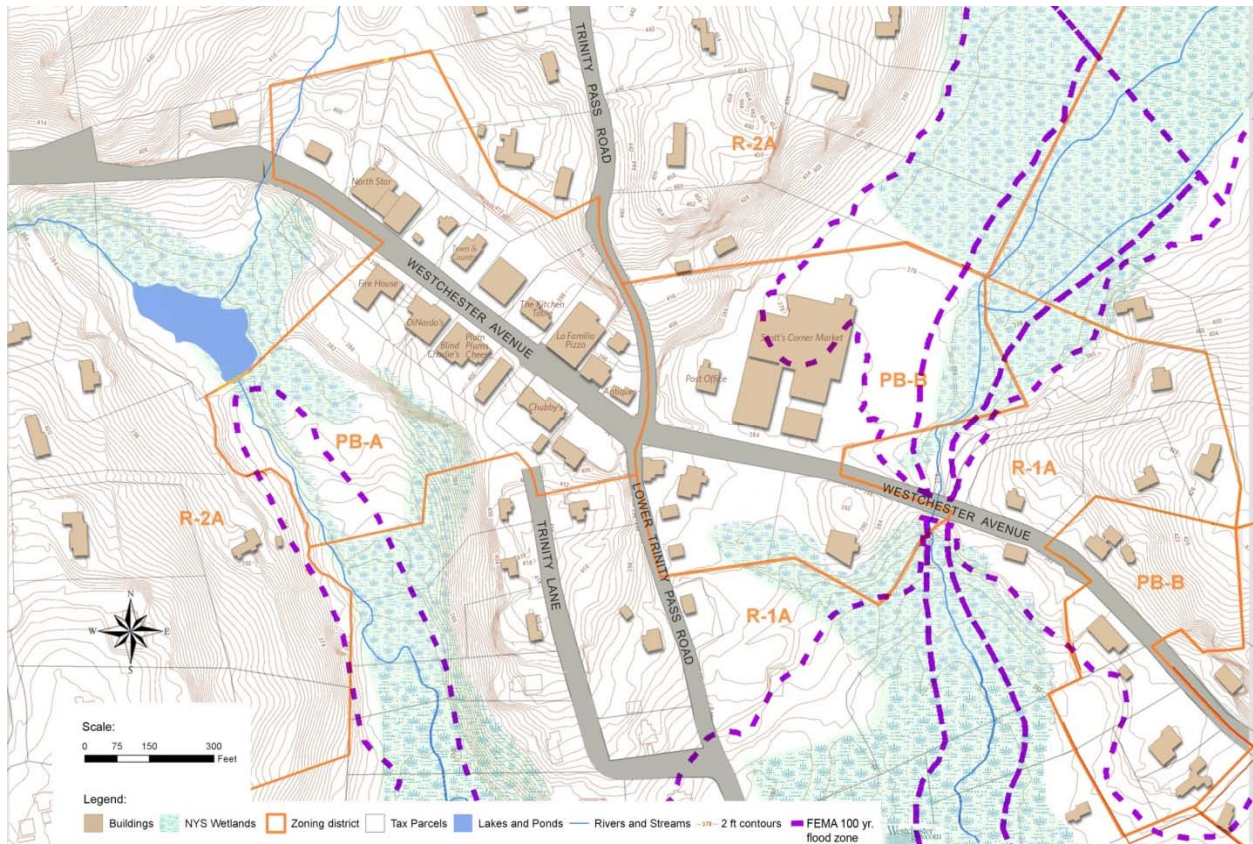


Figure 2c - Historical Septic System Data Zone PB-C



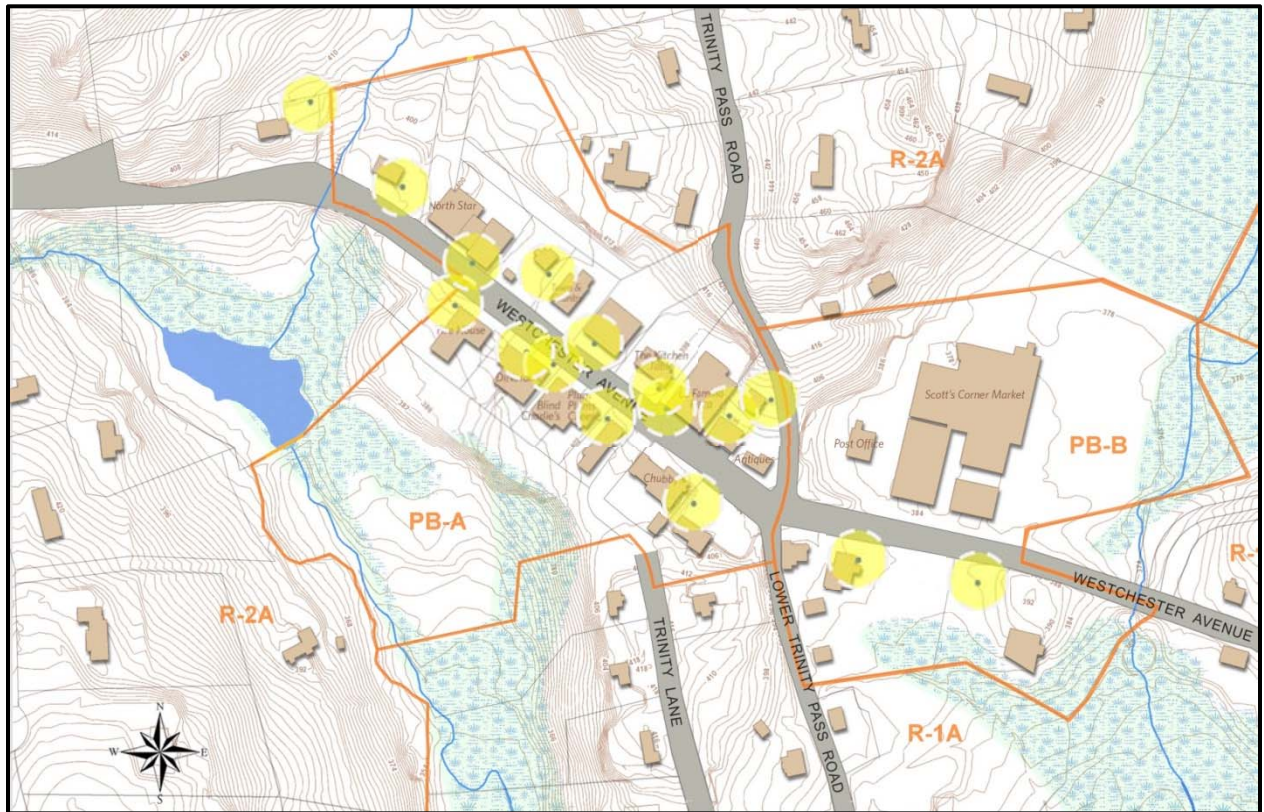
POUND RIDGE WASTEWATER TASK FORCE

Figure 3 Wetlands, zoning, and topography



POUND RIDGE WASTEWATER TASK FORCE

Figure 4 Wells and 100 foot setbacks



Wastewater Generation (Estimates)

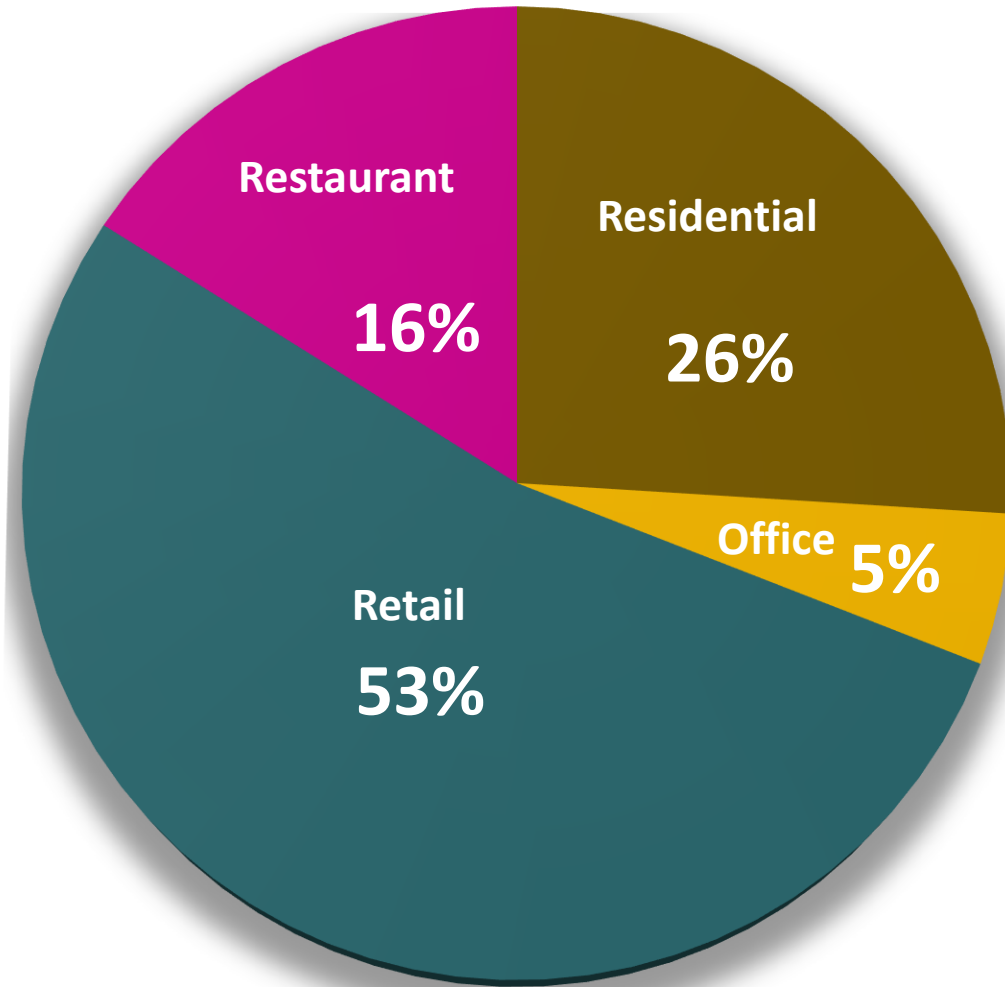


Figure 5: Flow Estimates