TOWN OF POUND RIDGE
WESTCHESTER COUNTY, NEW YORK

SCOTTS CORNERS WATER DISTRICT
MAP, PLAN AND REPORT

APRIL 2024

PREPARED FOR:
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I. EXECUTIVE SUMMARY

This Map, Plan and Report was commissioned by the Town of Pound Ridge Town Board to evaluate the feasibility of, and to assist with, the creation of a water district to serve the Scotts Corners mixed use hamlet.

The need for the water district stems from extensive groundwater contamination caused by multiple chemical and petroleum spills across Scotts Corners. Methyl tert-butyl ether (MTBE) which is a gasoline byproduct, perchloroethylene (PCE) which is a chlorinated solvent, are commonly found in the individual drinking water wells serving Scotts Corners properties. The source of contamination is related to an extensive history of spills and improper chemical disposal around the hamlet. For instance, a 450 gallon gasoline spill from the Shell Oil gas station occurred in 1972, solvent contamination was found near the local cleaners, and numerous other failing oil storage tanks have been reported throughout the hamlet. Most alarmingly and recently, water samples have revealed levels of perfluorooctane sulfonic acid (PFOS) and perfluorooctanoic acid (PFOA), above the State regulated limit at two different properties, leading to Notices of Violation (NOV) from the Westchester County Department of Health.

Currently, the Scotts Corners area of the Town of Pound Ridge is served with individual privately owned wells and small non-community public water systems. Nine properties are reportedly served by point-of-entry treatment (POET) systems as a result of spill, which are operated and maintained by Shell Oil, while two others are in the design phase of installing these systems due to requirements by the County. The proposed water district has approximately 39 service connections, servicing approximately 114 people.

Formation of the Scotts Corners Water District is proposed to provide the Scotts Corners area with a safe and reliable source of drinking water. The improvement alternatives considered for the water system include:

- **Null Alternative:** No Action

- **Alternative No. 1:** Aquarion Connection
  - This alternative consists of connecting to the existing treated water storage tank at the Pound Ridge Golf Club on High Ridge Road. This water supply is owned and operated by Aquarion Water Company.
  - 13,000 LF of new 8-inch water main, and the associated valves and hydrants.

- **Alternative No. 2:** New Water Treatment Facility
  - This alternative consists of using the Siscowit Reservoir as a raw water supply and the installation of a new filtration and disinfection facility.
  - A new 200,000 gallon water storage tank.
  - 13,000 LF of new 8-inch water main, and the associated valves and hydrants.

- **Alternative No. 3:** Individual Point-of-Entry Treatment (POET) Systems.
  - This alternative consists of installing individual point-of-entry treatment systems within each property to treat the existing private well supply with quarterly water supply testing and regular replacement of treatment components.

Based on the evaluation of alternatives described herein, Alternative No. 1: Aquarion Water Company Connection is the recommended preferred alternative at a Preliminary Opinion of Cost of $10.8 million. A detailed breakdown of the costs can be found in **Appendix O**.

It is noted that the new Scotts Corners Water District will increase the flow requirements from Aquarion Water Company, which is primarily a supplier of water to users in Connecticut. Aquarion Water Company indicated that it is willing to provide Pound Ridge with up to 50,000 gallons of treated water per day at the same cost it charges other customers. Sale terms would also require the Town to be responsible for any additional permitting costs and any treatment or pressure boosting equipment that may be required.

II. PROJECT BACKGROUND AND HISTORY

1. Site Information

a. Location

The project location is the hamlet of Scotts Corners. The hamlet is located in the south-central region of the Town of Pound Ridge, Westchester County New York about one half mile north of the New York – Connecticut state border. Scotts Corners is generally bound by the New York and Connecticut border to the east and south and NYS Route 137, or High Ridge Road, to the west. Westchester Avenue is the main route through the hamlet, which consists of a commercial corridor between Pine Drive and Trinity Pass Road. Figures 2 and 3 –Aquarion Connection, included in **Appendix A,** presents the general area of the proposed improvements.

b. Geology and Soils

The National Resources Conservation Service (NRCS) soils map and data identifies a variety of soil types throughout the project area. The primary soils in the area are classified as Charlton fine sandy loam (Ch), Charlton-Chatfield complex (Cr), Charlton loam (Cl), Leicester loam (Lc), Paxton fine sandy loam (Pn), Riverhead loam (Rh), Urban land (Uf), and Urban land-Charlton complex (Uh). The majority of the soils in the area have a moderate infiltration rate and a depth to water table and bed rock over 6.5 feet. There is roughly 700 feet along High Ridge Road just north of the Pound Ridge Golf Club with a shallow bedrock layer of 2.5 feet. There are two locations within Upper Shad Road and High Ridge Road near their intersection which have a very shallow depth to water table of less than 1 foot.

The NRCS soils maps and descriptions are included in **Appendix B**.

c. Protected Streams

The New York State Department of Environmental Conservation (DEC) Environmental Resource Mapper has identified multiple unnamed tributaries to the Mill River and minor tributaries to Connecticut. All of the unnamed tributaries have a stream classification of AA-S. See **Appendix C** for the DEC Environmental Resource Mapper information on rivers and streams.

d. Topography

The topography slopes down on High Ridge Road from roughly 510 feet above sea level near the golf course to 385 feet above sea level at the intersection with Upper Shad Road. Upper Shad Road is relatively flat ranging from elevations 385 feet to 375 feet, until it slopes up to 400 feet at the intersection with Westchester Avenue. From this intersection to the east toward the Connecticut border, the topography varies from 370 feet to 400 feet, staying relatively flat within the business corridor section.

Topography of the proposed district area is depicted on Figures 2 and 3 – Aquarion Connection included in **Appendix A**.

e. Flood Zones

Based upon FEMA flood plain information, the majority of the project area is located outside of the 100-year flood plain. A portion of Scotts Corners is within or adjacent to the 100 year

and 500-year flood zones. The FEMA floodplain data is contained in **Appendix D.** Due to the subsurface nature of the project, the installation of water mains in these areas will have no impact upon the floodplain boundaries.

f. Cultural Resources

The New York State Historic Preservation Office (SHPO) has reviewed the project area and the proposed improvements and concluded that no historic properties, archaeological and/or historic resources, will be affected. SHPO's Letter of No Effect is included in **Appendix E**.

g. Wetlands

i. New York State Regulated Wetlands

The DEC Environmental Resource Mapper indicates that there are State regulated wetlands within the project area. A 164-acre freshwater wetland extends from the southwest side of High Ridge Road, along the southern side of Upper Shad Road and then crosses the street to the west of the Upper Shad Road and Westchester Avenue intersection. There is a 41-acre wetland to the south of Westchester Avenue near the western side of the business corridor. Lastly, there is an 85-acre wetland on the north and south side of Westchester Avenue near the eastern side of the business corridor. Almost all of the project area, excluding near the Pound Ridge Golf Club, is located in a "Check Zone" surrounding a wetland area. This indicates that the area will need to be checked for any extension of the existing wetland that may exist in that area.

The State wetlands and the surrounding check zones are included in NYSDEC Environmental Resource Map in **Appendix C**.

ii. Federally Regulated Wetlands

National wetlands are identified by the United States Fish and Wildlife Service (USFWS) National Wetlands Inventory (NWI). The wetlands to the southeast of Upper Shad Road are identified as Freshwater Pond and Freshwater Forested/Shrub Wetlands, with a Riverine wetland crossing the street roughly halfway between Westchester Avenue and High Ridge Road. The national wetlands near the business corridor are identical to the State wetlands in this area and are identified as Freshwater Forested/Shrub Wetlands. There are two Riverine wetlands that cross Westchester Avenue at the east and west ends of the business corridor along Westchester Avenue. Based upon the wetland location and the probable pipe routing, these wetlands will generally be avoided. Pipe installation crossing any wetlands, if needed, will likely be completed by directional drilling.

The National Wetlands Inventory map is included in **Appendix F**.

h. Rare, Threatened and Endangered Species

i. New York State Listed

The DEC Environmental Resource Mapper identified the Kentucky Warbler as the only rare animal in the east side of Scotts Corners, but the species is not listed by NYS. The DEC Environmental Mapper information for the location is included in **Appendix C**.

ii. Federally Listed

The USFWS Information for Planning and Consultation (IPaC) identified the Indiana Bat and Northern Long-eared Bat as two mammals affected in the location. The Bog Turtle is the only reptile listed as Threatened status in the area. Sixteen migratory birds were found as being on the Birds of Conservation Concern list. The migratory birds include:

- Bald Eagle
- Black-billed Cuckoo
- Blue-winged Warbler
- Bobolink
- Canada Warbler
- Cerulean Warbler
- Chimney Swift
- Golden Eagle
- Kentucky Warbler
- Lesser Yellowlegs
- Prothonotary Warbler
- Red-headed Woodpecker
- Ruddy Turnstone
- Rusty Blackbird
- Prairie Warbler
- Wood Thrush

The IPaC also lists the Monarch Butterfly as a candidate species to be listed in the Endangered/Threatened Species list.
The improvements contemplated herein are not expected to have an impact upon any of the species identified above.

The USFWS IPaC information for the project area is in included in **Appendix G**.

i. Environmental Justice

There are no environmental justice areas within or adjacent to the project area.

j. NYS Environmental Quality Review Act (SEQRA)

Prior to adopting a project, the Town must make a Determination of Significance under SEQRA (6 NYCRR Part 617). This project can be considered an Unlisted Action under SEQRA since it is not anticipated to disturb more than 10 acres. The project will require permits and approval from other agencies. The Town has initiated a coordinated review to establish the Town as the Lead Agency for the purpose of making the required environmental determination for the project. The other agencies that should be contacted as part of the coordinated review include, but is not necessarily limited to:

- New York State Department of Environmental Conservation
- New York State Department of Health
- New York State Department of Transportation
- Westchester County Department of Health
- Westchester County Highway Department

The completed Full Environmental Assessment Form is included in **Appendix H.**

2. Ownership and Service Area

a. Ownership

All proposed facilities within Scotts Corners Water District will be owned and operated by the Town of Pound Ridge.

b. Water System Operations and Management

The public water supply will be managed, operated, and maintained by the Town of Pound Ridge. It is anticipated that the Town will employ a NYS certified operator to operate, maintain, and prepare reports to the Westchester County Department of Health (WCDOH) and/or the State of New York.

c. Water District Boundary

The Scotts Corners Water District will contain approximately 39 parcels. The water district boundary map and description are included as Figure 1A – Proposed Boundary and Figure 1B – Water District Boundary Description in **Appendix A**.

d. Outside Users

No outside users are planned or proposed for the Scotts Corners Water District.

e. Land Use and Zoning

Land use in Scotts Corners is predominately light commercial, retail, and mixed-use occupancies with a few single-family homes. Based upon the Town of Pound Ridge Zoning Map, all property within the project area is zoned as Planned Business District.

f. Population Trends and Growth

The proposed service area of Scotts Corners Water District is only a small portion of the Town. Census data for the hamlet is not available but building records show that there are 3 single family homes and 33 apartments, with a total of 57 bedrooms. Assuming 2 people per bedroom implies a population of 114 people.

Most of the parcels within the district are already built-out with light commercial-retail and services storefronts and a mix of residential apartments in accordance with zoning. Additional population growth is not expected.

g. Historical and Projected Water Use Data

There is no historical water use data for the proposed water district. Projected water use has been established by estimating water use based on building occupancy, which can be found in **Appendix I**. Average daily water use is estimated to be 33,300 GPD. According to the 2024 Census, Town wide population has decreased about 7 percent over the past 10 years. For conservative design purposes, it is assumed that this trend will reverse and growth within the proposed district will be 1 percent per year.

Table 1- Water Use Forecast

Year	Average Water Use (GPD)
2023	33,300
2025	34,000

2030	35,700
2035	37,500
2040	39,400

h. Nearby Public Water Systems

The closest water system near the area is Aquarion's Stamford water system, which uses a network of five reservoirs as its source (Laurel and North Stamford in Connecticut, and Mill, Trinity, and Siscowit in New York) and a treatment facility in North Stamford, Connecticut. The nearest infrastructure in this system is a water storage tank at the Pound Ridge Golf Club. The tank is located to the west of High Ridge Road, served by a 16-inch water main that extends to a point 2,600 feet south of the Upper Shad Road and High Ridge Road intersection.

Old Post Road Water District and Farms Water District in the Town of Bedford are the next nearest water districts approximately 3 to 4 miles to the northwest. Both of these water districts reported levels of PFOA/PFOS above the regulatory standard in their drinking water.

i. Community Involvement

Due to the historical groundwater gasoline contamination and the recent discovery of PFOA/PFOS contamination in various water supply wells throughout the proposed district, there has been a considerable amount of interest in obtaining water from another source to replace individual water wells. The Pound Ridge Water/Wastewater Task Force was formed by the Town Board to assist in developing potential long-term wastewater treatment and disposal solutions for the Scotts Corners Business Districts. The Task Force has served as a liaison between the Town Board and Scotts Corners community to share information and ideas.

In addition, public notices and hearings are planned to provide the public with an opportunity to comment upon the proposed district and its public water system improvements.

III. EXISTING FACILITIES

The proposed Scotts Corners Water District includes approximately 39 parcels that are currently served by private wells for their water supply and individual on-site septic systems for wastewater disposal. Many of the septic systems were installed in the 1940's and 1950's before any regulations for design were in place, and have reported health code violations as noted in the June 2019 report titled "Scotts Corners, Pound Ridge, NY Wastewater Supply Engineering Plan" by Lombardo Associates, Inc.

The groundwater supply in Scotts Corners has been subject to an extensive history of contamination issues, creating a dangerous drinking water environment for the users. Contaminants of concern in the well supply consist of methyl tert-butyl ether (MTBE) which is a gasoline byproduct, perchloroethylene (PCE) which is a chlorinated solvent, and more recently perfluorooctane sulfonic acid (PFOS) and perfluorooctanoic acid (PFOA). Many of the wells had been tested by New York State and Westchester County and found toxic levels of these contaminants. At least two (2) properties were issued a Notice of Violation (NOV) for PFOS and PFOA for exceeding State Maximum Contaminant Levels (MCL).

MTBE and PCE

The majority of the MTBE in the groundwater can be traced back to a broken gasoline line in November 1972 at the Shell Oil Company gas station that was on the corner of Westchester Avenue and Trinity Pass, directly in the center of the hamlet, which is now a Mobile gas station. There was a reported 451 gallons of gasoline discharged into the subsurface. Other reports related to this station include liquid from the oil tanks draining into roadside culverts, large holes in the oil tanks, and malfunctioning sump pumps not collecting gasoline from the gasoline pumps.

Another spill at a Texaco gas station at the west end of Scotts Corners was reported in the 1970s contributing to the contaminated groundwater as well. A Stipulation Agreement (STIP) was entered between Shell Oil and the NYSDEC in 2006, which required Shell Oil to install nine point-of-entry treatment (POET) systems in adjacent properties impacted by the spill. The systems have been installed and are continuously monitored and tested by Shell Oil as reported in 2015. It is reputed that these systems are still in operation but not likely monitored or sampled by Shell Oil.

The majority of properties in the Scotts Corners hamlet contain either underground or above ground heating oil storage tanks, which have likely also contributed to the MTBE-related contamination. These tanks are either active or have been closed. The cause of contamination stems from spills due to test failures, overflow or equipment failures, or a few unknown incidents associated with these oil storage tanks, many of which are located in the NYSDEC Spills Incident Database.

In 2016, Toxics Targeting developed an extensive report titled "Toxic Concern Environmental Database Report" for the Town of Pound Ridge and specifically the Scotts Corners area. This report summarized the following contamination concerns in the project area:

- 7 sites of high concern, with issues ranging from a NYSDEC inactive hazardous waste disposal site, active hazardous spills (one of which has since been closed, 64 High Ridge Road), and closed oil storage tank failures and spills
- 15 sites of medium concern, with issues ranging from active and closed tank test failures, and closed tank failures

The PCE contamination was found at the Pound Ridge Dry Cleaners at 72 Westchester Avenue. Soil samples collected behind the dry cleaners had PCE levels of 20 parts per billion (PPB) and 19 PPB. The drinking water at the site has been sampled several times since July 1993 when the problem was first discovered, with PCE results ranging from 1.3 to 13 PPB. This site was listed as a potential State Superfund Site (Code 360047) by the NYSDEC. New York State does not have a MCL for PCE but the EPA has established a Federal MCL of 5 PPB for this contaminant, indicating elevated levels of PCE are present within the site's groundwater.

A copy of relevant excerpts from the Toxics Targeting Report for the Scotts Corners area are included in **Appendix J**.

PFOS and PFOA

More recently, Westchester County DOH has issued Notices of Violation (NOV) for two properties within the proposed district, 76 Westchester Avenue in 2021 and 54 Westchester Avenue in 2023. The New York State Sanitary Code allows a MCL of 10 parts per trillion (PPT) for PFOA and PFOS in drinking water. The EPA just announced a Federal MCL of 4 PPT for these contaminants. Quarterly well water sampling results for both properties indicate 11.3 PPT in the 2021 samples and 8.7 PPT in the 2024 samples at 76 Westchester Avenue and up to 24 PPT in the 2023 samples at 54 Westchester Avenue. The properties are roughly 950 feet apart, indicating that the groundwater supply may be contaminated with the toxic compounds. Copies of the County Notices of Violation are included in **Appendix J**. These properties were required by the County to install individual point-of-entry treatment (POET) systems to treat the contaminated well water. The required systems have not yet been installed and are reportedly in the design stage.

A survey was conducted in 2017 by the NYSDEC for New York State Fire Departments in their use/storage/disposal of PFOS/PFOA substances, often used in Class B fire suppression foam. The Town of Pound Ridge Fire District, located at 80 Westchester Avenue, responded yes to the current use/storage of this foam known to contain PFOS/PFOA, but did not have any spills or leaks to report.

There many possible sources of the PFOS and PFOA contamination in the groundwater, ranging from discharge of chemicals to septic systems and other unreported spills.

IV. PROJECT NEED

1. Health, Sanitation, and/or Security
   The project is required to protect the public from the potential effects of the elevated or toxic levels of MTBE, PCE, and PFOS/PFOA in their drinking water.

2. Aging Infrastructure
   The properties in the proposed district currently utilize private wells for individual drinking water supply. Each property contains a septic system for wastewater discharge, many of which do not comply with contemporary treatment requirements and are located too close to drinking water wells as noted in the Lombardo report. Many of the septic systems have aged well beyond their useful life, creating an unsafe environment because of inadequate treatment and increased failures. The contaminated groundwater that is being drawn from the private wells ends up being discharged into the septic systems, which can flood to the surface due to septic failure and/or recharging the watershed with the contaminated water.

3. Suitability for Continued Use
   The extensive groundwater contamination within the hamlet of Scotts Corners prohibits the continued use of private wells to supply users with drinking water. The County has required only two properties with public water systems to implement the necessary treatment systems due to sample results indicating PFOS and PFOA above State and Federal MCL's. These properties have not yet installed the treatment systems, and other than the nine that installed POET systems related to the Shell Oil spill, the remainder of properties have not received water quality monitoring and sampling and have not been required or advised to install treatment systems. The private wells are likely to be unsuitable for continued use of supplying drinking water with the entire local watershed likely contaminated with similar toxic chemicals.

4. Regulatory Compliance
   There have been two notices of violation for properties in the Scotts Corners area from the Westchester County DOH. The violations were related to well water sampling results that indicated PFOS and PFOA levels above the State Sanitary Code. The violations required the individual properties to provide extensive treatment systems for the contaminants but remains a threat for the surrounding properties in the district that have not been tested and do not have any treatment, which can be presumed to be supplying contaminated groundwater to its users.

5. Design Standards Compliance
   Many of the existing septic systems adjacent to the private wells throughout the hamlet installed prior to design standards and have experienced health code violations in the past. Some of the systems do not meet the necessary setback requirements from the water wells. This poses a threat for contamination of the drinking water provided by the well.

V. ALTERNATIVES ANALYSIS

The following alternatives have been considered for the water district:

Null Alternative: No Action
Alternative No. 1: Aquarion Connection
Alternative No. 2: New Water Treatment Facility
Alternative No. 3: Individual Point-of-Entry Treatment (POET) Systems

A. Null Alternative

For this alternative, no improvements will be made, leaving contaminated drinking water serving Scotts Corners properties. While there is no public capital cost for this option, the private water well users will have ongoing water treatment responsibilities if they continue to use their wells. Furthermore, contaminated groundwater will continue to be pumped from wells and discharged to defective septic systems, in turn leading to impairment of the watershed.

B. Alternative No. 1: Aquarion Connection

Alternative No. 1 includes the installation of an 8-inch water main from the existing 16-inch water main on High Ridge Road to Scotts Corners, a distance of approximately 13,000 linear feet. The 8-inch water main would be installed along High Ridge Road, Upper Shad Road, and Westchester Avenue.

A meter pit will be installed at or near the point of connection to the Aquarion system. This will house the master meter to measure usage by the district and for billing purposes between Aquarion and the proposed water district.

Depending upon testing of chlorine levels and NYSDOH input, a treatment building will be installed after the meter pit near the point of connection to the Aquarion system, where chlorine injection will occur to maintain minimum required chlorine concentration for disinfection purposes. This will be a two-room premanufactured building containing:

- Control Room
  - Pump controls
  - Distribution panel
  - Automatic transfer switch
  - Flow meter telemetry panel
  - Air release valve
- Chlorine Room
  - Duplex metering pumps
  - Chlorine analyzer
  - Chemical containment pallets
  - Static mixer
  - Injection port
  - Emergency eyewash
- Common Features
  - Lighting
  - Floor drains

- Smoke alarms
- Intrusion alarm
- Heaters
- Exhaust and intake venting

Valves are proposed at locations where water mains intersect and at such other locations required to easily isolate a section of the distribution system for repair or maintenance. Valves will be spaced at intervals of no more than 500 feet in the Scotts Corners commercial area and approximately 1,500 feet apart in sparsely populated areas with no intersecting mains.

Fire hydrants will be installed within the district at approximately 350 to 600 feet spacing.

New service laterals will be installed from the water main to the property or easement line. Each property owner will be responsible for the connection from the curb stop to their existing water service. The user will also be responsible for installing the water meter and meter setter which will be supplied by the Town.

Figures 2 and 3 – Aquarion Connection in **Appendix A** depicts the generalized alignment of the proposed water main and appurtenances.

The maximum static pressure in the district will be approximately 96 PSI on Westchester Avenue near the eastern district boundary. Static pressure along High Ridge Road will be a maximum of approximately 92 PSI near the High Ridge Road and Upper Shad Road intersection. The maximum static pressure on Upper Shad Road will be 94 PSI. Pressure calculations are located in **Appendix K.**

Based upon the projected flow of 40,000 GPD in 2040, the average flow rate is 30 GPM with the peak flow rate estimated at 60 GPM. For the average flow rate, system pressure is not expected to drop more than 1 PSI. The pressure drop at the estimated peak flow is approximately 2 PSI.

The maximum fire flow available while maintaining a minimum system pressure of 20 PSI is 750 GPM, assuming the draw is at the extreme end of the district. This meets the ISO fire flow requirements for areas with 21-30 feet between buildings, which represents the majority of the district.

Land Requirements

The water main is anticipated to be located in either Town or NYSDOT right of way, depending on conditions observed after field survey. Easements may be required in areas where sufficient right-of-way does not exist.

Environmental Impacts and Mitigation Measures

There are no significant environmental impacts associated with the project. A number of migratory birds were identified as being in vicinity of the project. The improvements contemplated herein are not expected to have an impact to the species.

The water main requires stream crossings in multiple locations. There will be a total of approximately 650 feet of directional drilling of the water main to avoid impacts to the streams

and their banks. It is recommended 10" HDPE pipe for the purpose of directional drilling. The HDPE water main will not be subject to the corrosive nature of the location and will have electro-welded joints, making the line a single piece of pipe with no joints to leak.

Construction and Site Conditions

There are no special construction or site conditions that affect the project.

Preliminary Opinion of Cost

The Preliminary Opinion of Cost for the Alternative No. 1 is approximately $10.8 million.

Detailed Preliminary Opinions of Cost for the project is presented in **Appendix O.**

Non-Monetary Factors

Most significantly, the improvements will provide safe and clean drinking water to users served by the improvements and eliminate the use of contaminated groundwater as a water supply. The users will no longer need to assume the responsibility for private water treatment and will no longer depend on wells in the vicinity of aging septic systems and failing oil storage tanks for drinking water.

It is to be noted that the Aquarion water supply that Scotts Corners would be utilizing reported 1 PPT of PFOA levels in their water supply report from 2023. This is well below the Federal MCL Of 4 PPT. If the users prefer complete removal of PFOA, individual treatment systems will be required.

Operation and Maintenance Considerations

Short-lived assets associated with the proposed improvements that will require maintenance and replacement after the service life of the equipment include:

- Individual Flow Meters
- Hydrants

The average annual O&M costs associated with this project are as follows:

Laboratory testing, billing, personnel, and reserves	$43,000
Annual Aquarion Water Purchase Cost	$34,000
O&M Contingency (~20%)	$13,000
Total	$77,000

The annual Aquarion Water Purchase Cost assumes the "Eastern Division – General" water rates of $5.66 / 1,000 gallons for the first 314,000 gallons and $2.79 / 1,000 gallons for additional usage. Annual usage is assumed to be the current average daily use of 32,000 GPD, or 11.7 MG per year, resulting in $34,000 per year.

C. Alternative No. 2: New Water Treatment Facility

Alternative No. 2 includes the installation of new surface water source treatment facility, water storage tank, and the necessary piping to convey the treated water to the proposed district. Due to the extensive new infrastructure, permitting, disturbance, and cost involved with this Alternative, it is considered unfeasible and only generally described.

This alternative is based off of the 1973 agreement between the Town and Aquarion for the construction of the Siscowit Reservoir which provided the Town with access to the reservoir

and rights to draw water for public use. Aquarion currently uses the reservoir as a surface water source and treats the water offsite at one of their treatment facilities.

The Siscowit Reservoir is located approximately 1.2 miles east of Scotts Corners in a remote wooded location. This alternative includes the construction of a new treatment facility adjacent to the Siscowit Reservoir sized for 50,000 GPD that would be owned and operated by the Town. Due to lack of water sampling results from the reservoir, the proposed treatment and disinfection is assumed to be similar to the treatment facilities used by Aquarion for the reservoir supply, which includes:

- Coagulation
- Flocculation
- Sedimentation
- Chlorine Disinfection
- Sand Filtration

After treatment and disinfection, the treated water will be conveyed to a water storage tank via pumps at the treatment facility to provide the district with a water supply redundancy in the case of emergency. Using the projected 2040 average daily use of the proposed district of 40,000 GPD and the worst case ISO requirements of 1,000 GPM of fire flow for a duration of two hours for buildings 11 to 20 feet apart (120,000 GPD), the system requires a 200,000 gallon storage tank. The tank will need to be installed at higher elevations than the business corridor of Scotts Corners, in an area near the New York and Connecticut border off of Westchester Avenue.

This alternative will include approximately 13,000 linear feet of 8-inch water main and the necessary hydrants and gate valves as described in Alternative No. 1. The service connections within the district will be the same as Alternative No. 1. Due to the remoteness of the reservoir and to avoid extensive easements and tree removal, the water main alignment will need to enter through Connecticut before reaching Westchester Avenue.

Figure 3 – New Water Treatment Facility included in **Appendix A** depicts the general alignment of the proposed water main and location of the treatment facility and storage tank. It is anticipated the water main will be installed within the right of way in all areas.

Land Requirements

The water main is anticipated to be located in either Town, NYSDOT, and the Connecticut DOT right of way, depending on conditions observed after field survey. Outright purchase of land will be required for the treatment facility and storage tank.

Environmental Impacts and Mitigation Measures

The treatment facility, storage tank, and portions of the water main will be located within NYSDEC wetlands or wetland check zones. These locations will need to be delineated and the proposed designs would need to be discussed with the NYSDEC to minimize wetland impacts.

The tree removal associated with the treatment facility and storage tank would need to be evaluated to avoid disturbing the migratory birds in the area.

Preliminary Opinion of Cost

A generalized Preliminary Opinion of Cost for Alternative No. 2 is as follows:

Water Main and Restoration	$4,500,000
Appurtenances (Gate valves, hydrants, service connections)	$1,100,000
Treatment and Disinfection Facility	$4,000,000
Water Storage Tank	$1,000,000
Contingency (30%)	$3,200,000
Engineering, Survey, Permitting (20%)	$2,750,000
Construction Administration & Observation (15%)	$2,100,000
Land Acquisition	$500,000
Total	**$19,150,000**

Non-Monetary Factors

Construction of the treatment facility will need to be coordinated with Aquarion and the water main located within Connecticut will need to be coordinated with the appropriate authorities for roadside utility installation.

Operation and Maintenance Considerations

Short-lived assets associated with the proposed improvements that will require maintenance and replacement after the service life of the equipment include:

- Pumps, Controls, Motors
- Telemetry
- Chemical Feed Pumps
- Granular Filter Media
- Membranes
- UV Lamps
- Backup Power Generator
- Flow meters
- Hydrants

The treatment facility will require extensive O&M activity and costs, such as a full-time and backup certified plant operators, coagulation chemicals, tank backwashing, disinfection replacement parts, etc. This is expected to add a substantial annual O&M cost to the project.

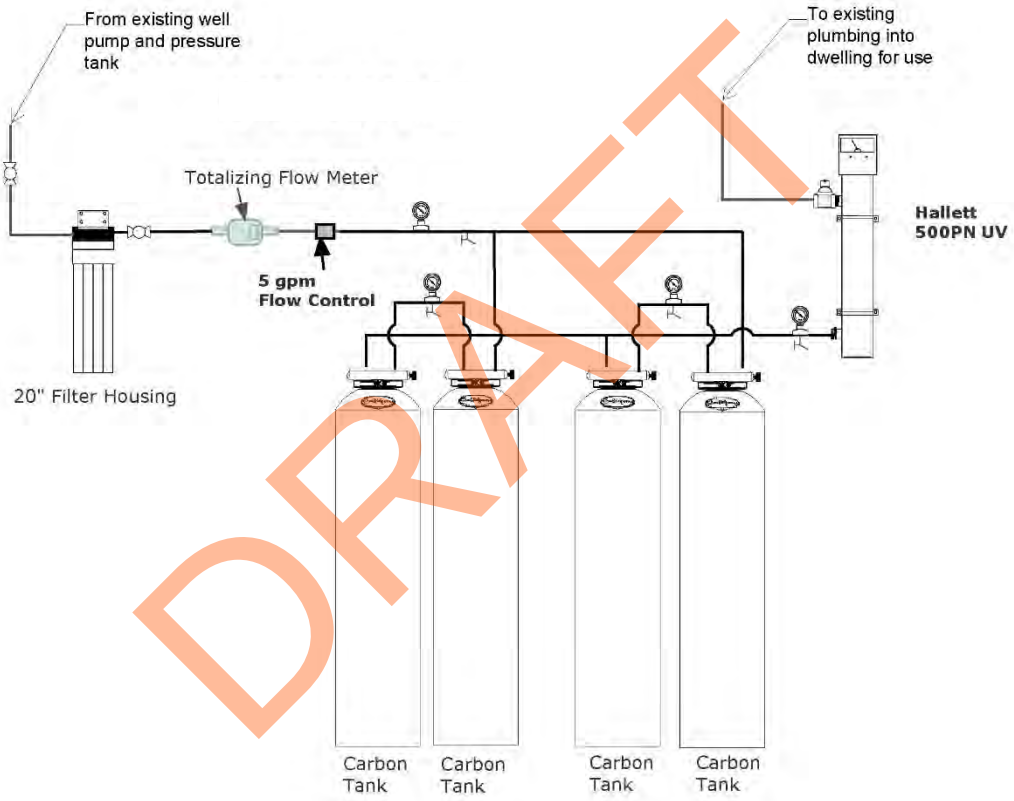
D. Alternative No. 3: Individual Point-of-Entry Treatment (POET) Systems

Alternative No. 3 includes the installation of Point-of-Entry Treatment (POET) Systems within each individual property dwelling. These systems utilize the existing well pumps and are installed after the existing pressure tank prior to being plumbed into the building for water use. They are designed to filter and disinfect the groundwater supply for use in residential and commercial properties using the following components:

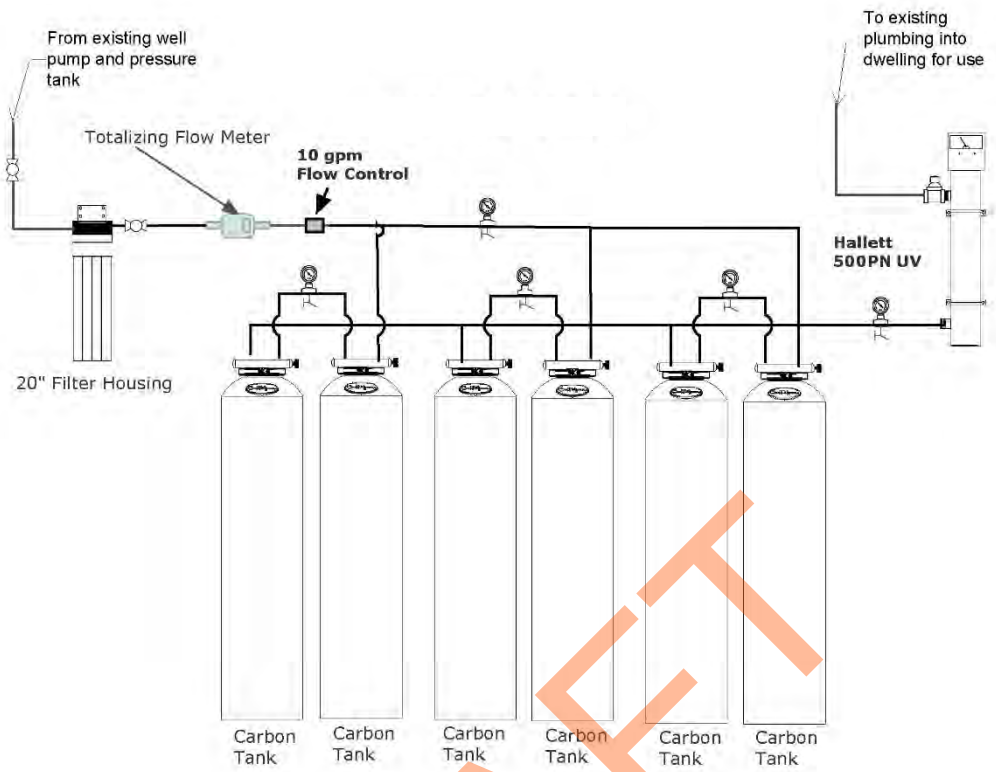
- Pre-filter, for use in removing sand and other natural small particles
- Flow meter, to measure the incoming flow into the treatment system
- Flow restrictor, for use in limiting the flow into the carbon tanks
- Granular active carbon (GAC) tanks, one set of primary use tanks and one set of redundant tanks, for use in removing the contaminants such as MTBE, PCE, and PFOS/PFOA

- Ultraviolet (UV) disinfection unit, to disinfect the treated water prior to entering the building for use
- Sampling ports, for use in quarterly testing of the treated water to ensure contaminant removal to levels below the MCL

There are two systems associated with the proposed district, a low flow (5 GPM) system designed for residential properties or commercial properties with minimal water use, and a high flow (10 GPM) system for large water users such as multiple unit residential buildings or commercial properties. The low flow units are equipped with two active GAC tanks and two redundant tanks, while the high flow units have three active tanks and three redundant tanks. The number of tanks is designed using 10 minute empty bed contact time within the carbon. Schematics of the two POET systems are shown below:



5 GPM PFAS System



10 GPM PFAS System

Due to the extensive contamination reported within the proposed district's groundwater, minimum sampling is suggested to be performed quarterly, and will ultimately be decided by the State. Although not shown in the schematics above, a sampling port would be provided between the active and redundant tanks in order to indicate when breakthrough of contaminants has occurred. Upon sampling results indicating that the active GAC tanks have been depleted and need replacement, a Town-contracted representative will need to come and switch to the redundant set of GAC tanks and replace the exhausted tanks, placing them into the redundant setting. The expended carbon tanks will then need to be disposed of in a regulated and approved location.

The remainder of the components will require user maintenance. This includes the pre-filter cartridges and UV lamp bulb and sleeve kit. The groundwater in the project area is reported to have high levels of iron and sulfur, which will clog the pre-filter cartridges very quickly. The typical replacement rate is 6 to 12 months, but due to the groundwater quality, monthly replacements may be needed. The UV lamp bulb and sleeve is expected to require annual replacement.

Land Requirements

There are no land requirements associated with this alternative.

Environmental Impacts and Mitigation Measures

There are no significant environmental impacts associated with the project.

Construction and Site Conditions

The treatment systems will need to be installed within the existing buildings. Depending on the available space where the well pump piping enters the building and the pressure tank is installed, problems may be encountered due to the available space not being sufficient for the POET system. For the purpose of this evaluation, it is assumed that sufficient space we be available for treatment system installation.

Preliminary Opinion of Cost

The cost of the POET systems with freight and installation is estimated at the following:

- 5 GPM POET System = $26,000
- 10 GPM POET System = $36,000

For the purpose of this analysis, the nine existing POET systems and two POET systems in the design stage are to be replaced with new systems installed by the Town to meet all necessary regulations and standards, and will be continuously monitored and tested by the Town. Using the estimated water usage for each property, some of which share multiple uses within the same building, and excluding vacant properties, the following is the Preliminary Opinion of Cost for this alternative:

5 GPM POET Systems (26 ea.)	$676,000
10 GPM POET Systems (13 ea.)	$468,000
Contingency (30%)	$345,000
Engineering, Survey, Permitting (20%)	$300,000
Construction Administration & Observation (15%)	$225,000
Total	**$2,014,000**

Non-Monetary Factors

One of the main factors of implementing these treatment systems is the potential for the GAC tanks to become exhausted and fail to filter out the toxic contaminants before the next quarterly sampling visit. This puts the user at risk for ingestion of contaminated drinking water without knowing that the water is no longer being treated.

The users will still be relying on the groundwater as a source with the aging septic systems and gasoline contaminated groundwater plume within the immediate vicinity of the well. This poses an increasingly dangerous risk as the septic systems and oil tanks can continue to fail and contaminate the groundwater further.

Implementation will be difficult since each location will vary in space available and owner preferences. The owners will face increased responsibility for ensuring the proper operation of the treatment system and coordination with the appropriate parties during emergencies.

Operation and Maintenance Considerations

Although this alternative has a low construction cost, the recurring operations and maintenance (O&M) costs are substantial.

The district will be responsible for the cost of replacing the GAC canisters and contracting a company to have a representative perform quarterly testing and physical replacement and disposal of the canisters. With 26 low flow POET systems and 13 high flow POET systems proposed in the district, there will be a total of 91 GAC tanks that will require regular operation and replacement by the district.

Estimated annual O&M costs for the district are as follows:

Sample testing (39 systems at 4 tests per year / $1,200 ea)	$187,200
GAC tank service visit for replacement (39 systems at 2 services per year / $800 ea)	$62,400
GAC tanks (2 replacements per year / $775 ea / 91 tanks)	$141,000
Total	**~$391,000 per year**

The individual user will be responsible for the following O&M costs for their POET system:

Pre-filter cartridges (12 per year / $44 ea)	$528
UV lamp bulb set (1 per year / $295 ea)	$295
UV quartz sleeve kit (1 per year / $285 ea)	$285
Total	**$1,100 per year**

Unlike an annual debt service payment which will end once the loan period is complete, these annual costs will continue for the user for the remainder of the POET system's use, which will continue for the foreseeable future due to the groundwater contamination. This cost will be the responsibility of the user on top of the annual debt service payment required for loans associated with the project construction costs.

Short-lived assets associated with the proposed improvements that will require maintenance and replacement after the service life of the equipment include:

- Pre-filter cartridge
- UV lamp bulb and sleeve kit
- Flow meter
- GAC tank

VI. SUMMARY AND COMPARISON OF ALTERNATIVES

Table 2 - Summary and Comparison of Alternatives			
	Pros	Cons	Preliminary Opinion of Cost
Null Alternative	None	- Individuals should continue to rely on their private wells. - The public will not get reliable source of pure drinking water.	$0
Alternative No. 1: Aquarion Connection	- Eliminates the concern of utilizing MTBE, PCE, PFOS/PFOA contaminated groundwater - Provides safe treated drinking water to the users - Provides fire protection - No longer relying on groundwater in the vicinity of septic systems and oil storage tanks	- Disturbance associated with new distribution piping and services - Agreement required with Aquarion for purchase of water	$10.8 million
Alternative No. 2: New Water Treatment Facility	- Eliminates the concern of utilizing MTBE, PCE, PFOS/PFOA contaminated groundwater - Provides safe treated drinking water to the users - Provides fire protection - No longer relying on groundwater in the vicinity of septic systems and oil storage tanks	- Requires distribution piping out of State - Excessive costs and ground disturbance associated with the storage tank and treatment facility - Excessive amounts of O&M labor and costs required by the Town	$19.1 million
Alternative No. 3: Individual Point-of-Entry Treatment (POET) Systems	- Provides safe treated drinking water to the users	- Continued use of contaminated groundwater supply - Continued use of existing wells in the vicinity of aging septic systems and failing oil storage tanks - Excessive amounts of O&M labor and costs for both the Town and individual user - Difficult implementation of treatment systems in existing space within the dwellings.	$2.0 million (With $1,100 / year for users O&M and $391,000 / year for Town O&M)

VII. RECOMMENDED ALTERNATIVE

The recommended alternative for the Water System Improvements is Alternative No. 1: Aquarion Connection. Alternative No. 1 is preferred because it is the lowest cost alternative that meets all of the project goals. Other benefits include having the existing treated water infrastructure in place already, making the project most readily available and eliminate the use of contaminated groundwater by the district users. This alternative also provides the district with an emergency water storage supply and fire protection. Lastly, compared to the large construction costs of Alternative No. 2 and the excessive O&M cost and labor for both the Town and users in Alternative No. 3, this project puts the least amount of stress on the already limited financial ability of the Town.

Concept plans of the improvements are presented on Figures 2 and 3 – Aquarion Connection in **Appendix A**. The total Preliminary Opinion of Cost of the project is $10.8 million and is located in **Appendix O.**

VIII. TYPICAL USER COSTS

Since only Alternative No. 1 fulfills the goals of the project, user cost information is provided only for that particular option. The annual user cost is comprised of two components, debt service and operation and maintenance

1. Debt Service
   The amount of the project to be financed, and hence the annual debt service, will be affected by the ability to obtain grants and low interest loans to assist in decreasing the amount to be financed and the cost of financing:

   1. NYS Water Grant
      For drinking water projects addressing an emerging contaminant above the current State determined MCL, the maximum grant available under the program is 70% of the project cost with no cap.

   2. DWSRF low interest loan
      The NYSEFC Drinking Water State Revolving Fund (DWSRF) provides low interest loans for municipal drinking water projects.

   The total capital cost for this project is $10,810,000. The annual debt service payment will vary depending on the applicability of any successful grant and loan applications.

   The annual debt service cost will be spread across the properties in the proposed district on an equivalent dwelling unit (EDU) basis. With the majority of the residential users in the district being one bedroom apartments, the typical EDU for the district is based on the water usage of a single bedroom apartment. One EDU represents 110 GPD per the wastewater projections in the NYSDOH Appendix 75-A guidelines. The district contains a total of 289 EDU's.

2. Debt Service Scenarios
   For this project, in addition to conventional financing, the following funding scenarios have been evaluated and used to determine the annual debt service payment.

   1. No funding assistance
      Project is financed with a 30 year loan at 5 percent interest.

   2. No grant funding with a DWSRF low interest loan
      Project is financed with a DWSRF 30 year loan at 3 percent interest.

   3. NYS Water Grant Assistance with a DWSRF low interest loan
      Project is funded with the NYS Water Grant in the amount of 70 percent of the total project cost and the remainder is financed with a DWSRF 30 year loan at 3 percent.

3. Operation and Maintenance
   The average annual O&M costs associated with this project are $77,000 as described in the alternative analysis.

4. Excess Water Usage
   If the property exceeds their designated EDU usage for the quarter, the excess usage cost will be $3.34 per 1,000 gallons. This cost was determined using 120% of the Aquarion excess usage fee per gallon.

5. Debt Service Rates
   The table below presents a matrix of potential financing options using the scenarios identified above and the associated rates.

Description	Scenario 1 5% Loan and No Grant	Scenario 2 DWSRF 3% Loan and No Grant	Scenario 3 DWSRF 3% Loan and 70% NY Water Grant
1. Construction Costs	$6,000,000	$6,000,000	$6,000,000
2. Engineering Costs			
a. Design, Survey & Permitting	$960,000	$960,000	$960,000
b. Construction Admin & Observation	$840,000	$840,000	$840,000
3. Other Expenses			
a. Local Counsel	$20,000	$20,000	$20,000
b. Bond Counsel	$20,000	$20,000	$20,000
f. Fiscal Advisor	$25,000	$25,000	$25,000
4. Equipment	-	-	-
5. Land Acquisition	$450,000	$450,000	$450,000
6. Project Contingency (~30%)	$2,495,000	$2,495,000	$2,495,000
7. Total Project Costs	$10,810,000	$10,810,000	$10,810,000
8. Other Sources of Financing	$0	$0	$7,567,000
9. Project Costs to be Financed	$10,810,000	$10,810,000	$3,243,000
10. Financing Insurance Costs			
a. Direct Expense (1%)	$109,000	$109,000	$33,000
b. State Bond Issuance Charge (0.84%)	$91,000	$91,000	$28,000
c. Administrative Fee (1.1%)	$119,000	$119,000	$36,000
Total Loan Required	**$11,129,000**	**$11,129,000**	**$3,340,000**
Assumed Payment Period (years)	30	30	30
Assumed Interest Rate (%)	5%	3%	3%
Annual Loan Payment	$723,957.42	$567,793.34	$170,404.33
Annual O&M Cost	$77,000.00	$77,000.00	$77,000.00
Total EDUs	289	289	289
Annual Cost per EDU	**$2,771.48**	**$2,231.12**	**$856.07**
Quarterly Cost per EDU	$692.87	$557.78	$214.02

5. Typical User Cost

The total annual cost, including debt service and operation and maintenance, for all properties within the proposed district is presented in the table below. For report purposes, the figures are based upon a DWSRF loan with 30 year term, 3 percent interest, and with 70 percent grant funding (Scenario 3).

Annual O&M	$266
Debt Service	$590
Typical User Cost per EDU	$856

A table of the expected first-year costs for each property in the district is included in **Appendix I**. A table showing annual costs for the average, median, and mode properties follows.

	EDUs	Total Annual Cost
Average Property	4	$3,389.10
Median Property	5	$4,280.35
Mode Property	2	$1,712.14

6. One-Time Cost

In addition to the above annual user costs, there will be a one-time cost associated with connecting the property to the system. Each property owner will be responsible for installing the connection to the water lateral that will be constructed by the project and terminates at the road right-of-way. The property owner will also be responsible for installing the Town-supplied water meter and setter. Since the corridor is mostly commercial in nature and buildings are located at various distances from the road right-of-way, this report does not present a typical cost for the work to be undertaken by individual property owners.

IX. PERMIT/APPROVAL REQUIREMENTS

The proposed project may require the following regulatory approvals in order to be constructed:

- New York State Department of Health (NYSDOH)
  - Approval of Plans
- Westchester County Department of Health
  - Approval of Plans
- New York State Department of Environmental Conservation (NYSDEC)
  - Freshwater Wetlands Permit for work in the wetland
  - NY Waters Permit for stream crossings
- New York State Department of Transportation (NYSDOT)
  - Highway Work Permit for work in NYS Route 137.
- NYS Office of Historic Preservation
  - Letter of "No Impact" for work in archeological sensitive area

X. PROJECT SCHEDULE

TASK	DURATION (WEEKS)
Prepare preliminary engineering report.	COMPLETE
Prepare final construction documents, including construction drawings, specifications, and engineer's opinion of construction cost.	45
Apply for and obtain regulatory approvals and permits.	8
Release documents for public bidding. Review bids and select the lowest responsible bidder.	6
Construction period.	18

XI. RECOMMENDED ACTIONS

Should the Town Board wish to progress the project recommended herein the following actions are recommended:

A. SEQRA Review
Complete the required SEQRA Environmental Review.

B. Water District Formation
Authorize the formation of the water district.

C. Plans and Specifications
Authorize the preparation of the required plans and specifications for the proposed improvements.

D. Capacity Development
Ensure that the new district water system meets the requirements of the Capacity Development Evaluation Form in **Appendix L**.

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APPENDIX A
FIGURES

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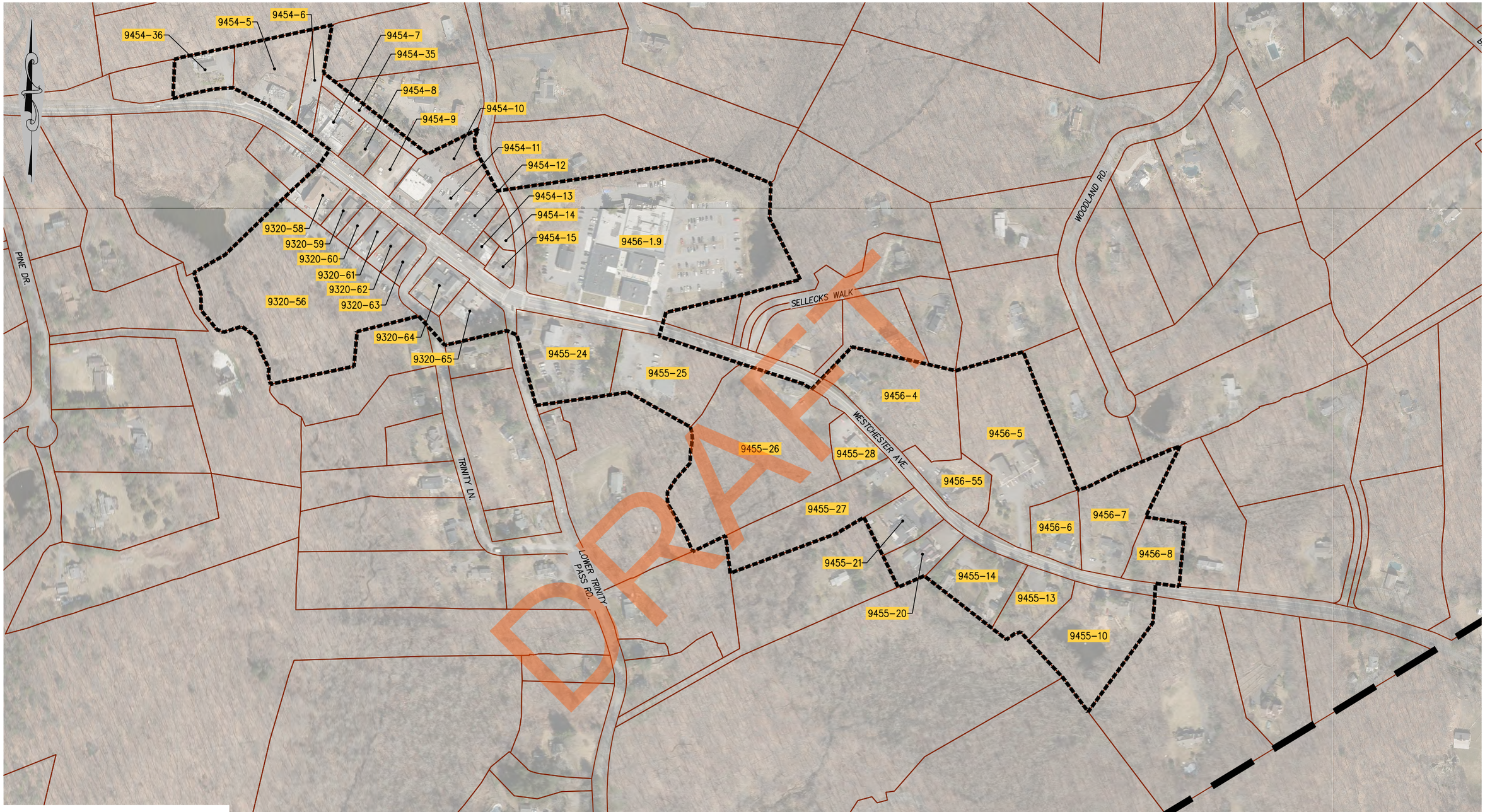

LEGEND:

- PROPOSED WATER DISTRICT BOUNDARY
- TAX PARCELS
- 9455-26 TAX PARCEL NUMBER

HALF SCALE

TOWN OF POUND RIDGE
WESTCHESTER COUNTY * NEW YORK

SCOTTS CORNERS WATER DISTRICT

FIGURE 1A
PROPOSED BOUNDARY

SCALE: 1"=150'

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DATE: 04/18/24

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TOWN OF POUND RIDGE

SCOTTS CORNERS WATER DISTRICT

BOUNDARY DESCRIPTION

April 18, 2024

Town of Pound Ridge

Westchester County, New York

The following is intended to describe the bounds of the proposed Scotts Corners Water District within the Town of Pound Ridge, Westchester County, New York as shown on the map entitled "Scotts Corners Water District, Figure 1A - Water District Boundary Map" prepared by Laberge Group and dated April 18, 2024. The district is comprised of a single contiguous area.

Beginning at a Point located at the intersection of the northerly bounds of Westchester Avenue and the westerly bounds of Tax Map Parcel (Parcel) 9454-36, and continuing northerly along said easterly bounds to a point located with the intersection of the southerly bounds of Parcel 9454-18;

Thence easterly, along the northerly bounds of the following Parcels: 9454-36, 9454-5, 9454-6;

Thence southerly, along the easterly bounds of Parcel 9454-6 to the intersection with the northerly bounds of Parcel 9454-35;

Thence south-easterly, along the northern bounds of Parcel 9454-35 to its intersection with the northwestern bounds of Parcel 9454-10;

Thense north-easterly, along the northwestern bounds of parcel 9454-10 to its intersection with the westerly bounds of Trinity Pass Road;

Thence south-easterly along the westerly bounds of Trinity Pass Road to a point directly west from the northwesterly corner of Parcel 9456-1.9;

Thence easterly across the bounds of Trinity Pass Road to its intersection with the northerly bounds of Parcel 9456-1.9;

Thence easterly, southerly and westerly around the bounds of Parcel 9456-1.9 to its intersection with the northerly bounds of Westchester Avenue;

Thence southerly across Westchester Avenue to the northerly bounds of Parcel 9455-25;

Thence easterly along the northern bounds of Parcels 9455-25 and 9455-26 to a point directly south of Parcel 9456-4;

Thence across the bounds of Westchester Avenue to its intersection with the north-westerly bounds of Parcel 9456-4;

Thence northerly and easterly along the northerly bounds of Parcel 9456-4 and 9456-5 to the westerly bounds of Parcel 9456-13;

Thence southerly along said bounds to the northwest corner of Parcel 9456-7;

Thence easterly along the northern bounds of Parcel 9456-7 to its intersection with the westerly bounds of Parcel 9456-9;

Thence southerly along the easterly bounds of Parcel 9456-7 to its intersection with the northerly bounds of Parcel 9456-8;

Thence easterly along the northerly bounds of Parcel 9456-7 to the its intersection with the westerly bounds of Parcel 9456-9;

Thence southerly along the easterly bounds of Parcel 9456-7 to the northerly bounds of Westchester Avenue;

Thence south westerly across Westchester Avenue to the north-easterly corner of Parcel 9455-10;

Thence southerly to the easterly bounds of Parcel 9455-9;

Thence westerly along the southern bounds of the following Parcels:9455-10, 9455-13, 9455-14;

Thence south-westerly along the easterly bounds of Parcel 9455-20 to its intersection with the eastern corner of Parcel 9455-18.9;

Thence westerly along the southerly bounds of Parcel 9455-27 to its intersection with the easterly bounds of Parcel 9455-17;

Thence northerly along the westerly bounds of Parcel 9455-27 to its intersection with the southerly bounds of parcel 9455-26;

Thence westerly along the southerly bounds of Parcel 9455-26 to the south-easterly corner of Parcel 9455-22;

Thence northerly and westerly along the easterly and northerly bounds of Parcel 9455-22 to its intersection with the easterly bounds of Lower Trinity Pass Road;

Thence northerly along the easterly bounds of Lower Trinity Pass Road to a point easterly of the south-easterly corner of Parcel 9320-65;

Thence crossing Lower Trinity Pass Road to said corner;

Figure 1B - Water District Boundary Description

Thence westerly along the southerly bounds of Parcel 9320-65 to its intersection with the easterly bounds of Trinity Lane;

Thence north-westerly across Trinity Lane to the south-easterly corner of Parcel 9320-56;

Thence westerly, northerly and easterly along the bounds of Parcel 9320-56 to the south-westerly corner of Parcel 9320-58;

Thence north-easterly along the westerly bounds of Parcel 9320-58 to its intersection with the southerly bounds of Westchester Avenue;

Thence crossing Westchester Avenue to a point on the southerly bounds of Parcel 9454-7;

Thence from said point, westerly along the southern bounds of Parcels 9454-7, 9454-6, 9454-5 and 9454-36 to the Point and Place of Beginning.

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Figure 1B - Water District Boundary Description

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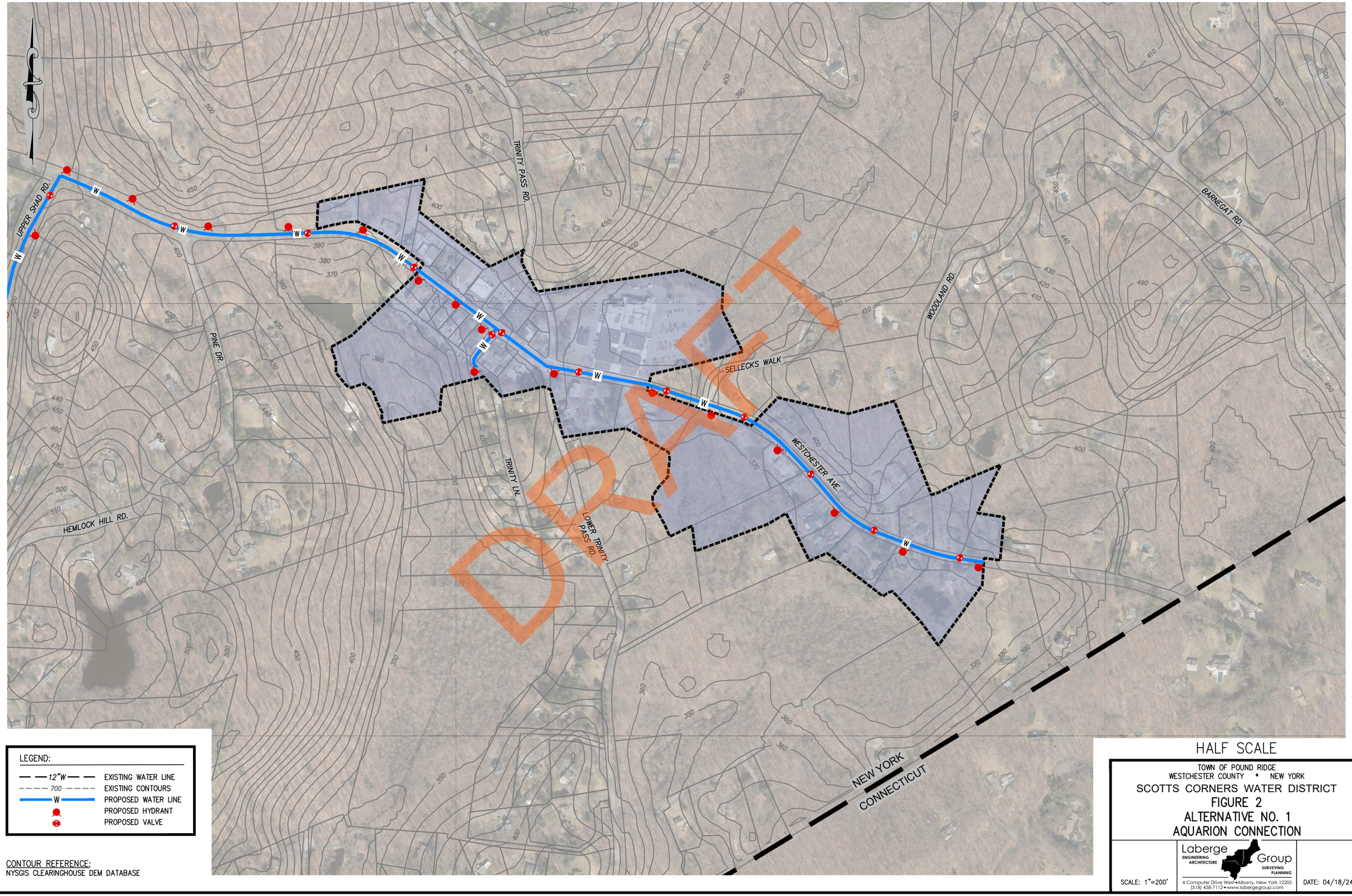

LEGEND:

- 12"W — EXISTING WATER LINE
- 700 — EXISTING CONTOURS
- W — PROPOSED WATER LINE
- PROPOSED HYDRANT
- PROPOSED VALVE

CONTOUR REFERENCE:
NYSGIS CLEARINGHOUSE DEM DATABASE

HALF SCALE

TOWN OF POUND RIDGE
WESTCHESTER COUNTY * NEW YORK

SCOTTS CORNERS WATER DISTRICT
FIGURE 2
ALTERNATIVE NO. 1
AQUARION CONNECTION

SCALE: 1"=200'

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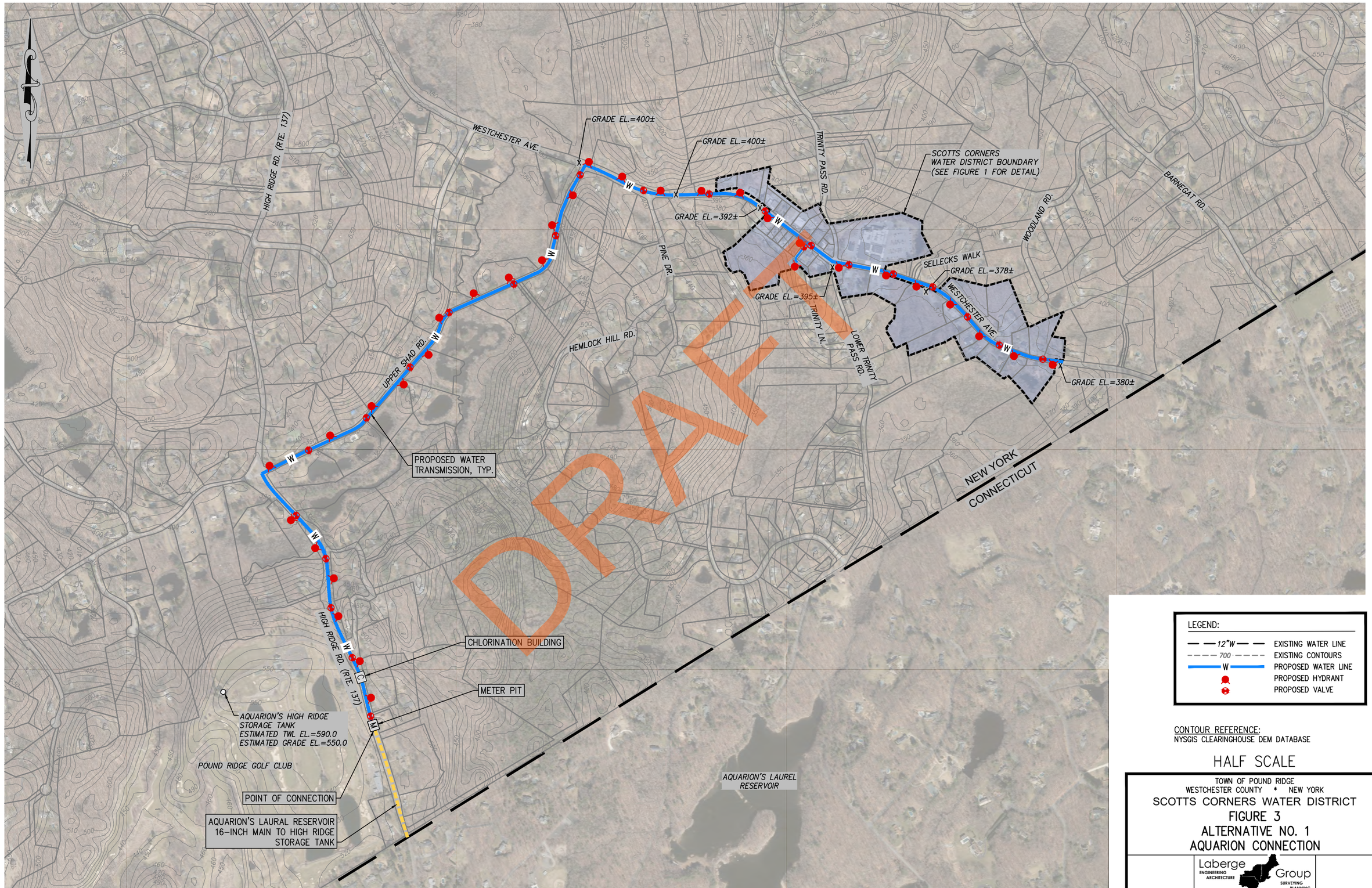

LEGEND:

- 12"W — EXISTING WATER LINE
- 700 — EXISTING CONTOURS
- W — PROPOSED WATER LINE
- PROPOSED HYDRANT
- PROPOSED VALVE

CONTOUR REFERENCE:
NYSGIS CLEARINGHOUSE DEM DATABASE

HALF SCALE

TOWN OF POUND RIDGE
WESTCHESTER COUNTY * NEW YORK

SCOTTS CORNERS WATER DISTRICT
FIGURE 3
ALTERNATIVE NO. 1
AQUARION CONNECTION

SCALE: 1"=400'

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SISCOWIT RESERVOIR

PROPOSED WATER TREATMENT FACILITY

GRADE EL.=400±

GRADE EL.=392±

GRADE EL.=395±

GRADE EL.=378±

GRADE EL.=380±

SCOTTS CORNERS
WATER DISTRICT BOUNDARY
(SEE FIGURE 1 FOR DETAIL)

TRINITY PASS RD.

PINE DR.

WOODLAND RD.

BARNEGAT RD.

SELLECKS WALK

WESTCHESTER AVE.

TRINITY LN.

LOWER TRINITY PASS RD.

NEW YORK

CONNECTICUT

PROPOSED 200,000 GAL
WATER STORAGE TANK

W

X

DRAFT

LEGEND:

W PROPOSED WATER LINE

HALF SCALE

TOWN OF POUND RIDGE
WESTCHESTER COUNTY * NEW YORK
SCOTTS CORNERS WATER DISTRICT
FIGURE 4
ALTERNATIVE NO. 2 –
NEW WATER TREATMENT FACILITY

SCALE: 1"=400'

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Laberge Group – x:\2022\02\Cadd\Dwg\20221102_Fig 4 – Alt 2 – New Treatment.dwg [Fig 4] April 29, 2024 – 10:58am KBH

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APPENDIX B
NRCS SOILS MAP

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Soil Map—Westchester County, New York
(Aquarion supply soil map)

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Westchester County, New York
Survey Area Data: Version 18, Sep 10, 2022

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Oct 21, 2022—Oct 27, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Ce	Catden muck, 0 to 2 percent slopes	0.3	1.7%
ChB	Charlton fine sandy loam, 3 to 8 percent slopes	4.0	25.3%
ChC	Charlton fine sandy loam, 8 to 15 percent slopes	0.8	4.8%
CIB	Charlton fine sandy loam, 3 to 8 percent slopes, very stony	1.4	8.9%
CIC	Charlton fine sandy loam, 8 to 15 percent slopes, very stony	0.6	4.0%
CIF	Charlton loam, 35 to 45 percent slopes, very stony	0.9	5.8%
CrC	Charlton-Chatfield complex, 0 to 15 percent slopes, very rocky	0.6	4.0%
CsD	Chatfield-Charlton complex, 15 to 35 percent slopes, very rocky	1.3	8.2%
Ff	Fluvaquents-Udifluvents complex, frequently flooded	0.2	1.1%
HnC	Hinckley loamy sand, 8 to 15 percent slopes	0.1	0.4%
LcA	Leicester loam, 0 to 3 percent slopes, stony	0.8	4.9%
LeB	Leicester loam, 2 to 8 percent slopes, very stony	0.0	0.0%
NcA	Natchaug muck, 0 to 2 percent slopes	0.2	1.3%
PnB	Paxton fine sandy loam, 3 to 8 percent slopes	0.6	4.0%
RhB	Riverhead loam, 3 to 8 percent slopes	1.5	9.5%
Sh	Sun loam	0.0	0.2%
Ub	Udorthents, smoothed	0.0	0.0%
Uf	Urban land	1.2	7.7%
UhB	Urban land-Charlton complex, 3 to 8 percent slopes	0.9	5.8%
WdB	Woodbridge loam, 3 to 8 percent slopes	0.4	2.2%
Totals for Area of Interest		**16.0**	**100.0%**

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APPENDIX C
NYSDEC ENVIRONMENTAL RESOURCE MAPS

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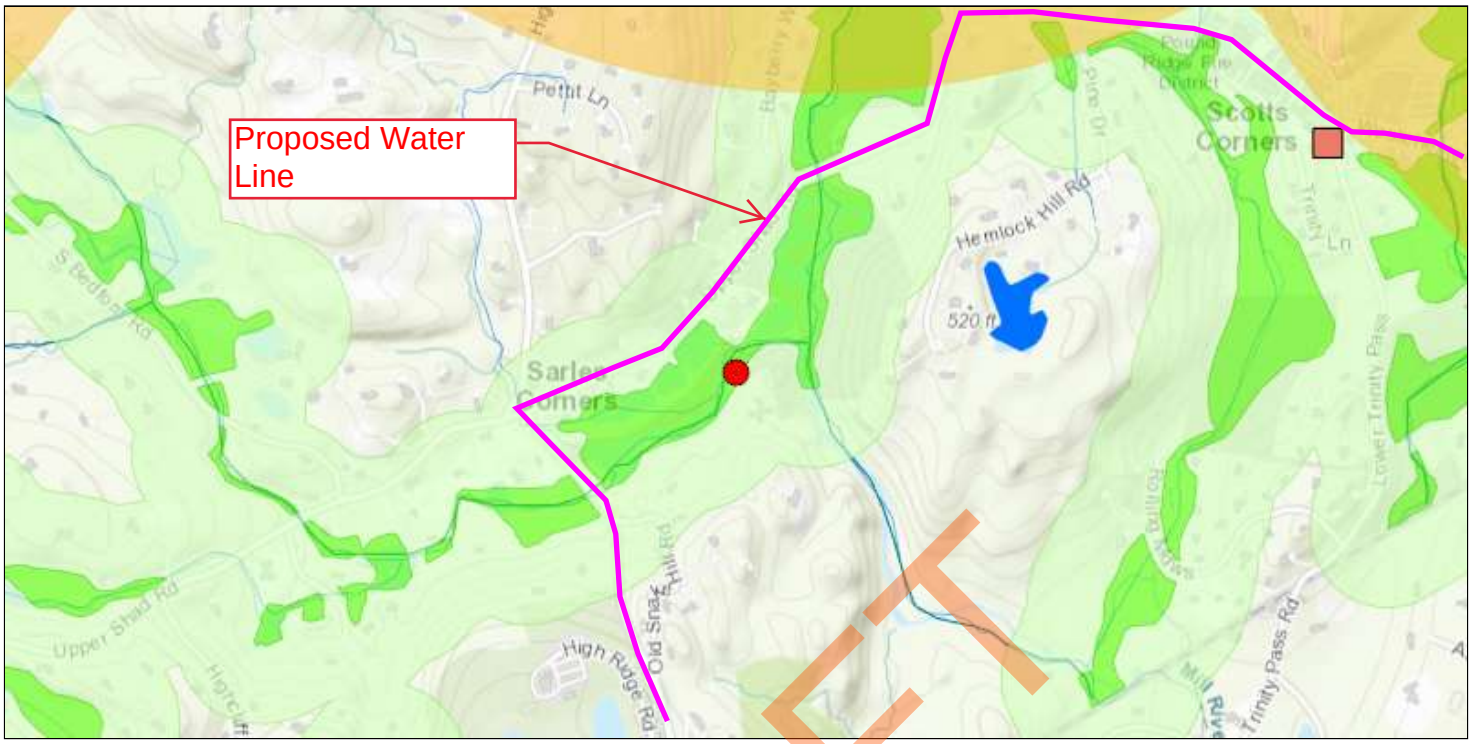
Environmental Resource Mapper



The coordinates of the point you clicked on are:

UTM 18	**Easting:**	620384.5933295385	**Northing:**	4560308.866011009
Longitude/Latitude	**Longitude:**	-73.56457646835223	**Latitude:**	41.185202957077735

The approximate address of the point you clicked on is:
Town of Pound Ridge, New York

County: Westchester
Town: Pound Ridge
USGS Quad: POUND RIDGE, NY-CONN

303D River and Stream Construction

Waterbody Name: Mill River and tribs
PWL ID: 1702-0137
Basin: Atlantic-Long Island Sound
Description: entire stream and tribs

State Regulated Freshwater Wetlands

ID: D-16
Class: 1
Size (Acres): 163.6

Freshwater Wetlands Checkzone

This location is in the vicinity of one or more Regulated Freshwater Wetlands.

National Wetands Inventory

Attribute: PUBHh
Type: Freshwater Pond
Acres: 3.213013245

Attribute: R3UBH
Type: Riverine
Acres: 0.375647529

For more information about the National Wetands Inventory wetlands visit **http://www.fws.gov/wetlands/**

If your project or action is within or near an area with a rare animal, a permit may be required if the species is listed as endangered or threatened and the department determines the action may be harmful to the species or its habitat.

If your project or action is within or near an area with rare plants and/or significant natural communities, the environmental impacts may need to be addressed.

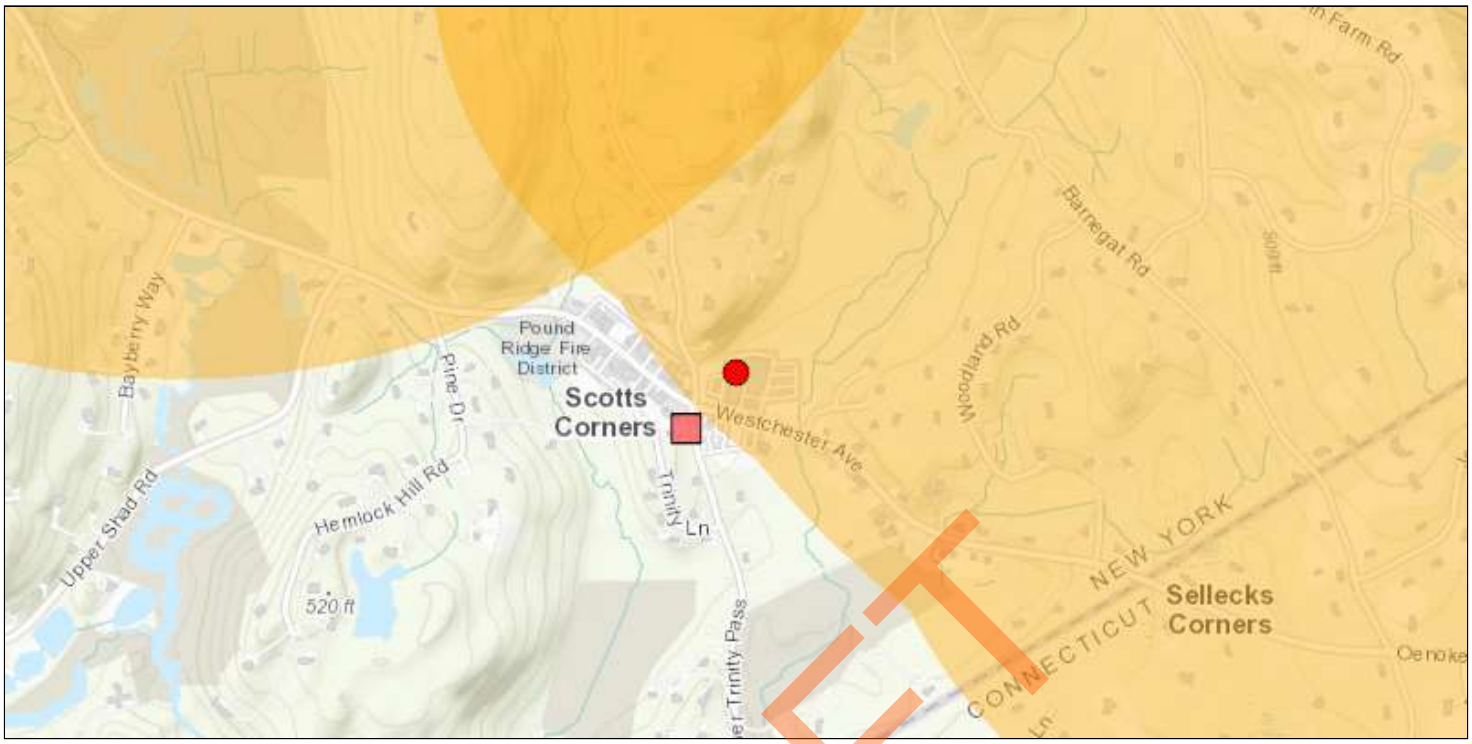
The presence of a unique geological feature or landform near a project, unto itself, does not trigger a requirement for a NYS DEC permit. Readers are advised, however, that there is the chance that a unique feature may also show in another data layer (ie. a wetland) and thus be subject to permit jurisdiction.

Please refer to the "Need a Permit?" tab for permit information or other authorizations regarding these natural resources.

Disclaimer: If you are considering a project or action in, or near, a wetland or a stream, a NYS DEC permit may be required. The Environmental Resources Mapper does not show all natural resources which are regulated by NYS DEC, and for which permits from NYS DEC are required. For example, Regulated Tidal Wetlands, and Wild, Scenic, and Recreational Rivers, are currently not included on the maps.

Print Preview

Environmental Resource Mapper



The coordinates of the point you clicked on are:

UTM 18	**Easting:**	621638.8149636424	**Northing:**	4560890.254713122
Longitude/Latitude	**Longitude:**	-73.54951055686807	**Latitude:**	41.19025105890679

The approximate address of the point you clicked on is:
57 Westchester Ave, Pound Ridge, New York, 10576

County: Westchester
Town: Pound Ridge
USGS Quad: POUND RIDGE, NY-CONN

Rare Plants and Rare Animals

This location is in the vicinity of Kentucky Warbler – Not Listed by NYS

If your project or action is within or near an area with a rare animal, a permit may be required if the species is listed as endangered or threatened and the department determines the action may be harmful to the species or its habitat.

If your project or action is within or near an area with rare plants and/or significant natural communities, the environmental impacts may need to be addressed.

The presence of a unique geological feature or landform near a project, unto itself, does not trigger a requirement for a NYS DEC permit. Readers are advised, however, that there is the chance that a unique feature may also show in another data layer (ie. a wetland) and thus be subject to permit jurisdiction.

Please refer to the "Need a Permit?" tab for permit information or other authorizations regarding these natural resources.

Disclaimer: If you are considering a project or action in, or near, a wetland or a stream, a NYS DEC permit may be required. The Environmental Resources Mapper does not show all natural resources which are regulated by NYS DEC, and for which permits from NYS DEC are required. For example, Regulated Tidal Wetlands, and Wild, Scenic, and Recreational Rivers, are currently not included on the maps.

Print Preview

APPENDIX D
FEMA FLOODPLAIN MAPS

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National Flood Hazard Layer FIRMette

FEMA

73°34'18"W 41°11'28"N

73°33'41"W 41°11'1"N

0 250 500 1,000 1,500 2,000 Feet 1:6,000

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

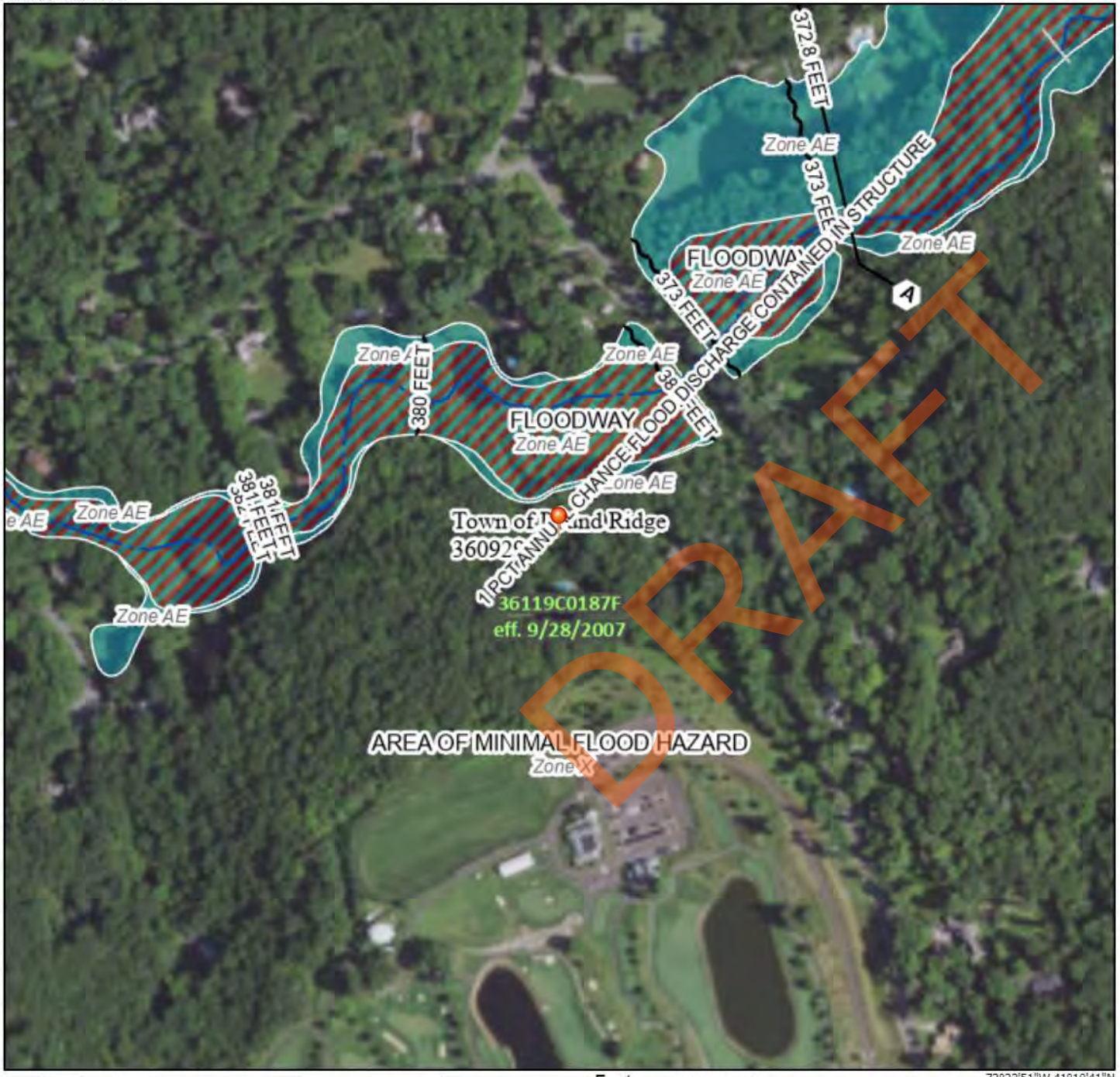
The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 4/21/2023 at 4:58 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

National Flood Hazard Layer FIRMette

FEMA

73°34'28"W 41°11'8"N



73°33'51"W 41°10'41"N

0 250 500 1,000 1,500 2,000 Feet 1:6,000

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

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This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 4/21/2023 at 4:59 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

National Flood Hazard Layer FIRMette

FEMA

73°33'42"W 41°11'37"N

73°33'4"W 41°11'10"N

0 250 500 1,000 1,500 2,000 Feet 1:6,000

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 4/21/2023 at 4:56 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

National Flood Hazard Layer FIRMette

FEMA

73°33'27"W 41°11'39"N

73°32'49"W 41°11'12"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 / 17.5 Cross Sections with 1% Annual Chance / Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 4/21/2023 at 4:50 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

APPENDIX E
SHPO REVIEW LETTER

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New York State
Parks, Recreation and
Historic Preservation

KATHY HOCHUL
Governor

ERIK KULLESEID
Commissioner

July 13, 2023

Steven Adams
Laberge Group
4 Computer Drive west
Albany, NY 12205

Re: DOH
Scotts Corners Water District Improvement
Westchester Avenue, Upper Shad Road, High Ridge Road, Pound Ridge, NY 10576
23PR05728

Dear Steven Adams:

Thank you for requesting the comments of the Office of Parks, Recreation and Historic Preservation (OPRHP). We have reviewed the project in accordance with the New York State Historic Preservation Act of 1980 (Section 14.09 of the New York Parks, Recreation and Historic Preservation Law). These comments are those of the OPRHP and relate only to Historic/Cultural resources. They do not include potential environmental impacts to New York State Parkland that may be involved in or near your project. Such impacts must be considered as part of the environmental review of the project pursuant to the State Environmental Quality Review Act (New York Environmental Conservation Law Article 8) and its implementing regulations (6 NYCRR Part 617).

Based upon this review, it is the opinion of OPRHP that no properties, including archaeological and/or historic resources, listed in or eligible for the New York State and National Registers of Historic Places will be impacted by this project.

If further correspondence is required regarding this project, please be sure to refer to the OPRHP Project Review (PR) number noted above.

Sincerely,

R. Daniel Mackay

Deputy Commissioner for Historic Preservation
Division for Historic Preservation

rev: J. Betsworth

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APPENDIX F
NATIONAL WETLANDS MAP

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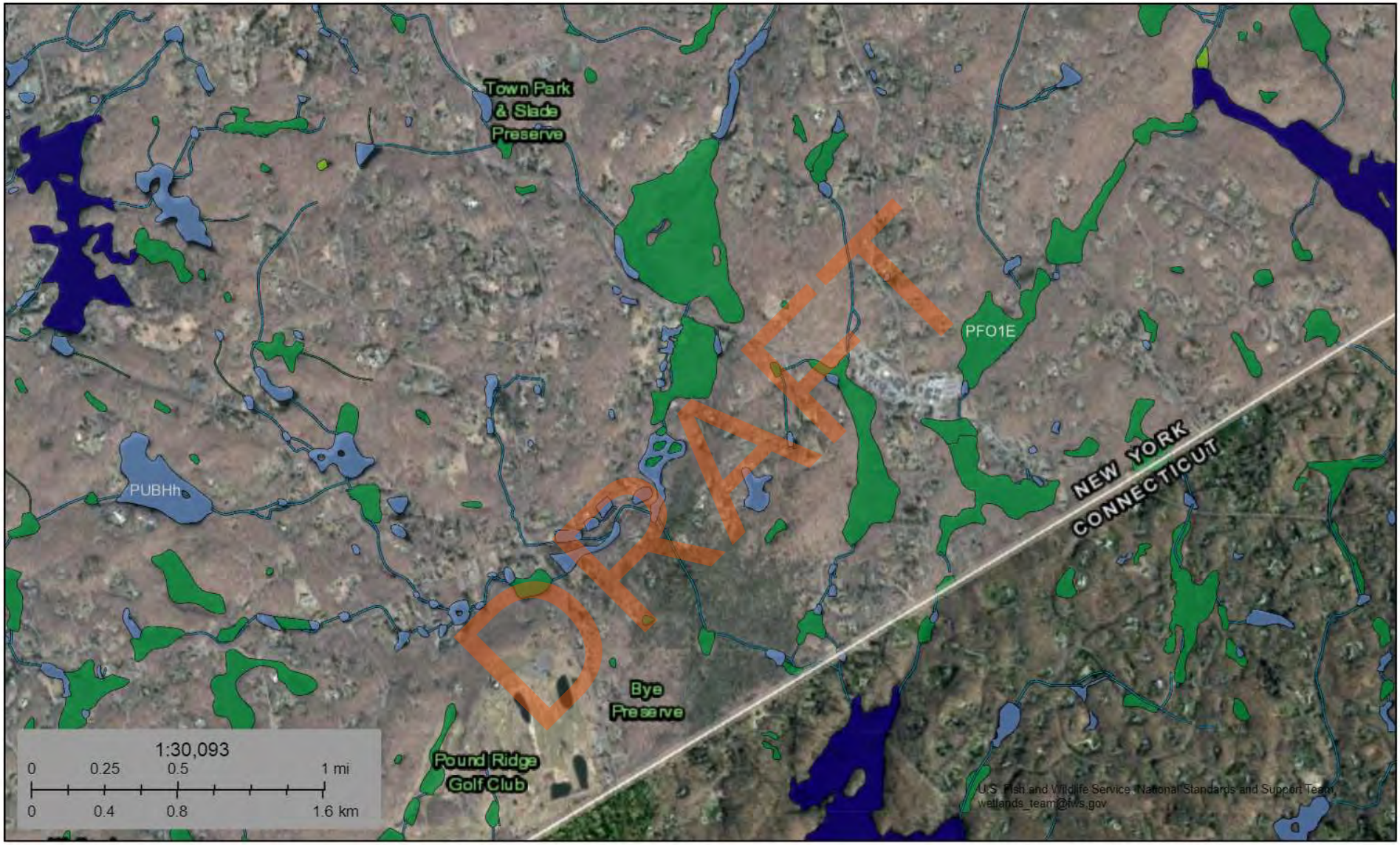
U.S. Fish and Wildlife Service
National Wetlands Inventory

Federally regulated wetlands



April 24, 2023

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

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APPENDIX G
USFWS IPaC INFORMATION

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IPaC resource list

This report is an automatically generated list of species and other resources such as critical habitat (collectively referred to as *trust resources*) under the U.S. Fish and Wildlife Service's (USFWS) jurisdiction that are known or expected to be on or near the project area referenced below. The list may also include trust resources that occur outside of the project area, but that could potentially be directly or indirectly affected by activities in the project area. However, determining the likelihood and extent of effects a project may have on trust resources typically requires gathering additional site-specific (e.g., vegetation/species surveys) and project-specific (e.g., magnitude and timing of proposed activities) information.

Below is a summary of the project information you provided and contact information for the USFWS office(s) with jurisdiction in the defined project area. Please read the introduction to each section that follows (Endangered Species, Migratory Birds, USFWS Facilities, and NWI Wetlands) for additional information applicable to the trust resources addressed in that section.

Location

Connecticut and New York

Local offices

New England Ecological Services Field Office

(603) 223-2541
(603) 223-0104

70 Commercial Street, Suite 300

Concord, NH 03301-5094

Long Island Ecological Services Field Office

(631) 286-0485
(631) 286-4003

340 Smith Road
Shirley, NY 11967-2258

New York Ecological Services Field Office

(607) 753-9334
(607) 753-9699
fw5es_nyfo@fws.gov

3817 Luker Road
Cortland, NY 13045-9385

Endangered species

This resource list is for informational purposes only and does not constitute an analysis of project level impacts.

The primary information used to generate this list is the known or expected range of each species. Additional areas of influence (AOI) for species are also considered. An AOI includes areas outside of the species range if the species could be indirectly affected by activities in that area (e.g., placing a dam upstream of a fish population even if that fish does not occur at the dam site, may indirectly impact the species by reducing or eliminating water flow downstream). Because species can move, and site conditions can change, the species on this list are not guaranteed to be found on or near the project area. To fully determine any potential effects to species, additional site-specific and project-specific information is often required.

Section 7 of the Endangered Species Act **requires** Federal agencies to "request of the Secretary information whether any species which is listed or proposed to be listed may be present in the area of such proposed action" for any project that is conducted, permitted, funded, or licensed by any Federal agency. A letter from the local office and a species list which fulfills this requirement can **only** be obtained by requesting an official species list from either the Regulatory Review section in IPaC (see directions below) or from the local field office directly.

For project evaluations that require USFWS concurrence/review, please return to the IPaC website and request an official species list by doing the following:

1. Draw the project location and click CONTINUE.
2. Click DEFINE PROJECT.
3. Log in (if directed to do so).
4. Provide a name and description for your project.
5. Click REQUEST SPECIES LIST.

Listed species[1] and their critical habitats are managed by the Ecological Services Program of the U.S. Fish and Wildlife Service (USFWS) and the fisheries division of the National Oceanic and Atmospheric Administration (NOAA Fisheries[2]).

Species and critical habitats under the sole responsibility of NOAA Fisheries are **not** shown on this list. Please contact NOAA Fisheries for species under their jurisdiction.

---

1. Species listed under the Endangered Species Act are threatened or endangered; IPaC also shows species that are candidates, or proposed, for listing. See the listing status page for more information. IPaC only shows species that are regulated by USFWS (see FAQ).
2. NOAA Fisheries, also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

The following species are potentially affected by activities in this location:

Mammals

NAME	STATUS
Indiana Bat Myotis sodalis Wherever found There is **final** critical habitat for this species. Your location does not overlap the critical habitat. https://ecos.fws.gov/ecp/species/5949	Endangered
Northern Long-eared Bat Myotis septentrionalis Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/9045	Endangered

Reptiles

NAME	STATUS
Bog Turtle Glyptemys muhlenbergii No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/6962	Threatened

Insects

NAME	STATUS
Monarch Butterfly Danaus plexippus Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/9743	Candidate

Critical habitats

Potential effects to critical habitat(s) in this location must be analyzed along with the endangered species themselves.

There are no critical habitats at this location.

Migratory birds

Certain birds are protected under the Migratory Bird Treaty Act[1] and the Bald and Golden Eagle Protection Act[2].

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats should follow appropriate regulations and consider implementing appropriate conservation measures, as described below.

1. The Migratory Birds Treaty Act of 1918.
2. The Bald and Golden Eagle Protection Act of 1940.

Additional information can be found using the following links:

- Birds of Conservation Concern https://www.fws.gov/program/migratory-birds/species
- Measures for avoiding and minimizing impacts to birds https://www.fws.gov/library/collections/avoiding-and-minimizing-incidental-take-migratory-birds
- Nationwide conservation measures for birds https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf

The birds listed below are birds of particular concern either because they occur on the USFWS Birds of Conservation Concern (BCC) list or warrant special attention in your project location. To learn more about the levels of concern for birds on your list and how this list is generated, see the FAQ below. This is not a list of every bird you may find in this location, nor a guarantee that every bird on this list will be found in your project area. To see exact locations of where birders and the general public have sighted birds in and around your project area, visit the E-bird data mapping tool (Tip: enter your location, desired date range and a species on your list). For projects that occur off the Atlantic Coast, additional maps and models detailing the relative occurrence and abundance of bird species on your list are available. Links to additional information about Atlantic Coast birds, and other important information about your migratory bird list, including how to properly interpret and use your migratory bird report, can be found below.

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, click on the PROBABILITY OF PRESENCE SUMMARY at the top of your list to see when these birds are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON
Bald Eagle *Haliaeetus leucocephalus* This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.	Breeds Oct 15 to Aug 31

Black-billed Cuckoo Coccyzus erythropthalmus — Breeds May 15 to Oct 10

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/9399

Blue-winged Warbler Vermivora pinus — Breeds May 1 to Jun 30

This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA

Bobolink Dolichonyx oryzivorus — Breeds May 20 to Jul 31

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Canada Warbler Cardellina canadensis — Breeds May 20 to Aug 10

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Cerulean Warbler Dendroica cerulea — Breeds Apr 29 to Jul 20

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/2974

Chimney Swift Chaetura pelagica — Breeds Mar 15 to Aug 25

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Golden Eagle Aquila chrysaetos — Breeds elsewhere

This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.
https://ecos.fws.gov/ecp/species/1680

Kentucky Warbler Oporornis formosus — Breeds Apr 20 to Aug 20

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Lesser Yellowlegs Tringa flavipes — Breeds elsewhere

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/9679

Prairie Warbler Dendroica discolor This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 1 to Jul 31
Prothonotary Warbler Protonotaria citrea This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds Apr 1 to Jul 31
Red-headed Woodpecker Melanerpes erythrocephalus This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 10 to Sep 10
Ruddy Turnstone Arenaria interpres morinella This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds elsewhere
Rusty Blackbird Euphagus carolinus This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds elsewhere
Wood Thrush Hylocichla mustelina This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 10 to Aug 31

Probability of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read and understand the FAQ "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee

was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.

2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is 0.25/0.25 = 1; at week 20 it is 0.05/0.25 = 0.2.
3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

To see a bar's probability of presence score, simply hover your mouse cursor over the bar.

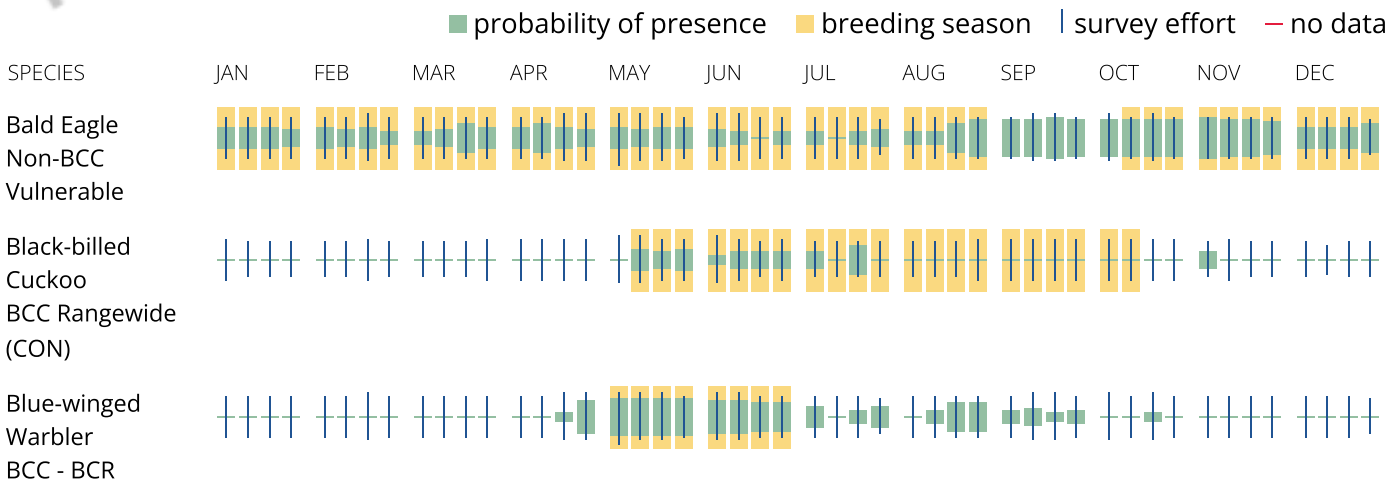
Breeding Season (▪)
Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

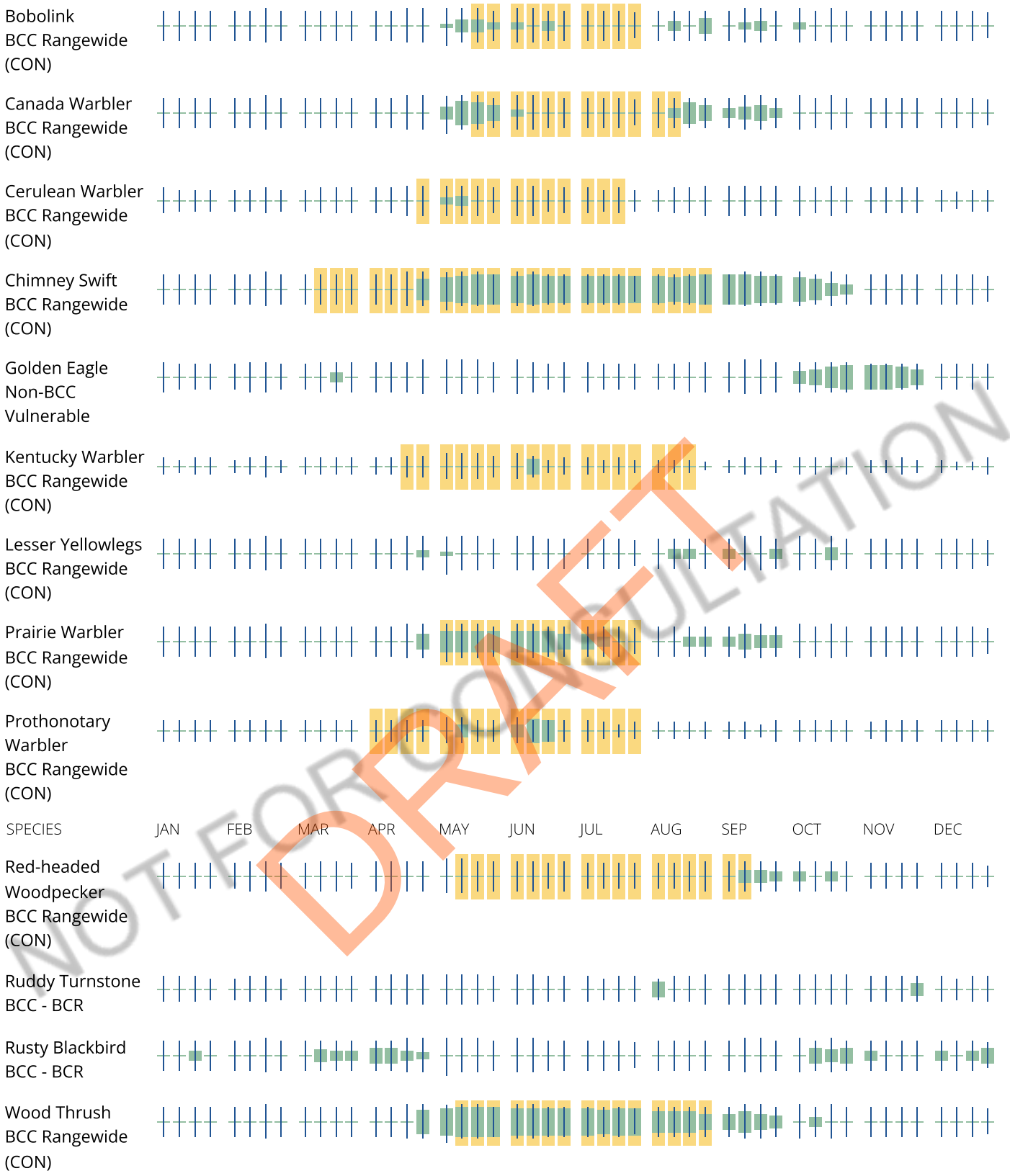
Survey Effort (|)
Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

To see a bar's survey effort range, simply hover your mouse cursor over the bar.

No Data (–)
A week is marked as having no data if there were no survey events for that week.

Survey Timeframe
Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.





Tell me more about conservation measures I can implement to avoid or minimize impacts to migratory birds.

Nationwide Conservation Measures describes measures that can help avoid and minimize impacts to all birds at any location year round. Implementation of these measures is particularly important when birds are most likely to occur in the project area. When birds may be breeding in the area, identifying the locations of any active nests and avoiding their destruction is a very helpful impact minimization measure. To see when

birds are most likely to occur and be breeding in your project area, view the Probability of Presence Summary. Additional measures or permits may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

What does IPaC use to generate the list of migratory birds that potentially occur in my specified location?

The Migratory Bird Resource List is comprised of USFWS Birds of Conservation Concern (BCC) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the Avian Knowledge Network (AKN). The AKN data is based on a growing collection of survey, banding, and citizen science datasets and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle (Eagle Act requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the Rapid Avian Information Locator (RAIL) Tool.

What does IPaC use to generate the probability of presence graphs for the migratory birds potentially occurring in my specified location?

The probability of presence graphs associated with your migratory bird list are based on data provided by the Avian Knowledge Network (AKN). This data is derived from a growing collection of survey, banding, and citizen science datasets.

Probability of presence data is continuously being updated as new and better information becomes available. To learn more about how the probability of presence graphs are produced and how to interpret them, go the Probability of Presence Summary and then click on the "Tell me about these graphs" link.

How do I know if a bird is breeding, wintering or migrating in my area?

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating or year-round), you may query your location using the RAIL Tool and look at the range maps provided for birds in your area at the bottom of the profiles provided for each bird in your results. If a bird on your migratory bird species list has a breeding season associated with it, if that bird does occur in your project area, there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

What are the levels of concern for migratory birds?

Migratory birds delivered through IPaC fall into the following distinct categories of concern:

1. "BCC Rangewide" birds are Birds of Conservation Concern (BCC) that are of concern throughout their range anywhere within the USA (including Hawaii, the Pacific Islands, Puerto Rico, and the Virgin Islands);
2. "BCC - BCR" birds are BCCs that are of concern only in particular Bird Conservation Regions (BCRs) in the continental USA; and
3. "Non-BCC - Vulnerable" birds are not BCC species in your project area, but appear on your list either because of the Eagle Act requirements (for eagles) or (for non-eagles) potential susceptibilities in offshore areas from certain types of development or activities (e.g. offshore energy development or longline fishing).

Although it is important to try to avoid and minimize impacts to all birds, efforts should be made, in particular, to avoid and minimize impacts to the birds on this list, especially eagles and BCC species of rangewide concern. For more information on conservation measures you can implement to help avoid and minimize migratory bird impacts and requirements for eagles, please see the FAQs for these topics.

Details about birds that are potentially affected by offshore projects

For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the Northeast Ocean Data Portal. The Portal also offers data and information about other taxa besides birds that may be helpful to you in your project review. Alternately, you may download the bird model results files underlying the portal maps through the NOAA NCCOS Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf project webpage.

Bird tracking data can also provide additional details about occurrence and habitat use throughout the year, including migration. Models relying on survey data may not include this information. For additional information on marine bird tracking data, see the Diving Bird Study and the nanotag studies or contact Caleb Spiegel or Pam Loring.

What if I have eagles on my list?

If your project has the potential to disturb or kill eagles, you may need to obtain a permit to avoid violating the Eagle Act should such impacts occur.

Proper Interpretation and Use of Your Migratory Bird Report

The migratory bird list generated is not a list of all birds in your project area, only a subset of birds of priority concern. To learn more about how your list is generated, and see options for identifying what other birds may be in your project area, please see the FAQ "What does IPaC use to generate the migratory birds potentially occurring in my specified location". Please be aware this report provides the "probability of presence" of birds within the 10 km grid cell(s) that overlap your project; not your exact project footprint. On the graphs provided, please also look carefully at the survey effort (indicated by the black vertical bar) and for the existence of the "no data" indicator (a red horizontal bar). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort bar or no data bar means a lack of data and, therefore, a lack of certainty about presence of the species. This list is not perfect; it is simply a starting point for identifying what birds of concern have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list helps you know what to look for to confirm presence, and helps guide you in knowing when to implement conservation measures to avoid or minimize potential impacts from your project activities, should presence be confirmed. To learn more about conservation measures, visit the FAQ "Tell me about conservation measures I can implement to avoid or minimize impacts to migratory birds" at the bottom of your migratory bird trust resources page.

Facilities

National Wildlife Refuge lands

Any activity proposed on lands managed by the National Wildlife Refuge system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

There are no refuge lands at this location.

Fish hatcheries

There are no fish hatcheries at this location.

Wetlands in the National Wetlands Inventory (NWI)

Impacts to NWI wetlands and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local U.S. Army Corps of Engineers District.

Wetland information is not available at this time

This can happen when the National Wetlands Inventory (NWI) map service is unavailable, or for very large projects that intersect many wetland areas. Try again, or visit the NWI map to view wetlands at this location.

Data limitations

The Service's objective of mapping wetlands and deepwater habitats is to produce reconnaissance level information on the location, type and size of these resources. The maps are prepared from the analysis of high altitude imagery. Wetlands are identified based on vegetation, visible hydrology and geography. A margin of error is inherent in the use of imagery; thus, detailed on-the-ground inspection of any particular site may result in revision of the wetland boundaries or classification established through image analysis.

The accuracy of image interpretation depends on the quality of the imagery, the experience of the image analysts, the amount and quality of the collateral data and the amount of ground truth verification work conducted. Metadata should be consulted to determine the date of the source imagery used and any mapping problems.

Wetlands or other mapped features may have changed since the date of the imagery or field work. There may be occasional differences in polygon boundaries or classifications between the information depicted on the map and the actual conditions on site.

Data exclusions

Certain wetland habitats are excluded from the National mapping program because of the limitations of aerial imagery as the primary data source used to detect wetlands. These habitats include seagrasses or submerged aquatic vegetation that are found in the intertidal and subtidal zones of estuaries and nearshore coastal waters. Some deepwater reef communities (coral or tuberficid worm reefs) have also been excluded from the inventory. These habitats, because of their depth, go undetected by aerial imagery.

Data precautions

Federal, state, and local regulatory agencies with jurisdiction over wetlands may define and describe wetlands in a different manner than that used in this inventory. There is no attempt, in either the design or products of this inventory, to define the limits of proprietary jurisdiction of any Federal, state, or local government or to establish the geographical scope of the regulatory programs of government agencies. Persons intending to engage in activities involving modifications within or adjacent to wetland areas should seek the advice of appropriate Federal, state, or local agencies concerning specified agency regulatory programs and proprietary jurisdictions that may affect such activities.

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APPENDIX H
FULL ENVIRONMENTAL ASSESSMENT FORMS

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Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Scotts Corners Water District		
Project Location (describe, and attach a general location map): Scotts Corners hamlet in the Town of Pound Ridge		
Brief Description of Proposed Action (include purpose or need): The Scotts Corners Water District consists of approximately 13,000 linear feet of 8-inch water main to connect the district to the existing Aquarion water main on High Ridge Road. This will eliminate the use of private wells and the contaminated groundwater (MTBE, PCE, PFOS & PFOA) in the area. The project will serve approximately 39 parcels.		
Name of Applicant/Sponsor: Town of Pound Ridge, Kevin Hanson - Supervisor	Telephone: 914-764-5511 E-Mail: supervisor@townofpoundridge.com	
Address: 179 Westchester Avenue		
City/PO: Pound Ridge	State: NY	Zip Code: 10576
Project Contact (if not same as sponsor; give name and title/role):	Telephone: E-Mail:	
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor):	Telephone: E-Mail:	
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, or Village Board of Trustees ☑Yes ☐No	Bond Resolution, District Formation	2024
b. City, Town or Village Planning Board or Commission ☐Yes ☑No		
c. City, Town or Village Zoning Board of Appeals ☐Yes ☑No		
d. Other local agencies ☑Yes ☐No	Aquarion Water Company - Water purchase agreement	2024
e. County agencies ☑Yes ☐No	Westchester County DOH - Approval of Plans	2025
f. Regional agencies ☐Yes ☑No		
g. State agencies ☑Yes ☐No	NYSDEC - Wetlands permits, NYSDOH - plan approval, NYSDOT - Highway work permit	2025
h. Federal agencies ☑Yes ☐No	NYSEFC - NY Water Grant	2024

i. Coastal Resources.

i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☐Yes ☑No

ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☐Yes ☑No

iii. Is the project site within a Coastal Erosion Hazard Area? ☐Yes ☑No

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☐Yes ☑No

- **If Yes,** complete sections C, F and G.
- **If No,** proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☑Yes ☐No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☑Yes ☐No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☑Yes ☐No

If Yes, identify the plan(s):

Remediaton Sites:360047

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☐Yes ☑No

If Yes, identify the plan(s):

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☑ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?
PB-A/B/C = Planned Business, R-1A = One Acre Residence, R-2A = Two Acre Residence

b. Is the use permitted or allowed by a special or conditional use permit? ☑ Yes ☐ No

c. Is a zoning change requested as part of the proposed action? ☐ Yes ☑ No
If Yes,
i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

a. In what school district is the project site located? Bedford Central School District

b. What police or other public protection forces serve the project site?
Town of Pound Ridge Police Department

c. Which fire protection and emergency medical services serve the project site?
Pound Ridge Fire Department

d. What parks serve the project site?
Pound Ridge Town Park

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Municipal water distribution project

b. a. Total acreage of the site of the proposed action? 0.2 acres
b. Total acreage to be physically disturbed? 0.9 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.9 acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☑ No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☑ No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)
_____
ii. Is a cluster/conservation layout proposed? ☐ Yes ☐ No
iii. Number of lots proposed? _____
iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will the proposed action be constructed in multiple phases? ☐ Yes ☑ No
i. If No, anticipated period of construction: 18 months
ii. If Yes:
- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? ☐Yes ☑No

If Yes, show numbers of units proposed.

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase	_____	_____	_____	_____
At completion of all phases	_____	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)? ☐Yes ☑No

If Yes,

i. Total number of structures _____

ii. Dimensions (in feet) of largest proposed structure: _____height; _____width; and _____ length

iii. Approximate extent of building space to be heated or cooled: _____ square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☐Yes ☑No

If Yes,

i. Purpose of the impoundment: _____

ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☐Other specify:

_____

iii. If other than water, identify the type of impounded/contained liquids and their source.

_____

iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres

v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete):

_____

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) ☐Yes ☑No

If Yes:

i .What is the purpose of the excavation or dredging? _____

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): _____
- Over what duration of time? _____

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.

_____

_____

iv. Will there be onsite dewatering or processing of excavated materials? ☐Yes ☐No

If yes, describe. _____

_____

v. What is the total area to be dredged or excavated? _____acres

vi. What is the maximum area to be worked at any one time? _____ acres

vii. What would be the maximum depth of excavation or dredging? _____ feet

viii. Will the excavation require blasting? ☐Yes ☐No

ix. Summarize site reclamation goals and plan: _____

_____

_____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☐Yes ☑No

If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____

_____

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

_____

_____

_____

_____

iii. Will the proposed action cause or result in disturbance to bottom sediments? ☐Yes ☐No

If Yes, describe: _____

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? ☐Yes ☐No

If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____

_____

- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

_____

c. Will the proposed action use, or create a new demand for water? ☑Yes ☐No

If Yes:

i. Total anticipated water usage/demand per day: 33,300 gallons/day

ii. Will the proposed action obtain water from an existing public water supply? ☑Yes ☐No

If Yes:

- Name of district or service area: Aquarion Water Company - Stamford System
- Does the existing public water supply have capacity to serve the proposal? ☑Yes ☐No
- Is the project site in the existing district? ☐Yes ☑No
- Is expansion of the district needed? ☑Yes ☐No
- Do existing lines serve the project site? ☐Yes ☑No

iii. Will line extension within an existing district be necessary to supply the project? ☑Yes ☐No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: Approximately 13,000 linear feet of water main will be extended from the nearest Aquarion water main to Scotts Corners.
- Source(s) of supply for the district: Moslty through a network of five reservoirs

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☑Yes ☐No

If, Yes:

- Applicant/sponsor for new district: Town of Pound Ridge
- Date application submitted or anticipated: 2024
- Proposed source(s) of supply for new district: Aquarion Water Company

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

_____

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? ☐Yes ☑No

If Yes:

i. Total anticipated liquid waste generation per day: _____ gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____

_____

_____

iii. Will the proposed action use any existing public wastewater treatment facilities? ☐Yes ☐No

If Yes:

- Name of wastewater treatment plant to be used: _____
- Name of district: _____
- Does the existing wastewater treatment plant have capacity to serve the project? ☐Yes ☐No
- Is the project site in the existing district? ☐Yes ☐No
- Is expansion of the district needed? ☐Yes ☐No

- Do existing sewer lines serve the project site? ☐Yes ☐No
- Will a line extension within an existing district be necessary to serve the project? ☐Yes ☐No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____

_____

_____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? ☐Yes ☐No

If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):

_____

_____

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

_____

_____

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? ☐Yes ☑No

If Yes:

i. How much impervious surface will the project create in relation to total size of project parcel?

_____ Square feet or _____ acres (impervious surface)

_____ Square feet or _____ acres (parcel size)

ii. Describe types of new point sources. _____

_____

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

_____

_____

- If to surface waters, identify receiving water bodies or wetlands: _____

_____

_____

- Will stormwater runoff flow to adjacent properties? ☐Yes ☐No

iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? ☐Yes ☐No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? ☐Yes ☑No

If Yes, identify:

i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

_____

ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

_____

iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

_____

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? ☐Yes ☑No

If Yes:

i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) ☐Yes ☐No

ii. In addition to emissions as calculated in the application, the project will generate:

- _____Tons/year (short tons) of Carbon Dioxide (CO_2)
- _____Tons/year (short tons) of Nitrous Oxide (N_2O)
- _____Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____Tons/year (short tons) of Sulfur Hexafluoride (SF_6)
- _____Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs)
- _____Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐Yes ☑No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

_____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐Yes ☑No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust):

_____

_____

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☐Yes ☑No

If Yes:

i. When is the peak traffic expected (Check all that apply): ☐ Morning ☐ Evening ☐Weekend ☐ Randomly between hours of _____ to _____.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____

_____

iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____

iv. Does the proposed action include any shared use parking? ☐Yes ☐No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:

_____

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☐Yes ☐No

vii Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☐Yes ☐No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☐Yes ☐No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☐Yes ☑No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____

_____

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):

_____

iii. Will the proposed action require a new, or an upgrade, to an existing substation? ☐Yes ☐No

l. Hours of operation. Answer all items which apply.

i. During Construction:

- Monday - Friday: 7AM - 5PM
- Saturday: _____
- Sunday: _____
- Holidays: _____

ii. During Operations:

- Monday - Friday: 24 hrs/day
- Saturday: 24 hrs
- Sunday: 24 hrs
- Holidays: 24 hrs

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☑ Yes ☐ No

If yes:

i. Provide details including sources, time of day and duration:

Heavy construction equipment, weekdays, 7AM-5PM

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? ☐ Yes ☑ No

Describe: _____

n. Will the proposed action have outdoor lighting? ☐ Yes ☑ No

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☐ Yes ☐ No

Describe: _____

o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☑ No

If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐ Yes ☑ No

If Yes:

i. Product(s) to be stored _____

ii. Volume(s) _____ per unit time _____ (e.g., month, year)

iii. Generally, describe the proposed storage facilities:_____

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☐ Yes ☑ No

If Yes:

i. Describe proposed treatment(s):

ii. Will the proposed action use Integrated Pest Management Practices? ☐ Yes ☐ No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☐ Yes ☑ No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: _____ tons per _____ (unit of time)
- Operation : _____ tons per _____ (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction: _____
- Operation: _____

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction: _____
- Operation: _____

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☑ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☑ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

☐ Urban ☐ Industrial ☑ Commercial ☑ Residential (suburban) ☐ Rural (non-farm)
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____

ii. If mix of uses, generally describe:

The water distribution piping is proposed throughout the hamlet of Scotts Corners, along the roadways, within residential and commercial properties.

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces			
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: Utility trench within roadside grassed area or within roadway	0.9	0.9	0

c. Is the project site presently used by members of the community for public recreation? ☐ Yes ☑ No

i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? ☐ Yes ☑ No

If Yes,

i. Identify Facilities:

_____

_____

e. Does the project site contain an existing dam? ☐ Yes ☑ No

If Yes:

i. Dimensions of the dam and impoundment:

- Dam height: _____ feet
- Dam length: _____ feet
- Surface area: _____ acres
- Volume impounded: _____ gallons OR acre-feet

ii. Dam's existing hazard classification: _____

iii. Provide date and summarize results of last inspection:

_____

_____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? ☐ Yes ☑ No

If Yes:

i. Has the facility been formally closed? ☐ Yes ☐ No

- If yes, cite sources/documentation: _____

ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:

_____

_____

iii. Describe any development constraints due to the prior solid waste activities: _____

_____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☑ Yes ☐ No

If Yes:

i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

Pound Ridge Cleaners - Spent halogenated solvents, 2006-2007

Shell Oil Company - Gasoline products, 1991, 2001, 2013

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☑ Yes ☐ No

If Yes:

i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☑ Yes ☐ No

☑ Yes – Spills Incidents database — Provide DEC ID number(s): Multiple

☑ Yes – Environmental Site Remediation database — Provide DEC ID number(s): 360047

☐ Neither database

ii. If site has been subject of RCRA corrective activities, describe control measures: _____

Remedial action was addressed through the Spill Response Program. A public water system was installed to service the homes affected by the petroleum contamination. A GAC filter was placed on the well servicing the dry cleaner.

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☑ Yes ☐ No

If yes, provide DEC ID number(s): 360047

iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):

The impacted properties continue to use individual treatment systems while the groundwater remains contaminated.

v. Is the project site subject to an institutional control limiting property uses? ☐ Yes ☑ No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? ☐ Yes ☐ No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? > 6.5 feet

b. Are there bedrock outcroppings on the project site? ☐ Yes ☑ No
If Yes, what proportion of the site is comprised of bedrock outcroppings? _____%

c. Predominant soil type(s) present on project site:

Charlton fine sandy loam	20.2 %
Charlton fine sandy loam, very stony	14.9 %
Chatfield-Charlton Complex	13.2 %

d. What is the average depth to the water table on the project site? Average: > 6.5 feet

e. Drainage status of project site soils:

☑ Well Drained:	69.7 % of site
☑ Moderately Well Drained:	2.7 % of site
☑ Poorly Drained	13.3 % of site

f. Approximate proportion of proposed action site with slopes:

☑ 0-10%:	70 % of site
☑ 10-15%:	9.1 % of site
☑ 15% or greater:	20.9 % of site

g. Are there any unique geologic features on the project site? ☐ Yes ☑ No
If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? ☑ Yes ☐ No

ii. Do any wetlands or other waterbodies adjoin the project site? ☑ Yes ☐ No

If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☑ Yes ☐ No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name 936-22, 936-18, 936-23, 936-17 Classification AA-S
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name Federal Waters, NYS Wetland, Federal Waters, Fe... Approximate Size NYS Wetland (in a...
- Wetland No. (if regulated by DEC) D-16, D-15, D-14

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐ Yes ☑ No

If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? ☑ Yes ☐ No

j. Is the project site in the 100-year Floodplain? ☑ Yes ☐ No

k. Is the project site in the 500-year Floodplain? ☑ Yes ☐ No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☑ Yes ☐ No
If Yes:

i. Name of aquifer: Principal Aquifer

m. Identify the predominant wildlife species that occupy or use the project site:
Birds | Small reptiles | Frogs/toads
Small Fish | Small mammals |

n. Does the project site contain a designated significant natural community? ☐ Yes ☑ No
If Yes:
i. Describe the habitat/community (composition, function, and basis for designation): _____
ii. Source(s) of description or evaluation: _____
iii. Extent of community/habitat:
- Currently: _____ acres
- Following completion of project as proposed: _____ acres
- Gain or loss (indicate + or -): _____ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☑ Yes ☐ No
If Yes:
i. Species and listing (endangered or threatened): Bog Turtle

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐ Yes ☑ No
If Yes:
i. Species and listing: _____

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐ Yes ☑ No
If yes, give a brief description of how the proposed action may affect that use: _____

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐ Yes ☑ No
If Yes, provide county plus district name/number: _____

b. Are agricultural lands consisting of highly productive soils present? ☐ Yes ☑ No
i. If Yes: acreage(s) on project site? _____
ii. Source(s) of soil rating(s): _____

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐ Yes ☑ No
If Yes:
i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature
ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☑ Yes ☐ No
If Yes:
i. CEA name: Watershed Properties
ii. Basis for designation: Exceptional or unique character
iii. Designating agency and date: Agency:Westchester County, Date:1-31-90

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? ☐ Yes ☑ No

If Yes:

i. Nature of historic/archaeological resource: ☐ Archaeological Site ☐ Historic Building or District

ii. Name: _____

iii. Brief description of attributes on which listing is based:

_____

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? ☑ Yes ☐ No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☑ Yes ☐ No

If Yes:

i. Describe possible resource(s): Scotts Corners Hamlet

ii. Basis for identification: The hamlet contains many of the Town's community institutions and 34 structures historically landmarked by the Town.

h. Is the project site within fives miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☑ Yes ☐ No

If Yes:

i. Identify resource: Pound Ridge Town Park

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): local park

iii. Distance between project and resource: 0.9 miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐ Yes ☑ No

If Yes:

i. Identify the name of the river and its designation: _____

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐ Yes ☐ No

F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

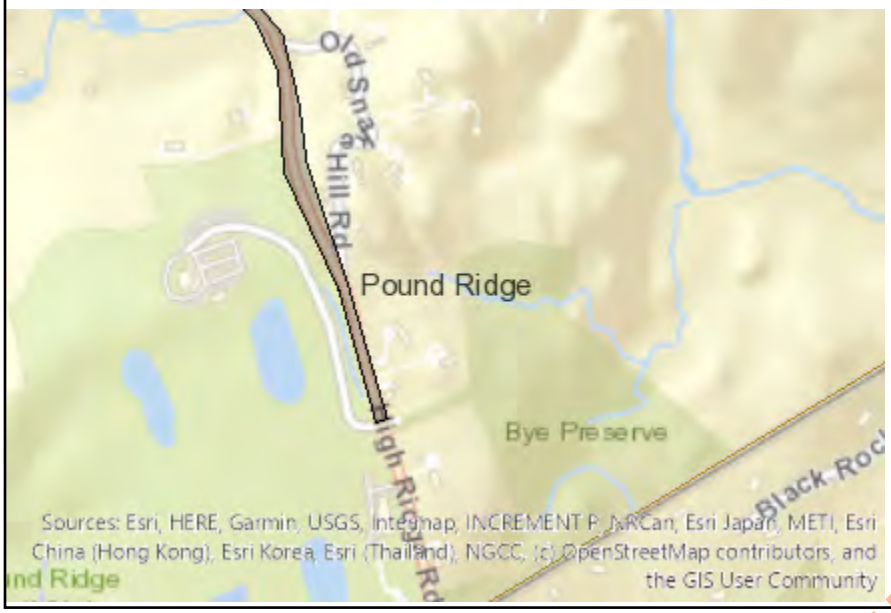
Applicant/Sponsor Name Town of Pound Ridge Date_____

Signature_____ Title_____

PRINT FORM

EAF Mapper Summary Report

Friday, April 19, 2024 11:25 AM



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Yes - Digital mapping data are not available for all Special Planning Districts. Refer to EAF Workbook.
C.2.b. [Special Planning District - Name]	Remediaton Sites:360047
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Yes - Digital mapping data for Spills Incidents are not available for this location. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Yes
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Yes
E.1.h.i [DEC Spills or Remediation Site - DEC ID Number]	360047
E.1.h.iii [Within 2,000' of DEC Remediation Site]	Yes
E.1.h.iii [Within 2,000' of DEC Remediation Site - DEC ID]	360047
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Yes
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.iv [Surface Water Features - Stream Name]	936-22, 936-18, 936-23, 936-17
E.2.h.iv [Surface Water Features - Stream Classification]	AA-S
E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters, NYS Wetland

E.2.h.iv [Surface Water Features - Wetlands Size]	NYS Wetland (in acres):163.6, NYS Wetland (in acres):41.1, NYS Wetland (in acres):84.8
E.2.h.iv [Surface Water Features - DEC Wetlands Number]	D-16, D-15, D-14
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	Yes
E.2.j. [100 Year Floodplain]	Yes
E.2.k. [500 Year Floodplain]	Yes
E.2.l. [Aquifers]	Yes
E.2.l. [Aquifer Names]	Principal Aquifer
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	Yes
E.2.o. [Endangered or Threatened Species - Name]	Bog Turtle
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	Yes
E.3.d [Critical Environmental Area - Name]	Watershed Properties
E.3.d.ii [Critical Environmental Area - Reason]	Exceptional or unique character
E.3.d.iii [Critical Environmental Area – Date and Agency]	Agency:Westchester County, Date:1-31-90
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No

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APPENDIX I
WATER DISTRICT PROJECTED WATER USAGE & FIRST YEAR COSTS

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Parcel No.	Property Address	Parcel #	Owner	Tenant	Use	Acreage	Building Square Footage	Use Quantity	Use Unit	Usage Rate (gpd/unit)	Design Flow (gpd)	Project Flow	Residential Flows	Commercial Flows	Total Flow	Total Flow (Annual)	Res EDU	Com EDU	Total EDUs	Property Usage Notes
1	REMOVED																			
2	4 Trinity Pass Rd.	9454-14	65 Westchester LLC	Knack Shoppe?	Retail	0.18	1,012	0	sq. ft.	0.1	101	101		101	101	36865		1	1	1012 sf retail
3	21 Westchester Ave	9456-8	James F. Suda	Private	Residential	0.66	2342	4	bedrooms	110	440	110	440		440	160600	1		1	Single Family
4	22, 24 Westchester Ave	9455-10	Donna Simons	PR Organics	Retail	2.01	4,781	4781	sq. ft.	0.1	478	478		478	478	174470		5	5	4781 sf Retail
5	23 Westchester Ave	9456-7	23 Westchester Ave Assoc LLC	Kende & London Joiner	Retail	1.54	3062	3062	sq. ft.	0.1	306	306		306	306	111690		3	3	3062 sf Retail
6	26 Westchester Ave	9455-13	Pedani Realty Services, LLC	Above Educators Alley	Apartments	0.781	2197	1	bedrooms	110	110	275	110		110	40150	1		3	1099 sf office, 549 sf retail and 1 apartment
6	26 Westchester Ave	9455-13	Pedani Realty Services, LLC	Qualities	Retail		549	549	sq. ft.	0.1	55			55	55	20075		1		
6	26 Westchester Ave	9455-13	Pedani Realty Services, LLC	Educators Alley	Office		1099	1099	sq. ft.	0.1	110			110	110	40150		1		
7	27 Westchester Ave	9456-6	The Lionheart Building LLC	Above Lion Heart	Apartments	0.69	3036	1	bedrooms	110	110	262	110		110	40150	1		3	1518 sf office and 1 apartment
7	28 Westchester Ave	9456-6	The Lionheart Building LLC	Di Biase Filkoff Architects	Office			1518	sq. ft.	0	152			152	152	55480		2		
8	29 Westchester Ave	9456-5	Scotts Ridge LP	A Home	Commercial Residential	3.195	11018	16	bedrooms	110	1760	1760	1760		1760	642400	6		6	Commercial residential with 6 units
9	30 Westchester Ave	9455-14	Timothy Paterson, Pamela Paspalis	Private	Residential	1.00	1708	1	bedrooms	110	110	110	110		110	40150	1		1	Single Family
10	32 Westchester Ave	9455-20	32 Pound Ridge LLC	Wine Connection	Retail	0.66	3,800	4441	sq. ft.	0.1	444	554		444	444	162060		5	7	4441 sf retail, and 2 apartments
10	32 Westchester Ave	9455-20	32 Pound Ridge LLC	Above Wine Connection	Apartments		641	1	bedrooms	110.0	110		110		110	40150	2			
11	34 Westchester Ave	9455-21	Graphene LLC	Above Antique	Apartments	0.65	3929	1	bedrooms	110	110	307	110		110	40150	1		3	1965 sf retail and 1 apartment
11	34 Westchester Ave	9455-21	Graphene LLC	Antique	Retail			1965	sq. ft.	0.1	197			197	197	71905		2		
12	35 Westchester Ave	9456-55	35 Westchester Avenue LLC	PR Vet Center	Retail	0.76	2,145	2145	sq. ft.	0.1	215	215		215	215	78475		2	2	2145 sf Retail
13	38 Westchester Ave	9455-27	TS Affiliates LLC	Future Value Assoc	Office	0.72	1760	1760	sq. ft.	0.1	176	176		176	176	64240		2	2	1760 sf office
14	39 Westchester Ave	9456-4	Scott and Anne Fernqvist	Private	Residential	2.20	0	6	bedrooms	110.0	660	660	660		660	240900	1		1	Single Family
15	40 Westchester Ave	9455-28	Mastromauro Family LP	Wittus	Retail	0.50	3870	2700	sq. ft.	0.1	270	1110		270	270	98550		3	9	2700 sf retail, 20 member spa, and 2 apartments
15	40 Westchester Ave	9455-28	Mastromauro Family LP	Helen Famulare Spa	Spa			20	Member	20	400			400	400	146000		4		
15	40 Westchester Ave	9455-28	Mastromauro Family LP	Private	Apartments			4	bedrooms	110	440		440		440	160600	2			
16	46 Westchester Ave	9455-26	Fraydun James LLC	Roeco	Office	4.59	1,837	1837	sq. ft.	0.1	184	184		184	184	67160		2	2	1837 sf Office
17	54 Westchester Ave	9455-25	PMNG Management LLC	Asia Hamachi	Restaurant	1.63	5355	25	seats	35	875	1405		875	875	319375		8	14	25 seat restaurant, 1200 sf retail, 15 member health club, and 1 apartment
17	54 Westchester Ave	9455-25	PMNG Management LLC	Dragon Martial Arts	Health Club			15	Member	20	300			300	300	109500		3		
17	54 Westchester Ave	9455-25	PMNG Management LLC	Curry & Hovis	Retail			1200	sq. ft.	0	120			120	120	43800		2		
17	54 Westchester Ave	9455-25	PMNG Management LLC	Above Curry & Hovis	Apartments			1	bedrooms	110	110		110		110	40150	1			
18	55, 57 Westchester Ave	9456-1.9	ROE Scott's Corner LLC	Market & Post Office, 5 Retail Stores, Office	Retail/Office	7.71	54,138	54139	sq. ft.	0.1	5414	5414		5414	5414	1976110		50	50	54139 sf Retail/Office
19	56, 60 Westchester Ave	9455-24	PMNG Management LLC	Above retail	Apartments	1.70	10388	7	bedrooms	110	770	1549	770		770	281050	3		11	7791 sf retail, 1174 sf retail/office, and 5 apartments
19	56, 60 Westchester Ave	9455-24	PMNG Management LLC	Key Bank, Toy Store	Retail/Office	1.70		7791	sq. ft.	0	779			779	779	284335		8		
20	65 Westchester Ave	9454-15	65 Westchester LLC	Kahlo	Retail	0.19	65	1174	sq. ft.	0.1	117	557		117	117	42705		2	4	1174 sf retail
20	65 Westchester Ave	9454-15	65 Westchester LLC	Above Kahlo	Apartments	0.19		4	bedrooms	110.0	440		440		440	160600	2			
21	66 Westchester Ave	9320-65	Shaeffer Realty LLC	Gas Station	Auto Repair	0.64	2130	2	toilets	400	800	800		800	800	292000		8	8	Auto repair w/ 2 toilets
22	67 Westchester Ave	9454-13	Booksy Building LLC	Above Retail	Apartments	0.15	3,368	2	bedrooms	110.0	220	502	220		220	80300	1		4	2816 sf retail and 1 apartment
22	67 Westchester Ave	9454-13	Booksy Building LLC	The Cottage / Booksy	Retail			2816	sq. ft.	0.1	282			282	282	102930		3		
23	68 Westchester Ave	9320-64	Joseph and Carmella DiPietro	Chubby's	Retail	0.42	6923	3462	sq. ft.	0	346	1006		346	346	126290		4	7	3462 sf retail and 3 apartments
23	68 Westchester Ave	9320-64	Joseph and Carmella DiPietro	Above Chubby's	Apartments			6	bedrooms	110	660		660		660	240900	3			
24	69 Westchester Ave	9454-11	69-71 Westchester Ave. LLC	La Familia	Restaurant	0.49	12,285	40	seats	35.0	1400	2014		1400	1400	511000		13	19	40 seat restaurant, and 2-3071 sf offices
24	69 Westchester Ave	9454-11	69-71 Westchester Ave. LLC	Martin House	Office			3071	sq. ft.	0	307			307	307	112055		3		
24	69 Westchester Ave	9454-11	69-71 Westchester Ave. LLC	Summit Company	Office			3071	sq. ft.	0.1	307			307	307	112055		3		
25	70 Westchester Ave	9320-63	Trinity Lane Ltd	Above retail	Apartments	0.21	3120	2	bedrooms	110	220	573	220		220	80300	1		5	1030 sf retail/office, 1 barber chair, and 1 apartment
25	70 Westchester Ave	9320-63	Trinity Lane Ltd	Barber	Barber			1	Chair	250	250			250	250	91250		3		
25	70 Westchester Ave	9320-63	Trinity Lane Ltd	P. Queens, Avalon Ins, Hedg., PR Home	Retail/Office			1030	sq. ft.	0	103			103	103	37595		1		
26	71 Westchester Ave	9454-11	69-71 Westchester Ave. LLC	Kitchen Table	Restaurant	0.63	3,878	25	seats	35.0	875	1069		875	875	319375		8	10	25 seat restaurant and 1939 sf retail
26	71 Westchester Ave	9454-11	69-71 Westchester Ave. LLC	Wine Store	Retail			1939	sq. ft.	0.1	194			194	194	70810		2		

Parcel No.	Property Address	Parcel #	Owner	Tenant	Use	Acreage	Building Square Footage	Use Quantity	Use Unit	Usage Rate (gpd/unit)	Design Flow (gpd)	Project Flow	Residential Flows	Commercial Flows	Total Flow	Total Flow (Annual)	Res EDU	Com EDU	Total EDUs	Property Usage Notes
27	72 Westchester Ave	9320-62	72 Pound Ridge LLC	PR Dry Cleaners	Retail	0.21	4,750	2375	sq. ft.	0.1	238	756		238	238	86870		3	9	2375 sf retail, 1188 sf food prep w/ 4 employees, 1188 sf retail, and 2 bedrooms
27	72 Westchester Ave	9320-62	72 Pound Ridge LLC	Plum Plum's	Food Prep			1188	sq. ft.	0.1	119			119	119	43435		2		
27	72 Westchester Ave	9320-62	72 Pound Ridge LLC					4	employees	15.0	60			60	60	21900		1		
27	72 Westchester Ave	9320-62	72 Pound Ridge LLC	Nephawa	Retail			1188	sq. ft.	0.1	119			119	119	43435		2		
27	72 Westchester Ave	9320-62	72 Pound Ridge LLC	Above PR Dry Cleaners	Apartments			2	bedrooms	110.0	220		220		220	80300	1			
28	73 Westchester Ave	9454-10	73 Westchester LLC	Healthy Home Foods	Retail/Food Prep	0.67	5600	4200	sq. ft.	0	420	670		420	420	153300		4	7	4200 sf retail/food prep and 1 chair medical office
28	73 Westchester Ave	9454-10	73 Westchester LLC	Pound Ridge Dentistry	Medical Office			1	Chairs	250	250			250	250	91250		3		
29	74 Westchester Ave	9320-61	Scotts Corner Market Inc	Blind Charlies	Restaurant	0.21	7,970	50	seats	35.0	1750	2809		1750	1750	638750		16	23	50 seat restaurant, 10 member spa, 1993 sf retail and 3 apartments
29	74 Westchester Ave	9320-61	Scotts Corner Market Inc	Jacob Allen	Spa			10	Member	20.0	200			200	200	73000		2		
29	74 Westchester Ave	9320-61	Scotts Corner Market Inc	O'Donnell	Retail			1993	sq. ft.	0.1	199			199	199	72635		2		
29	74 Westchester Ave	9320-61	Scotts Corner Market Inc	Above Blind Charlies	Apartments			6	bedrooms	110.0	660		660		660	240900	3			
30	76 Westchester Ave	9320-60	76 Westchester Realty Co LLC	Dinardos	Restaurant	0.21	8910	60	seats	35	2100	2540		2100	2100	766500		20	22	60 seat restaurant and 2 apartments
30	76 Westchester Ave	9320-60	76 Westchester Realty Co LLC	Above Dinardos	Apartments			4	bedrooms	110	440		440		440	160600	2			
31	77 Westchester Ave	9454-9	Town of Pound Ridge	Vacant	Vacant	0.34	4,864	0	n/a	0.0	0	0		0	0	0		0	0	Park
31	77 Westchester Ave	9454-9	Town of Pound Ridge	Vacant	Vacant			0	n/a	0.0	0			0	0	0				
32	77A Westchester Ave	9454-35	Town of Pound Ridge	Parking	Parking	0.36	0	0	n/a	0	0	0		0	0	0		0	0	Alley/Parking
33	78 Westchester Ave	9320-59	Metzger Revocable Trust	123 Dough	Food Prep	0.21	2,979	2234	sq. ft.	0.1	223	358		223	223	81395		3	5	2234 sf food prep with 4 employees and 745 sf office
33	78 Westchester Ave	9320-59	Metzger Revocable Trust		Employees			4	employees	15.0	60			60	60	21900		1		
33	78 Westchester Ave	9320-59	Metzger Revocable Trust	Miller's Landscape	Office			745	sq. ft.	0.1	75			75	75	27375		1		
34	79 Westchester Ave	9454-8	Eduard K. Kleiner Family Trust	Dynax	Office	0.35	1872	1872	sq. ft.	0	187	187		187	187	68255		2	2	1872 sf office
35	80 Westchester Ave	9320-58	Pound Ridge Fire District	Fire Department	Community Facility	0.45	7,076	7076	sq. ft.	0.1	708	708		708	708	258420		7	7	7076 sf community facility
36	80A Westchester Ave	9320-56	Pound Ridge Fire District	Parking	Parking w/2 Shed	5.08	0	0	NA	0	0	0		0	0	0		0	0	Vacant land
37	83 Westchester Ave	9454-7	Albano Realty Assoc LLC	Albano Appliance	Retail	0.47	9161	6138	sq. ft.	0	614	1283		614	614	224110		6	11	6138 sf retail, 2 apartments & 2290 sf office
37	83 Westchester Ave	9454-7	Albano Realty Assoc LLC		Apartments			4	bedrooms	110	440		440		440	160600	2			
37	83 Westchester Ave	9454-7	Albano Realty Assoc LLC		Office			2290	sq. ft.	0	229			229	229	83585		3		
38	85 Westchester Ave	9454-6	BTE 85W LLC	North Star	Restaurant	0.42	4122	50	seats	35	1750	1886		1750	1750	638750		16	18	50 seat restaurant and 1360 sf office
38	85 Westchester Ave	9454-6	BTE 85W LLC		Office	0.47		1360	sq. ft.	0	136			136	136	49640		2		
39	87 Westchester Ave	9454-5	Rex Realty of Ct Inc	Avant Garden	Retail	1.13	1444	1444	sq. ft.	0	144	144		144	144	52560		2	2	1444 sf Retail
40	89 Westchester Ave	9454-36	Pound Ridge Lions	PR Ambulance Corps	Community Facility	0.53	1296	1296	sq. ft.	0	130	130		130	130	47450		2	2	1296 sf community facility
41	REMOVED																			
42	REMOVED																			
43	REMOVED																			
44	REMOVED																			
45	REMOVED																			
	TOTAL EDUs					44.00	210,480	---	---	---	33298	32968	8030	25268	33298	12153770	35	254	289	
											Design Flow (gpd)	Project Flow	Residential Flow:	Commercial Flow	Total Flow	Total Flow (Annual)	Res EDU	Com EDU	Total EDUs	

Preliminary Annual User Costs - Funding Scenario 3
(Assumes DWSRF 3% Interest Loan, and 70% NYS Water Grant)

Property Address	Parcel #	Owner	Total EDUs	Property Use Notes	Annual Drinking Water Cost
4 Trinity Pass Rd.	9454-14	65 Westchester LLC	1	1012 sf retail	$856.07
21 Westchester Ave	9456-8	James F. Suda	1	Single Family	$856.07
22, 24 Westchester Ave	9455-10	Donna Simons	5	4781 sf Retail	$4,280.35
23 Westchester Ave	9456-7	23 Westchester Ave Assoc LLC	3	3062 sf Retail	$2,568.21
26 Westchester Ave	9455-13	Pedani Realty Services, LLC	3	1099 sf office, 549 sf retail and 1 apartment	$2,568.21
27 Westchester Ave	9456-6	The Lionheart Building LLC	3	1518 sf office and 1 apartment	$2,568.21
29 Westchester Ave	9456-5	Scotts Ridge LP	6	Commercial residential with 6 units	$5,136.42
30 Westchester Ave	9455-14	Timothy Paterson, Pamela Paspalis	1	Single Family	$856.07
32 Westchester Ave	9455-20	32 Pound Ridge LLC	7	4441 sf retail, and 2 apartments	$5,992.49
34 Westchester Ave	9455-21	Graphene LLC	3	1965 sf retail and 1 apartment	$2,568.21
35 Westchester Ave	9456-55	35 Westchester Avenue LLC	2	2145 sf Retail	$1,712.14
38 Westchester Ave	9455-27	TS Affiliates LLC	2	1760 sf office	$1,712.14
39 Westchester Ave	9456-4	Scott and Anne Fernqvist	1	Single Family	$856.07
40 Westchester Ave	9455-28	Mastromauro Family LP	9	2700 sf retail, 20 member spa, and 2 apartments	$7,704.63
46 Westchester Ave	9455-26	Fraydun James LLC	2	1837 sf Office	$1,712.14
54 Westchester Ave	9455-25	PMNG Management LLC	14	25 seat restaurant, 1200 sf retail, 15 member health club, and 1 apartment	$11,984.98
55, 57 Westchester Ave	9456-1.9	ROE Scott's Corner LLC	50	54139 sf Retail/Office	$42,803.50
56, 60 Westchester Ave	9455-24	PMNG Management LLC	11	7791 sf retail, 1174 sf retail/office, and 5 apartments	$9,416.77
65 Westchester Ave	9454-15	65 Westchester LLC	4	1174 sf retail	$3,424.28
66 Westchester Ave	9320-65	Shaeffer Realty LLC	8	Auto repair w/ 2 toilets	$6,848.56
67 Westchester Ave	9454-13	Booksy Building LLC	4	2816 sf retail and 1 apartment	$3,424.28

Laberge Group
ENGINEERING ARCHITECTURE
SURVEYING PLANNING

Preliminary Annual User Costs - Funding Scenario 3
(Assumes DWSRF 3% Interest Loan, and 70% NYS Water Grant)

Property Address	Parcel #	Owner	Total EDUs	Property Use Notes	Annual Drinking Water Cost
68 Westchester Ave	9320-64	Joseph and Carmella DiPietro	7	3462 sf retail and 3 apartments	$5,992.49
69 Westchester Ave	9454-11	69-71 Westchester Ave. LLC	19	40 seat restaurant, and 2-3071 sf offices	$16,265.33
70 Westchester Ave	9320-63	Trinity Lane Ltd	5	1030 sf retail/office, 1 barber chair, and 1 apartment	$4,280.35
71 Westchester Ave	9454-11	69-71 Westchester Ave. LLC	10	25 seat restaurant and 1939 sf retail	$8,560.70
72 Westchester Ave	9320-62	72 Pound Ridge LLC	9	2375 sf retail, 1188 sf food prep w/ 4 employees, 1188 sf retail, and 2 bedrooms	$7,704.63
73 Westchester Ave	9454-10	73 Westchester LLC	7	4200 sf retail/food prep and 1 chair medical office	$5,992.49
74 Westchester Ave	9320-61	Scotts Corner Market Inc	23	50 seat restaurant, 10 member spa, 1993 sf retail and 3 apartments	$19,689.61
76 Westchester Ave	9320-60	76 Westchester Realty Co LLC	22	60 seat restaurant and 2 apartments	$18,833.54
77 Westchester Ave	9454-9	Town of Pound Ridge	0	Park	$0.00
77A Westchester Ave	9454-35	Town of Pound Ridge	0	Alley/Parking	$0.00
78 Westchester Ave	9320-59	Metzger Revocable Trust	5	2234 sf food prep with 4 employees and 745 sf office	$4,280.35
79 Westchester Ave	9454-8	Eduard K. Kleiner Family Trust	2	1872 sf office	$1,712.14
80 Westchester Ave	9320-58	Pound Ridge Fire District	7	7076 sf community facility	$5,992.49
80A Westchester Ave	9320-56	Pound Ridge Fire District	0	Vacant land	$0.00
83 Westchester Ave	9454-7	Albano Realty Assoc LLC	11	6138 sf retail, 2 apartments & 2290 sf office	$9,416.77
85 Westchester Ave	9454-6	BTE 85W LLC	18	50 seat restaurant and 1360 sf office	$15,409.26
87 Westchester Ave	9454-5	Rex Realty of Ct Inc	2	1444 sf Retail	$1,712.14
89 Westchester Ave	9454-36	Pound Ridge Lions	2	1296 sf community facility	$1,712.14
		Total EDUs	**289**	**Total Annual User Costs**	$247,404.23

Laberge ENGINEERING ARCHITECTURE Group SURVEYING PLANNING

APPENDIX J
CONTAMINATION HISTORY AND VIOLATIONS

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called Steve 9/29 – 1206 947-7431

Westchester gov.com

George Latimer
County Executive

Sherlita Amler, M.D.
Commissioner of Health

September 20, 2021

Dr. Frank Salvi
76 Westchester Avenue
P.O. Box 36
Pound Ridge, NY 10576

RE: Violation ID: 2021 616
Quade bldg./Dinardo Rest
Pound Ridge, (T)
PWS ID: NYS918809

Dear Dr. Salvi:

A review of Perfluorooctanesulfonic acid (PFOS), Perfluorooctanoic acid (PFOA), and 1,4-Dioxane sampling results for the third quarter 2021 monitoring period for the above referenced public water supply revealed that the PFOA and PFOS levels exceeded the Maximum Contamination Level (MCL) of 0.0000100 milligrams per liter (mg/L) for both compounds at Well #1.

Well #1
PFOA average value 0.0000113 mg/L
PFOS average value 0.0000107 mg/L

This constitutes non-compliance with Part 5, Subpart 5-1, Section 5-1.52, Table 3 of the New York State Sanitary Code (NYSSC).

You are reminded that Tier 2 Public Notification must be made within thirty (30) days from the date of this notice in accordance with Part 5, Subpart 5-1, Section 5-1.52 (Table 13) and 5-1.78 of the New York State Sanitary Code, and that within ten (10) days of completing the Public Notification, certification shall be submitted to the Department with a copy of the notice which was distributed. A draft of the notice must be submitted to this Department for review prior to distribution.

(Continued)

Department of Health
25 Moore Avenue
Mount Kisco, New York 10549

PHOENIX
Environmental Laboratories, Inc.
587 East Middle Turnpike, P.O.Box 370, Manchester, CT 06045

ACCREDITED IN ACCORDANCE WITH nelac NY # 11301

Analysis Report

February 07, 2024

FOR: Attn: Mr. Bob Woodstead
Better Water Well Systems
348 Smith Ridge Rd
South Salem, NY 10590

Sample Information		Custody Information		Date	Time
Matrix:	DRINKING WATER	Collected by:		01/25/24	11:15
Location Code:	BWWS	Received by:	CP	01/25/24	16:40
Rush Request:	Standard	Analyzed by:	see "By" below		
P.O.#:					

Laboratory Data

SDG ID: GCP95360
Phoenix ID: CP95360

Project ID: DINARDOS
Client ID: WELL #1 TAP

Parameter	Result	RL/ PQL	DIL	Units	AL	MCL	MCLG	Date/Time	By	Reference	
PFAS (18)	Completed							02/01/24	***	EPA 537.1	C
PFAS (18)											
11Cl-PF3OUdS	ND	1.00	1	ng/L				02/02/24	***	EPA 537.1	C
9Cl-PF3ONS	ND	1.00	1	ng/L				02/02/24	***	EPA 537.1	C
ADONA	ND	1.00	1	ng/L				02/02/24	***	EPA 537.1	C
HFPO-DA	ND	1.00	1	ng/L				02/02/24	***	EPA 537.1	C
NEtFOSAA	ND	1.00	1	ng/L				02/02/24	***	EPA 537.1	C
NMeFOSAA	ND	1.00	1	ng/L				02/02/24	***	EPA 537.1	C
Perfluorobutanesulfonic Acid (PFBS)	5.22	1.00	1	ng/L				02/02/24	***	EPA 537.1	C
Perfluorodecanoic Acid (PFDA)	ND	1.00	1	ng/L		10		02/02/24	***	EPA 537.1	C
Perfluorododecanoic Acid (PFDoA)	ND	1.00	1	ng/L				02/02/24	***	EPA 537.1	C
Perfluoroheptanoic Acid (PFHpA)	2.80	1.00	1	ng/L		10		02/02/24	***	EPA 537.1	C
Perfluorohexanesulfonic Acid (PFHxS)	1.11	1.00	1	ng/L		10		02/02/24	***	EPA 537.1	C
Perfluorohexanoic Acid (PFHxA)	7.54	1.00	1	ng/L				02/02/24	***	EPA 537.1	C
Perfluorononanoic Acid (PFNA)	ND	1.00	1	ng/L		10		02/02/24	***	EPA 537.1	C
Perfluorooctanesulfonic Acid (PFOS)	8.69	1.00	1	ng/L		10		02/02/24	***	EPA 537.1	C
Perfluorooctanoic Acid (PFOA)	8.13	1.00	1	ng/L		10		02/02/24	***	EPA 537.1	C
Perfluorotetradecanoic Acid (PFTA)	ND	1.00	1	ng/L				02/02/24	***	EPA 537.1	C
Perfluorotridecanoic Acid (PFTrDA)	ND	1.00	1	ng/L				02/02/24	***	EPA 537.1	C
Perfluoroundecanoic Acid (PFUnA)	ND	1.00	1	ng/L				02/02/24	***	EPA 537.1	C
QA/QC Surrogates											
% d5-NEtFOSA	97.8		1	%	NA	NA	NA	02/02/24	***	70 - 130 %	C
% d5-N-EtFOSA	97.8		1	%	NA	NA	NA	02/02/24	***	70 - 130 %	C
% M3HFPO-DA	98.0		1	%	NA	NA	NA	02/02/24	***	70 - 130 %	C
% MPFDA	85.2		1	%	NA	NA	NA	02/02/24	***	70 - 130 %	C
% MPFHxA	78.9		1	%	NA	NA	NA	02/02/24	***	70 - 130 %	C

Project ID: DINARDOS
Client ID: WELL #1 TAP

Phoenix I.D.: CP95360

Parameter	Result	RL/ PQL	DIL	Units	AL	MCL	MCLG	Date/Time	By	Reference
1,4-dioxane										
1,4-dioxane	ND	0.20	1	ug/l		1		01/31/24	AW	EPA522
QA/QC Surrogates										
% 1,4-dioxane-d8	81		1	%	NA	NA	NA	01/31/24	AW	70 - 130 %
Extraction for 1,4-Dioxane	Completed							01/30/24	G/G	EPA522

C=Subcontracted RL/PQL=Minimum Reportable Level DW MCL=Maximum Potability Limit Sec Goal=Recommended Potability Limit ND=Not Detected
NA=Not Applicable
QA/QC Surrogates: Surrogates are compounds (preceeded with a %) added by the lab to determine analysis efficiency. Surrogate results(%) listed in the report are not "detected" compounds.

For further interpretation or recommendations on treatment, please contact your local or state health department. Please see last page for additional information.

Phyllis Shiller, Lab Director
February 07, 2024

Westchester County

George Latimer
County Executive

Sherlita Amler, M.D.
Commissioner of Health

February 14, 2024

Mark Gjelaj
P.O. Box 107
Pound Ridge, NY 10576

RE: Violation ID: 2024 – 24250, 24251, 24252, 24253, 24254, and 24255
Barnwell Buildings
PWS #: NY5917426
Non – Transient Non-Community PWS
Pound Ridge (T)

Dear Mr. Gjelaj:

A review of Perfluorooctanesulfonic acid (PFOS), Perfluorooctanoic acid (PFOA), and 1,4-Dioxane sampling results for for the second, third and fourth quarters of 2023 monitoring periods for the above referenced public water supply revealed that the PFOS and PFOA levels exceeded the Maximum Contamination Level (MCL) of 0.0000100 milligrams per liter (mg/L) as indicated in table below. This constitutes non-compliance with Part 5, Subpart 5-1, Section 5-1.52, Table 3 of the New York State Sanitary Code (NYSSC).

Well # 1	Quarter 2-2023 Average (mg/l)	Quarter 3-2023 Average (mg/l)	Quarter 4 - 2023 Average (mg/l)
PFOS	0.0000239	0.0000226	0.0000187
PFOA	0.0000130	0.0000120	0.0000119

You are reminded that Tier 2 Public Notification must be made within thirty (30) days from the date of this notice in accordance with Part 5, Subpart 5-1, Section 5-1.52 (Table 13) and 5-1.78 of the New York State Sanitary Code, and that within ten (10) days of completing the Public Notification, certification shall be submitted to the Department with a copy of the notice which was distributed. A draft of the notice must be submitted to this Department for review prior to distribution.

Please find the attached Notices of Violation generated by the New York State Department of Health Safe Drinking Water Information System (SDWIS) and recorded on its database.

Be advised that the water system must continue PFAS and PFOS monitoring on a quarterly basis and analyze for all contaminants listed under the full analytical method in accordance with one of the following approved laboratory methods; EPA 533, EPA 537.1, and the Isotope Dilution Method (ISO).

Department of Health
25 Moore Avenue
Mount Kisco, New York 10549 Telephone: (914) 813 5000 Fax: (914) 813-4691

Plans for the treatment of PFOS and PFOA were submitted to this Department on February 6, 2024 and are currently under review. Upon approval of plans, treatment must be installed immediately.

Should you have any questions, feel free to contact the undersigned at (914) 864-7353, cell phone (914) 424-2188 or email: mws1@westchestercountyny.gov.

Respectfully,

Matthew Smith, MS
Associate Sanitarian
Bureau of Environmental Quality

Encl.

cc: Better Water Wells, Operator
Andy Tse, NYSDOH
Zaw Thein, PE, WCDOH
File

February 14, 2024

NOTICE OF VIOLATION

New York State Sanitary Code, 10 NYCRR Part 5

Mr. MARK GJELAJ
P.O Box 107
POUND RIDGE, NY 10576

Re: 02 - MCL, AVERAGE
Violation ID: 2024 24250
Determination Date: January 19, 2024
BARNWELL BUILDING
PWS ID: NY5917426
POUND RIDGE (T), WESTCHESTER

Violation ID: 2024 24250
Determination Date: 1/19/2024
Violation Type:
Name: 02 - MCL, AVERAGE
Analyte Group: PERFLUOROCTANE SULFONIC ACID (PFOS) - 2805
Analyte Name: PERFLUOROCTANE SULFONIC ACID (PFOS)
Analyte Code: 2805
Compliance Period Begin: 7/1/2023
Compliance Period End: 9/30/2023
Violation Period Begin Date:7/1/2023
Violation Period End Date: 9/30/2023

Reference Enforcement ID: 2024 4257

February 14, 2024

NOTICE OF VIOLATION

New York State Sanitary Code, 10 NYCRR Part 5

Mr. MARK GJELAJ
P.O. Box 107
POUND RIDGE, NY 10576

Re: 02 - MCL, AVERAGE
Violation ID: 2024 24251
Determination Date: January 19, 2024
BARNWELL BUILDING
PWS ID: NY5917426

Violation ID: 2024 24251
Determination Date: 1/19/2024
Violation Type:
Name: 02 - MCL, AVERAGE
Analyte Group: PERFLUOROCTANOIC ACID (PFOA) - 2806
Analyte Name: PERFLUOROCTANOIC ACID (PFOA)
Analyte Code: 2806
Compliance Period Begin: 7/1/2023
Compliance Period End: 9/30/2023
Violation Period Begin Date:7/1/2023
Violation Period End Date: 9/30/2023

Reference Enforcement ID: 2024 4257

February 14, 2024

NOTICE OF VIOLATION

New York State Sanitary Code, 10 NYCRR Part 5

Mr. MARK GJELAJ
P.O. Box 107
POUND RIDGE, NY 10576

Re: 02 - MCL, AVERAGE
Violation ID: 2024 24252
Determination Date: January 19, 2024
BARNWELL BUILDING
PWS ID: NY5917426
POUND RIDGE (T), WESTCHESTER

Violation ID: 2024 24252
Determination Date: 1/19/2024
Violation Type:
Name: 02 - MCL, AVERAGE
Analyte Group: PERFLUOROCTANE SULFONIC ACID (PFOS) - 2805
Analyte Name: PERFLUOROCTANE SULFONIC ACID (PFOS)
Analyte Code: 2805
Compliance Period Begin: 10/1/2023
Compliance Period End: 12/31/2023
Violation Period Begin Date:10/1/2023
Violation Period End Date: 12/31/2023

Reference Enforcement ID: 2024 4257

February 14, 2024

NOTICE OF VIOLATION

New York State Sanitary Code, 10 NYCRR Part 5

Mr. MARK GJELAJ
P.O. Box 107
POUND RIDGE, NY 10576

Re: 02 - MCL, AVERAGE
Violation ID: 2024 24253
Determination Date: January 19, 2024
BARNWELL BUILDING
PWS ID: NY5917426
POUND RIDGE (T), WESTCHESTER

Violation ID: 2024 24253
Determination Date: 1/19/2024
Violation Type:
Name: 02 - MCL, AVERAGE
Analyte Group: PERFLUOROCTANOIC ACID (PFOA) - 2806
Analyte Name: PERFLUOROCTANOIC ACID (PFOA)
Analyte Code: 2806
Compliance Period Begin: 10/1/2023
Compliance Period End: 12/31/2023
Violation Period Begin Date:10/1/2023
Violation Period End Date: 12/31/2023

Reference Enforcement ID: 2024 4257

February 14, 2024

NOTICE OF VIOLATION

New York State Sanitary Code, 10 NYCRR Part 5

Mr. MARK GJELAJ
P.O. Box 107
POUND RIDGE, NY 10576

Re: 02 - MCL, AVERAGE
Violation ID: 2024 24254
Determination Date: February 14, 2024
BARNWELL BUILDING
PWS ID: NY5917426
POUND RIDGE (T), WESTCHESTER

.

Violation ID: 2024 24254
Determination Date: 2/14/2024
Violation Type:
Name: 02 - MCL, AVERAGE
Analyte Group: PERFLUOROCTANE SULFONIC ACID (PFOS) - 2805
Analyte Name: PERFLUOROCTANE SULFONIC ACID (PFOS)
Analyte Code: 2805
Compliance Period Begin: 4/1/2023
Compliance Period End: 6/30/2023
Violation Period Begin Date:4/1/2023
Violation Period End Date: 6/30/2023

Reference Enforcement ID: 2024 4257

February 14, 2024

NOTICE OF VIOLATION

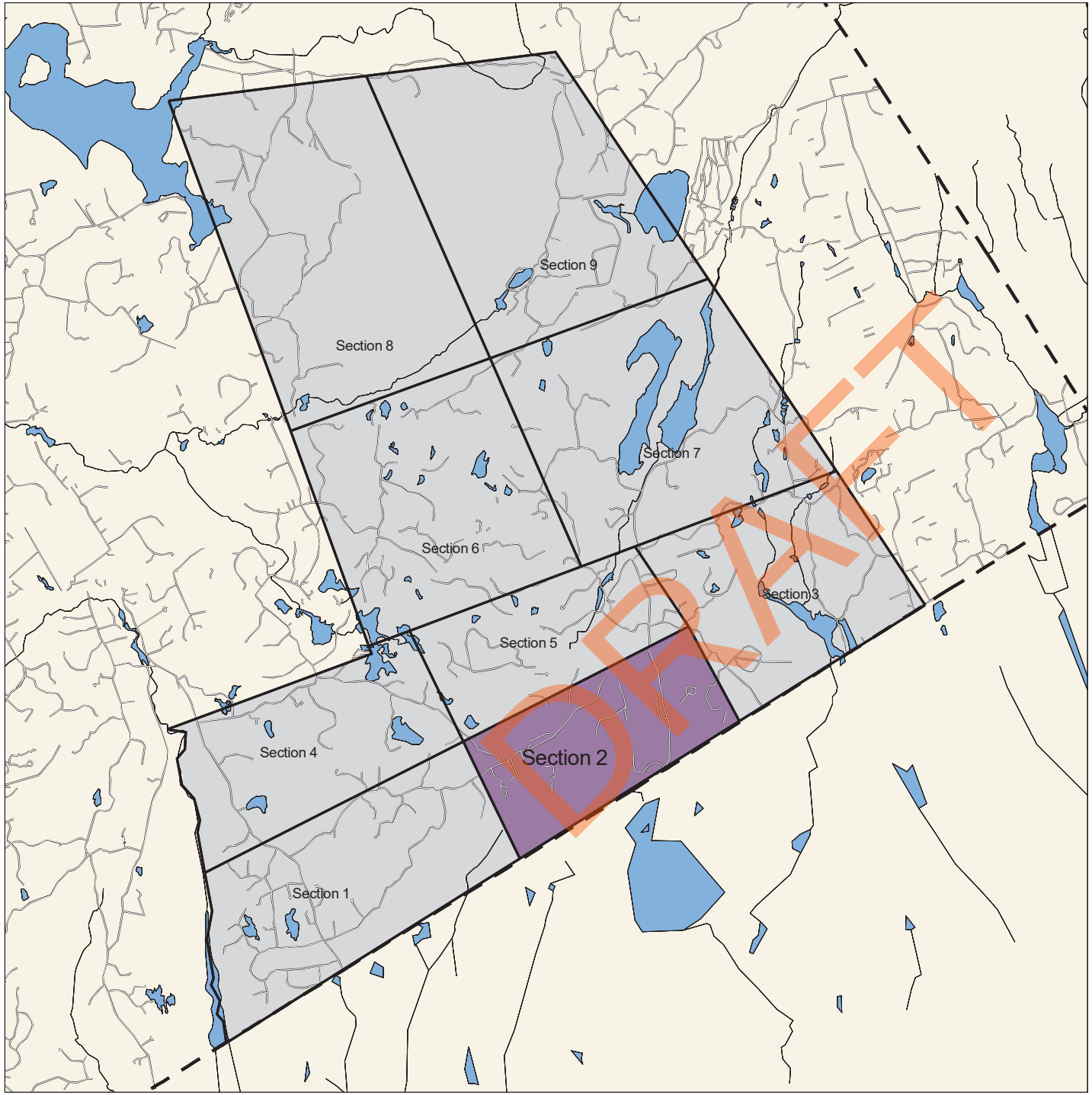
New York State Sanitary Code, 10 NYCRR Part 5

Mr. MARK GJELAJ
P.O. Box 107
POUND RIDGE, NY 10576

Re: 02 - MCL, AVERAGE
Violation ID: 2024 24255
Determination Date: February 14, 2024
BARNWELL BUILDING
PWS ID: NY5917426
POUND RIDGE (T), WESTCHESTER

Violation ID: 2024 24255
Determination Date: 2/14/2024
Violation Type:
Name: 02 - MCL, AVERAGE
Analyte Group: PERFLUOROCTANOIC ACID (PFOA) - 2806
Analyte Name: PERFLUOROCTANOIC ACID (PFOA)
Analyte Code: 2806
Compliance Period Begin: 4/1/2023
Compliance Period End: 6/30/2023
Violation Period Begin Date:4/1/2023
Violation Period End Date: 6/30/2023

Reference Enforcement ID: 2024 4257

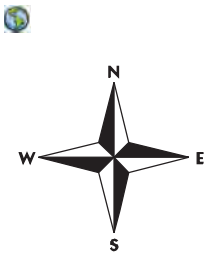


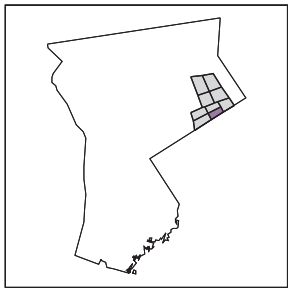
Toxics Targeting
Project Area Overview Map

with highlighted section for this report

Pound Ridge - Section 2

Pound Ridge, NY 10576





Westchester County

Project Area

Subject Area

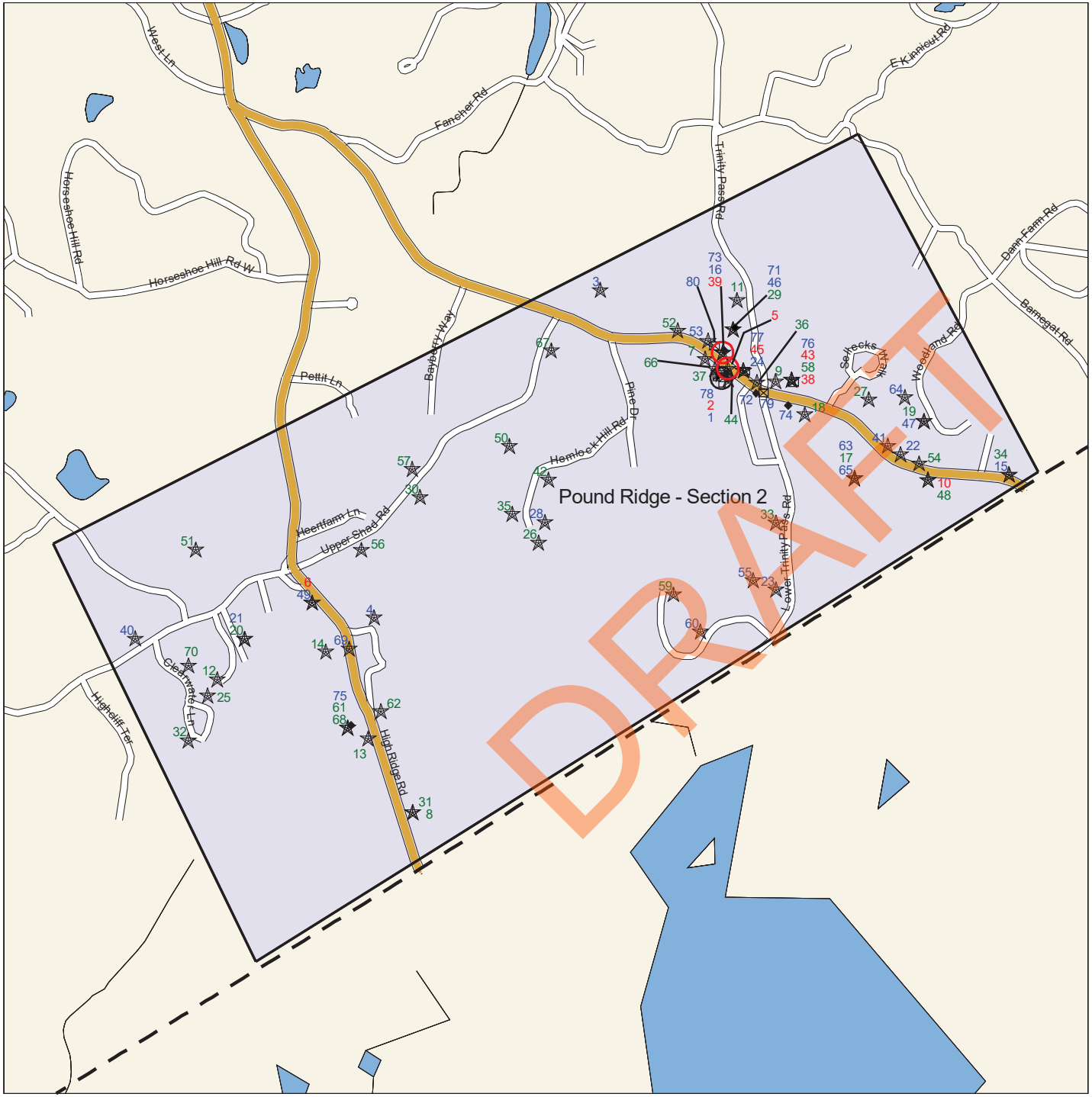
Waterbody

Major Roads

Expressways

County Border

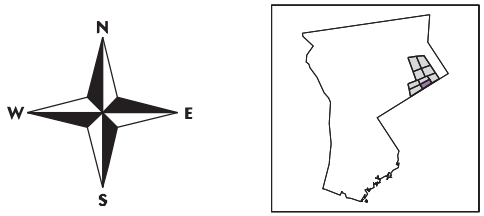
Railroad Tracks



Toxics Targeting Onsite Area Map

Pound Ridge - Section 2

Pound Ridge, NY 10576



Westchester County

- National Priority List (NPL)
- Delisted NPL Site
- CERCLIS Superfund Non-NFRAP Site
- CERCLIS Superfund NFRAP Site
- Inactive Hazardous Waste Disposal Registry Site
- Inact. Haz Waste Disp. Registry Qualifying
- Hazardous Waste Treater, Storer, Disposer
- RCRA Corrective Action Facility
- Hazardous Substance Waste Disposal Site
- Solid Waste Facility
- Major Oil Storage Facility
- Brownfields Site
- Chemical Storage Facility
- Hazardous Material Spill
- Toxic Release
- MTBE Gasoline Additive Spill
- Wastewater Discharge
- Petroleum Bulk Storage Facility
- Enforcement Docket Facility
- Hazardous Waste Generator, Transp.
- Air Release
- Remediation Site Borders

- Subject Area
- Waterbody
- County Border
- Railroad Tracks

Scale: 1 inch = 1631 feet

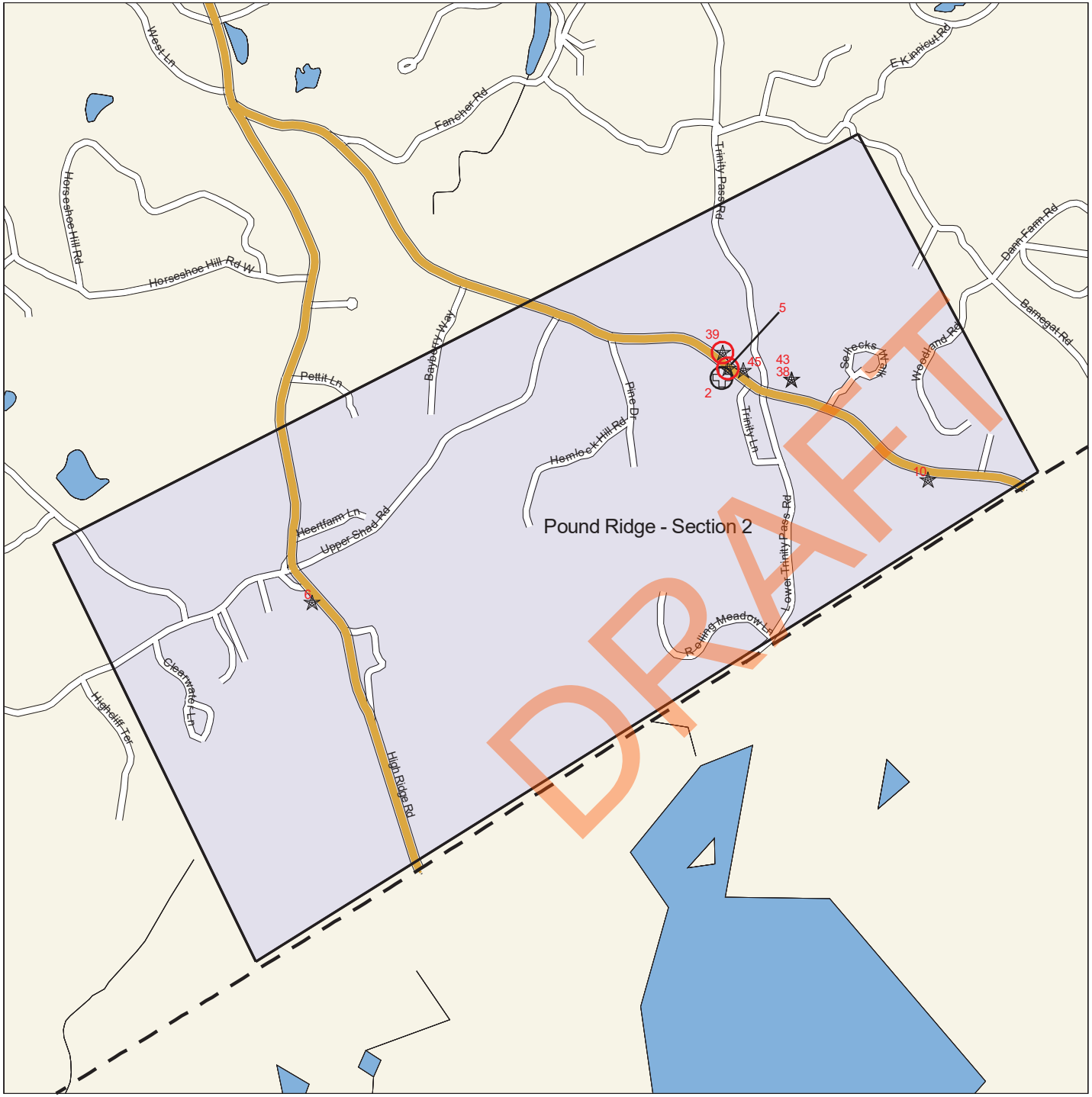
- High Concern
- Medium Concern
- Low Concern

Toxics Targeting
Onsite Area Map

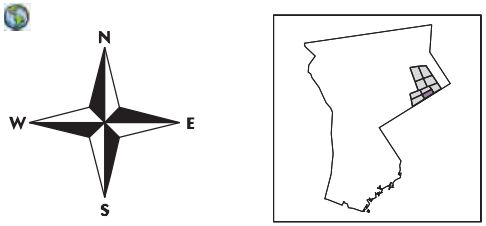
High Concern Level sites only

Pound Ridge - Section 2

Pound Ridge, NY 10576



Scale: 1 inch = 1631 feet



Westchester County

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- Enforcement Docket Facility
- Hazardous Waste Generator, Transp.
- Air Release
- Remediation Site Borders

- Subject Area
- Waterbody
- County Border
- Railroad Tracks

- High Concern
- Medium Concern
- Low Concern

Toxic Concern Summary

Pound Ridge - Section 2, Pound Ridge, NY 10576

High Concern Sites Identified In This Report

MAP-ID	CONCERN LEVEL	FACILITY ID	FACILITY STREET	DATABASE
2	High	360047	72 WEST CHESTER AVE	NYSDEC Inactive Haz. Waste Disposal Site Registry
5	High	9412600	60-80 WESTCHESTER AVE	Active Haz Spills (Unknown Causes or Other Causes)
6	High	1501019	64 HIGH RIDGE RD	Active Haz Spills (Miscellaneous Spill Causes)
10	High	9407223	22-24 WESTCHESTER AVE.	Closed Status Tank Failures
38	High	9913344	55 WESTCHESTER AV	Closed Status Spills (Unknown Causes or Other Causes)
39	High	9507568	77 WESTCHESTER AVE	Closed Status Spills (Unknown Causes or Other Causes)
43	High	0110204	55 WESTCHESTER AV	Closed Status Spills (Unknown Causes or Other Causes)
45	High	9412458	69 WESTCHESTER AVE.	Closed Status Spills (Miscellaneous Spill Causes)

Medium Concern Sites Identified In This Report

MAP-ID	CONCERN LEVEL	FACILITY ID	FACILITY STREET	DATABASE
1	Medium	3-022	72 WESTCHESTER AVENUE	Inactive Haz. Waste Disposal Site Registry Qualifying
3	Medium	1600191	97 WESTCHESTER AVE	Active Tank Test Failures
4	Medium	1400653	39 OLD SNAKE HILL RD	Active Tank Test Failures
15	Medium	0307043	5 WESTCHESTER AVE	Closed Status Tank Failures
16	Medium	0204941	77 WESTCHESTER AVE	Closed Status Tank Failures
21	Medium	9904860	100 UPPER SHAD RD	Closed Status Tank Test Failures
22	Medium	9903559	29 WESTCHESTER AVE	Closed Status Tank Test Failures
23	Medium	9900975	41 LOWER TRINITY PASS	Closed Status Tank Test Failures
24	Medium	9407135	69 WESTCHESTER AVE	Closed Status Tank Test Failures
28	Medium	1102183	32 HEMLOCK HILL RD	Closed Status Tank Test Failures
40	Medium	9103320	117A UPPER SHAD ROAD	Closed Status Spills (Unknown Causes or Other Causes)
41	Medium	9013202	WESTCHESTER AVE	Closed Status Spills (Unknown Causes or Other Causes)
46	Medium	1512308	10 TRINITY PASS	Closed Status Spills (Miscellaneous Spill Causes)
47	Medium	1309723	49 WOODLAND RD	Closed Status Spills (Miscellaneous Spill Causes)
49	Medium	1208778	64 HIGH RIDGE RD	Closed Status Spills (Miscellaneous Spill Causes)
53	Medium	1012726	83 WESTCHESTER AVE	Closed Status Spills (Miscellaneous Spill Causes)
55	Medium	1005528	37 LOWER TRINITY PASS	Closed Status Spills (Miscellaneous Spill Causes)
60	Medium	0700819	17 ROLLING MEADOW LANE	Closed Status Spills (Miscellaneous Spill Causes)
63	Medium	0385002	26 LOWER TRINITY PASS	Closed Status Spills (Miscellaneous Spill Causes)
64	Medium	0311135	35 WOODLAND ROAD	Closed Status Spills (Miscellaneous Spill Causes)
65	Medium	0300737	26 LOWER TRINITY PASS	Closed Status Spills (Miscellaneous Spill Causes)
69	Medium	0004580	OPP 52 HIGH RIDGE RD	Closed Status Spills (Miscellaneous Spill Causes)
71	Medium	3-003492	10 TRINITY PASS ROAD	Petroleum Bulk Storage Sites
72	Medium	3-166464	66 WESTCHESTER AVENUE	Petroleum Bulk Storage Sites
73	Medium	3-449431	77 WESTCHESTER AVENUE	Petroleum Bulk Storage Sites
74	Medium	3-800120	54-56 WESTCHESTER AVE	Petroleum Bulk Storage Sites
75	Medium	3-801622	12 HIGH RIDGE ROAD	Petroleum Bulk Storage Sites
76	Medium	NY0000261719	WESTCHESTER AVE	Hazardous Waste Generators, Transporters
77	Medium	NY0000954271	69 WESTCHESTER AVE	Hazardous Waste Generators, Transporters
78	Medium	NYD062004809	72 WESTCHESTER AVENUE	Hazardous Waste Generators, Transporters

Continued from previous page

MAP-ID	CONCERN LEVEL	FACILITY ID	FACILITY STREET	DATABASE
79	Medium	NYD986968329	WESTCHESTER AV & TRINITY PASS	Hazardous Waste Generators, Transporters
80	Medium	NYR000203729	79 WESTCHESTER AVE	Hazardous Waste Generators, Transporters

Low or Unknown Concern Sites Identified In This Report

MAP-ID	CONCERN LEVEL	FACILITY ID	FACILITY STREET	DATABASE
7	Low	9911173	80 WESTCHESTER AVE	Closed Status Tank Failures
8	Low	9908543	15 HIGH RIDGE RD	Closed Status Tank Failures
9	Low	9800586	WESCHESTER AV	Closed Status Tank Failures
11	Low	0608428	26 TRINITY PASS ROAD	Closed Status Tank Failures
12	Low	0507091	102 UPPER SHAD ROAD	Closed Status Tank Failures
13	Low	0506021	22 HIGH RIDGE ROAD	Closed Status Tank Failures
14	Low	0500726	52 HIGH RIDGE ROAD	Closed Status Tank Failures
17	Low	0102803	26 LOWER TRINITY PASS	Closed Status Tank Failures
18	Low	0002083	54 WESTCHESTER AV	Closed Status Tank Failures
19	Low	9912302	49 WOODLAND RD	Closed Status Tank Test Failures
20	Low	9909223	100 UPPER SHAD RD	Closed Status Tank Test Failures
25	Low	1502037	18 CLEARWATER LANE	Closed Status Tank Test Failures
26	Low	1400885	34 HEMLOCK HILL RD	Closed Status Tank Test Failures
27	Low	1202196	11 SELLECKS WALK	Closed Status Tank Test Failures
29	Low	0805476	10 TRINITY PASS ROAD	Closed Status Tank Test Failures
30	Low	0710968	50 UPPER SHAD ROAD	Closed Status Tank Test Failures
31	Low	0409695	15 HIGH RIDGE ROAD	Closed Status Tank Test Failures
32	Low	0405271	23 CLEARWATER LANE	Closed Status Tank Test Failures
33	Low	0307895	27 LOWER TRINITY PASS	Closed Status Tank Test Failures
34	Low	0306336	5 WESTCHESTER AVE	Closed Status Tank Test Failures
35	Low	0300350	29 HEMLOCK HILL RD	Closed Status Tank Test Failures
36	Low	0111906	65 WESTCHESTER AV	Closed Status Tank Test Failures
37	Low	0009626	74 WESTCHESTER AV	Closed Status Tank Test Failures
42	Low	0501949	22 HEMLOCK HILL AVE	Closed Status Spills (Unknown Causes or Other Causes)
44	Low	9608434	70 WESCHESTER AVE	Closed Status Spills (Miscellaneous Spill Causes)
48	Low	1301019	24 WESTCHESTER AVE	Closed Status Spills (Miscellaneous Spill Causes)
50	Low	1109756	26 UPPER SHAD RD	Closed Status Spills (Miscellaneous Spill Causes)
51	Low	1104802	5 SOUTH BEDFORD RD	Closed Status Spills (Miscellaneous Spill Causes)
52	Low	1100514	89 WESTCHESTER AVE	Closed Status Spills (Miscellaneous Spill Causes)
54	Low	1007436	27 WESTCHESTER AVE	Closed Status Spills (Miscellaneous Spill Causes)
56	Low	1004683	66 UPPER SHAD RD	Closed Status Spills (Miscellaneous Spill Causes)
57	Low	0901681	47 UPPER SHAD RD	Closed Status Spills (Miscellaneous Spill Causes)
58	Low	0803030	55 WESTCHESTER AVE	Closed Status Spills (Miscellaneous Spill Causes)
59	Low	0710244	39 ROLLING MEADOW LANE	Closed Status Spills (Miscellaneous Spill Causes)
61	Low	0606129	20 HIGH RIDGE ROAD	Closed Status Spills (Miscellaneous Spill Causes)
62	Low	0411439	5 OLD SNAKE HILL RD	Closed Status Spills (Miscellaneous Spill Causes)
66	Low	0110835	76 WESTCHESTER AV	Closed Status Spills (Miscellaneous Spill Causes)
67	Low	0011358	8 UPPER SHAD ROAD	Closed Status Spills (Miscellaneous Spill Causes)
68	Low	0010268	HIGH RIDGE RD	Closed Status Spills (Miscellaneous Spill Causes)
70	Low	0002075	10 CLEARWATER LANE	Closed Status Spills (Miscellaneous Spill Causes)

INACTIVE HAZARDOUS WASTE DISPOSAL REGISTRY OR REGISTRY−QUALIFYING SITES IDENTIFIED WITHIN THE SEARCH AREA

Map Identification Number 1 **POUND RIDGE CLEANERS** **Facility Id: 3−022**
72 WESTCHESTER AVENUE POUND RIDGE, NY TT−Id: 180A−0004−313
Site Concern Level: Medium

MAP LOCATION INFORMATION
Site location mapped by: MANUAL MAPPING (3)
Approximate distance from property: Onsite − Within Search Area

ADDRESS CHANGE INFORMATION
Revised street: NO CHANGE
Revised zip code: NO CHANGE

This facility has been deleted from the reported data. Data reflects last reported information.

****

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
DIVISION OF HAZARDOUS WASTE REMEDIATION
INACTIVE HAZARDOUS WASTE DISPOSAL REPORT
REGION: 3

NAME OF SITE: Pound Ridge Cleaners
STREET ADDRESS: 72 Westchester Avenue
TOWN/CITY: Pound Ridge COUNTY: Westchester

Registry Qualifying Investigations Underway as of 10/1998

Map Identification Number 2 **POUND RIDGE CLEANERS** **Facility Id: 360047**
72 WEST CHESTER AVE POUND RIDGE, NY 10576− TT−Id: 120A−0008−716
Site Concern Level: High

MAP LOCATION INFORMATION
Site location mapped by: MANUAL MAPPING (3)
Approximate distance from property: Onsite − Within Search Area

ADDRESS CHANGE INFORMATION
Revised street: 72 WESTCHESTER AVE
Revised zip code: 10576

****

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
DIVISION OF ENVIRONMENTAL REMEDIATION
INACTIVE HAZARDOUS WASTE DISPOSAL SITE INFORMATION

SITE CODE: 360047
CLASSIFICATION CODE: P REGION: 3 DEC ID: 56088
CLASSIFICATION CODE DESCRIPTION:
Potential site

NAME OF SITE: Pound Ridge Cleaners
STREET ADDRESS: 72 West Chester Ave TOWN: Pound Ridge
CITY: Pound Ridge ZIP: 10576− COUNTY: Westchester

ESTIMATED SIZE:
SITE TYPE: Dump− Structure− Lagoon− Landfill− Treatment Pond−

INSTITUTIONAL/ENGINEERING CONTROLS:
None reported

CROSS REFERENCES:
None reported

SITE OWNER/OPERATOR/REPOSITORY INFORMATION:
CURRENT OWNER(S):
NAME: N/A
Stephanie Q. Degraff
ADDRESS: 4606 13th Place
Vero Beach, FL 32960

OWNER(S) DURING DISPOSAL:

OPERATOR(S) DURING DISPOSAL:

HAZARDOUS WASTE DISPOSAL PERIOD:

SITE DESCRIPTION:
Low levels of solvent contamination were identified near the Pound Ridge Cleaners in Scott’s corners. In July of 1993 a tap water sample from the cleaners was found to contain low levels of PCE and MTBE. Seven additional tap water samples were collected in the area. MTBE was found at 4 more businesses at levels ranging from 1.5 to 15.2. The septic tank at the cleaners was sampled and found to contain toluene which was also identified at levels below standards in the tap water samples. The source of the contamination in the area has not been identified.

CONFIRMED HAZARDOUS WASTE DISPOSED:
None reported

ASSESSMENT OF ENVIRONMENTAL PROBLEMS:
Westchester County Health Department had found petroleum−contaminated drinking water wells in the Hamlet of Scotts Corners in the Town of Pound Ridge. The drinking water at the Pound Ridge Dry cleaners contained low levels of PCE. Other wells in the area were also contaminated, primarily with MTBE, as a result of the unrelated petroleum release. The dry cleaners was listed as a P site and the MTBE problem was addressed by the Spill Response action. A public water system was installed to service the homes affected by the petroleum contamination. A filter was placed on the well servicing the dry cleaner. Two soil samples were collected behind the dry cleaner found to contain PCE at levels of 20 ppb and 19 ppb, well below the Soil Cleanup Objective for PCE. The drinking water supply at the dry cleaner has been sampled several times since July 1993 when the problem was first discovered. The water contained PCE in the range of 1.3 ppb to 13 ppb.

ASSESSMENT OF HEALTH PROBLEMS:
As information for this site becomes available, it will be reviewed by the NYSDOH to determine if site contamination presents public health exposure concerns.

PROJECT COMPLETIONS:
Operable Unit 01 − POUND RIDGE CLEANERS

PROJECT	DESCRIPTION	END DATE	STATUS
Site Characterization		01/01/1999	Actual

The New York State Department of Environmental Conservation has not publicly updated the following fields since 2003:

ANALYTICAL DATA AVAILABLE FOR:	Air−	Surface Water−	Groundwater−	Soil−	Sediment−
APPLICABLE STANDARDS EXCEEDED IN:	Groundwater−	Drinking Water−	Surface Water−	Air−	

GEOTECHNICAL INFORMATION:
SOIL/ROCK TYPE:
GROUNDWATER DEPTH:

LEGAL ACTION:	Type:		State−	Federal−
STATUS:	Negotiation in Progress−		Order Signed−	
REMEDIAL ACTION:	Proposed−	Under Design−	In Progress−	Completed−
NATURE OF ACTION:				

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APPENDIX K
PRESSURE CALCULATION

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Water District Pressure Calculations

High Water Level (HWL) at Pound Ridge Golf Club Tank = 590’

Minimum Elevation at High Ridge Road = 378’

(Approx. 300 ft. South of Upper Shad Road and High Ridge Road intersection)

Minimum Elevation at Westchester Avenue = 370’

(Approx. 350 ft. southwest from Scotts Corners eastern boundary)

Minimum Elevation at Upper Shad Road = 374’

(Approx. 200 ft. southwest of wetland crossing)

Maximum Operating Pressures

- High Ridge Road
  (590’ – 378’) / 2.31 = 92 psi

- Westchester Avenue
  (590’ – 370’) / 2.31 = 96 psi

- Upper Shad Road
  (590’ – 374’) / 2.31 = 94 psi

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APPENDIX L
CAPACITY DEVELOPMENT EVALUATION FORM

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CAPACITY DEVELOPMENT PROGRAM

TECHNICAL, MANAGERIAL, AND FINANCIAL EVALUATION CRITERIA FOR: COMMUNITY PUBLIC WATER SYSTEMS

SYSTEM NAME: Scotts Corners Water District

COUNTY: Westchester **PWSID #:** Pending

COMPLETED BY: Laberge Group **DATE:** 4/19/2024

Technical Capacity

A. System Infrastructure

1. Does the system have as-built plans, drawings, or maps of its facilities including source, treatment, storage, and distribution?

   ☐ Yes ☒ No ☐ Not Applicable

   If the system lacks certain plans, please specify:
   No existing system, new public water system is proposed. Many of the responses below assume the Town will implement the necessary actions upon the formation of the district.

2. Does the system have exact location measurements of all main valves and service shut-offs?

   ☒ Yes ☐ No ☐ Not Applicable

3. Can the system's pumping, storage and distribution facilities meet current normal and peak demands and required distribution pressures?

   ☒ Yes ☐ No ☐ Not Applicable

4. Does the system have a water conservation plan?

   ☒ Yes ☐ No ☐ Not Applicable

5. Are all customers on the water system metered?

   ☒ Yes ☐ No ☐ Not Applicable

6. Is the system equipped with "master" meters that measure the amount of water the system produces or purchases for each source of water?

   ☒ Yes ☐ No ☐ Not Applicable

B. Source Water Evaluation

1. Does the system have a copy of its Source Water Assessment?

[X] Yes [ ] No [ ] Not Applicable

2. Has a yield analysis been done for the system's source?

[X] Yes [ ] No [ ] Not Applicable

3. Does the system have a description of the existing source-pumping capacity and the system's raw and finished water storage capacity?

[X] Yes [ ] No [ ] Not Applicable

4. For groundwater systems, does your system have a wellhead protection program in place?

[ ] Yes [ ] No [X] Not Applicable

C. Technical Knowledge

1. Has an evaluation of the water system facilities been conducted with respect to its ability to reliably meet current and proposed State and Federal drinking water regulations?

[X] Yes [ ] No [ ] Not Applicable

If system can't meet regulations, please specify:

_____

_____

2. Does the system have monthly water production records or treatment records that show daily and monthly water production for each source used by the system?

[X] Yes [ ] No [ ] Not Applicable

3. Has an evaluation been conducted to document the condition and remaining service life of existing facilities?

[X] Yes [ ] No [ ] Not Applicable

4. Has the system been cited within the past two years for failing to sample and report test results?

[ ] Yes [X] No [ ] Not Applicable

5. Has the system been cited within the past two years for operating deficiencies as a result of a sanitary survey or other inspection conducted by the DOH?

[ ] Yes [X] No [ ] Not Applicable

6. If you answered *"Yes"* to Questions 4 or 5, has corrective action been taken to correct all deficiencies?

☐ Yes ☐ No ☒ Not Applicable

D. Certified Operators

1. Does the water system have a certified water operator(s) and designated an operator in responsible charge?

☒ Yes ☐ No

2. If the water system does not have a state-certified water treatment operator, or lacks the necessary number of operators to safely and reliably operate the system, does the system have a plan to acquire the services of a (additional) state-certified operator?

☐ Yes ☐ No ☒ Not Applicable

Managerial Capacity

A. Staffing and Organization

*Staffing and organization will be determined by the Town upon the formation of the district.

1. What type of training/continuing education did system personnel attend within the last two years (please specify)?

N/A

2. Who is responsible for policy and operational decisions for the water system *(name and title)*?

3. Who is responsible for ensuring compliance with state regulatory requirements *(name and title)*?

4. Who is responsible for approving expenditures *(name and title)*?

5. *For systems that contract for system operation or management*: Does the system have a valid (signed) contract that summarizes the duties and responsibilities the contractor must provide to the system?

☐ Yes ☐ No ☐ Not Applicable

B. Ownership

1. *If the system is under temporary ownership*, has a future owner been found for the water system?

   [ ] Yes [ ] No [X] Not Applicable

   If "*Yes*", who will the future owner be?

   _____

2. *For systems that use, but do not own, land or facilities that are essential to water system operation:* Is there a valid long-term contract (i.e., lease) between the water system and the owner of the land or facilities essential to the operation of the system?

   [X] Yes [ ] No [ ] Not Applicable

3. *For systems with a single proprietor:* Does the system have a contingency plan for continuing system operation in the event the owner becomes incapable of carrying out his/her responsibilities?

   [ ] Yes [ ] No [X] Not Applicable

C. Consolidation/Restructuring

1. Has the system examined the feasibility of:
   a) Incorporating with an existing water system in the immediate proximity?

   [X] Yes [ ] No [ ] Not Applicable

   b) Selling ownership to an existing water system?

   [ ] Yes [ ] No [X] Not Applicable

   c) Contracting for the management or operation of the system with an existing system or satellite management/operations agency?

   [ ] Yes [ ] No [X] Not Applicable

D. Emergency/Disaster Response Plans

1. Has the system developed an Emergency Response Plan?

   [X] Yes [ ] No [ ] Not Applicable

2. Does the Emergency Response Plan:

   a) Designate responsible personnel in the event of an emergency?

   [X] Yes [ ] No [ ] Not Applicable

b) Provide for emergency phone and radio capabilities?

[X] Yes [ ] No [ ] Not Applicable

c) Describe public and health department notification procedures?

[X] Yes [ ] No [ ] Not Applicable

3. Does the system have any emergency contract agreements under which it operates (e.g., emergency water interconnections and alternative sources)?

[X] Yes [ ] No [ ] Not Applicable

E. Water System Policies

1. Does the system have a *written* System Operations Manual or Policy?

[X] Yes [ ] No [ ] Not Applicable

F. Record Keeping

1. Does the system keep water utility records including: financial, regulatory, facility, operations and maintenance, data quality, Annual Water Quality Reports, and correspondence with the NYS Department of Health and/or local Health Departments (and where appropriate, the NYSPSC)?

[X] Yes [ ] No [ ] Not Applicable

Financial Capacity

A. Budget Projection – Revenues and Expenses

*Budget information will be determined by the Town upon the formation of the district.

1. Does the system have a water budget?

[ ] Yes [ ] No [X] Not Applicable

2. Are the system's annual water revenues sufficient to cover the annual water expenses as well as anticipated capital improvements?

[ ] Yes [ ] No [X] Not Applicable

3. Are the system's water rates, when combined with other revenue sources, sufficient to cover all listed expenditures for the water system?

[ ] Yes [ ] No [X] Not Applicable

4. Does the system retain budget information for at least two years?

☐ Yes ☐ No ☒ Not Applicable

B. Reserves

1. Does the system have a reserve account (or funds within a reserve account) dedicated to:

   a) Financing the emergency replacement of critical facilities in the event of their failure?

   ☐ Yes ☐ No ☒ Not Applicable

   b) The maintenance of cash flow in the event of an unexpected funding shortfall?

   ☐ Yes ☐ No ☒ Not Applicable

2. If the system has a reserve account, how does it determine the amount to put into the account?

   _____ Fixed Amount_____Percentage of Revenues_____Percentage of Expenses

   _____Other (please specify) _____

3. If the system has a reserve account, what type(s) of reserve account(s) does it have?

   _____Operation and Maintenance_____Capital Projects_____Debt Service

   _____Other (please specify)_____

C. Capital Improvement Plan

1. How do you finance operation and maintenance costs (Check all that apply)?

   X Rates collected from ratepayers _____Rental fees

   _____Other business revenue _____Personal capital

   _____Surcharges _____Reserve account

   _____Other (Please specify) _____

2. How did you finance your LAST major repair or improvement?

   _____Commercial bank loan _____Bonds

   _____ DWSRF _____Other State or federal loan/grant program

   _____Surcharge _____Personal Capital

   _____Reserve Account _____Revenue from other business

   _____Other (Please specify) N/A

3. What options do you have for financing your NEXT major repair or improvement?

_____Commercial bank loan	_X_Bonds
_____DWSRF	_X_Other State or federal loan/grant program
_____Surcharge	_____Personal Capital
_____Reserve Account	_____Revenue from other business
_____Other (Please specify) _____	

D. Water System Rates

1. Does the water system management review user fee, user charge, or rate system at least once every two years?

[X] Yes [ ] No [ ] Not Applicable

2. What is the frequency of billing (e.g., 12, 6, or 4 times per/year)? 1 times/year

3. Where applicable, what are the system's water rates?
Purchasing from Aquarion: $5.66/gal for the first 314,000 gals, $2.79/gal for additional usage

4. What are rates based on?

_____Capital Improvement Plan and Annual Budget
_____Annual Budget Only
_____Cash on Hand
_____Last year's expenses
_X_Not sure
_____Other (Please specify_____)

5. What was the date of the last rate increase? - Not sure

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APPENDIX M
SMART GROWTH ASSESSMENT FORM

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NEW YORK STATE OF OPPORTUNITY. | Department of Health | Environmental Facilities Corporation

Smart Growth Assessment Form

This form should be completed by an authorized representative of the applicant, preferably the project engineer or other design professional.[1]

Section 1 – General Applicant and Project Information

Applicant: Town of Pound Ridge Project No.:

Project Name: Scotts Corners Water District

Is project construction complete? ☐ Yes, date: ☑ No

Please provide a brief project summary in plain language including the location of the area the project serves:

The Scotts Corners Water District consists of approximately 13,000 linear feet of 8-inch water main to connect the district to the existing Aquarion water main on High Ridge Road. This will eliminate the use of private wells and the contaminated groundwater in the area. The project will serve approximately 39 parcels.

Section 2 – Screening Questions

A. Prior Approvals

1. Has the project been previously approved for Environmental Facilities Corporation (EFC) financial assistance? ☐ Yes ☑ No
2. If yes to A(1), what is the project number(s) for the prior approval(s)? Project No.:
3. If yes to A(1), is the scope of the previously-approved project substantially the same as the current project? ☐ Yes ☐ No

If your responses to A(1) and A(3) are both yes, please proceed to Section 5, Signature.

B. New or Expanded Infrastructure

1. Does the project involve the construction or reconstruction of new or expanded infrastructure? ☑ Yes ☐ No

Examples of new or expanded infrastructure include, but are not limited to:

(i) The addition of new wastewater collection/new water mains or a new wastewater treatment system/water treatment plant where none existed previously;

(ii) An increase of the State Pollutant Discharge Elimination System (SPDES) permitted flow capacity for an existing wastewater treatment system; and OR

[1] If project construction is complete and the project was not previously financed through EFC, an authorized municipal representative may complete and sign this assessment.

(iii) An increase of the permitted water withdrawal or the permitted flow capacity for the water treatment system such that a Department of Environmental Conservation (DEC) water withdrawal permit will need to be obtained or modified, or result in the Department of Health (DOH) approving an increase in the capacity of the water treatment plant.

If your response to B(1) is no, please proceed to Section 5, Signature.

Section 3 –Smart Growth Criteria

Your project must be consistent will all relevant Smart Growth criteria. For each question below please provide a response and explanation.

1. Does the project use, maintain, or improve existing infrastructure?
   ☑ Yes ☐ No

   Explain your response: The project intends on connecting to the existing Aquarion public water system on High Ridge Road as its source of potable water.

2. Is the project located in a (1) municipal center, (2) area adjacent to a municipal center, or (3) area designated as a future municipal center, as such terms are defined herein (please select one response)?

   ☑ Yes, my project is located in a municipal center, which is an area of concentrated and mixed land uses that serves as a center for various activities, including but not limited to: central business districts, main streets, downtown areas, brownfield opportunity areas (see *www.dos.ny.gov* for more information), downtown areas of local waterfront revitalization program areas (see *www.dos.ny.gov* for more information), areas of transit-oriented development, environmental justice areas (see *www.dec.ny.gov/public/899.html* for more information), and hardship areas (projects that primarily serve census tracts or block numbering areas with a poverty rate of at least twenty percent according to the latest census data).

   ☐ Yes, my project is located in an area adjacent to a municipal center which has clearly defined borders, is designated for concentrated development in the future in a municipal or regional comprehensive plan, and exhibits strong land use, transportation, infrastructure, and economic connections to an existing municipal center.

   ☐ Yes, my project is located in an area designated as a future municipal center in a municipal or comprehensive plan and is appropriately zoned in a municipal zoning ordinance

   ☐ No, my project is not located in a (1) municipal center, (2) area adjacent to a municipal center, or (3) area designated as a future municipal center.

   Explain your response and reference any applicable plans:

   The project is the hamlet of Scotts Corners within the Town of Pound Ridge. The Scotts Corners business corridor along Westchester Avenue is directly in the center of the proposed water district.

3. Is the project located in a developed area or an area designated for concentrated infill development in a municipally-approved comprehensive land use plan, local waterfront revitalization plan, and/or brownfield opportunity area plan?

☑Yes ☐No

Explain your response and reference any applicable plans:

The water district consists of all developed properties, mostly commercial and residential apartments, with only two vacant parcels.

4. Does the project protect, preserve, and enhance the State's resources, including surface and groundwater, agricultural land, forests, air quality, recreation and open space, scenic areas, and significant historic and archaeological resources?

☑Yes ☐No

Explain your response:

Yes, the project will eliminate the use of contaminated groundwater for drinking water within the district. This will also eliminate the discharge of this contaminated groundwater into the septic systems, which then reenters the watershed.

5. Does the project foster mixed land uses and compact development, downtown revitalization, brownfield redevelopment, the enhancement of beauty in public spaces, the diversity and affordability of housing in proximity to places of employment, recreation and commercial development, and the integration of all income and age groups?

☑Yes ☐No

Explain your response:

The project will allow users to increase their water use capacity without the installation of extensive treatments systems.

6. Does the project provide mobility through transportation choices including improved public transportation and reduced automobile dependency?

☐Yes ☐No ☑N/A

Explain your response:

7. Does the project involve coordination between State and local government, intermunicipal planning, or regional planning?

☑Yes ☐No

Explain your response and reference any applicable plans:

The project will involve coordination between the Town and Aquarion Water Company for the purchase of treated water.

8. Does the project involve community-based planning and collaboration?

   ☑Yes ☐No

   Explain your response and reference any applicable plans:

   The Village will collaborate with the community to transition from their private wells to a public water connection.

9. Does the project support predictability in building and land use codes?

   ☐Yes ☐No ☑N/A

   Explain your response:

   Building and land use codes are not expected to change upon the installation of the water system.

10. Does the project promote sustainability by adopting measures such as green infrastructure techniques, decentralized infrastructure techniques, or energy efficiency measures?

    ☑Yes ☐No

    Explain your response and reference any applicable plans:

    The public water system will be installed in lieu of extensive individual treatment systems within each property, thus saving the energy costs of the operation related to these

11. Does the project mitigate future physical climate risk due to sea-level rise, storm surges, and/or flooding, based on available data predicting the likelihood of future extreme weather events, including hazard risk analysis data, if applicable?

    ☑Yes ☐No

    Explain your response and reference any applicable plans:

    The project eliminates the use of groundwater through private wells for use.

Section 4 – Miscellaneous

1. Is the project expressly required by a court or administrative consent order? ☐ Yes ☑ No

   If yes, and you have not previously provided the applicable order to EFC/DOH, please submit it with this form.

Section 5 – Signature

By signing below, you agree that you are authorized to act on behalf of the applicant and that the information contained in this Smart Growth Assessment is true, correct and complete to the best of your knowledge and belief.

Applicant: Town of Pound Ridge	Phone Number:
Name and Title of Signatory:	
Signature:	Date:

APPENDIX N
ENGINEERING REPORT CERTIFICATION

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Engineering Report Certification

To Be Provided by the Professional Engineer Preparing the Report

During the preparation of this Engineering Report, I have studied and evaluated the cost and effectiveness of the processes, materials, techniques, and technologies for carrying out the proposed project or activity for which assistance is being sought from the New York State Clean Water State Revolving Fund. In my professional opinion, I have recommended for selection, to the maximum extent practicable, a project or activity that maximizes the potential for efficient water use, reuse, recapture, and conservation, and energy conservation, taking into account the cost of constructing the project or activity, the cost of operating and maintaining the project or activity over the life of the project or activity, and the cost of replacing the project and activity.

Title of Engineering Report: Scotts Corners Water District

Date of Report: April 2024

Professional Engineer's Name: Ronald J. Laberge, P.E., Vice President, Laberge Group

Signature:

Date:

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APPENDIX O
PRELIMINARY OPINION OF COST

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TOWN OF POUND RIDGE
WESTCHESTER COUNTY, NEW YORK

SCOTTS CORNERS WATER DISTRICT
PRELIMINARY OPINION OF COST

APRIL 2024

CONSTRUCTION COSTS

ITEM DESCRIPTION	UNIT	QUANTITY	UNIT PRICE ($)	TOTAL ($)
Distribution System Improvements				
6-inch D.I.P. Water Pipe & Fittings	LF	350	350	122,500
8-inch D.I.P. Water Pipe & Fittings	LF	13,000	200	2,600,000
10-inch HDPE Water Pipe & Fittings, Directional Drilling	LF	720	250	180,000
6-inch Gate Valves and Valve Boxes	EA	36	3,500	126,000
8-inch Gate Valves and Valve Boxes	EA	23	5,800	133,400
Type "A" Water Service Connection with Curb Stop	EA	16	4,600	73,600
Type "C" Water Service Connection with Curb Stop	EA	30	7,000	210,000
Water Service Meter (Materials Only)	EA	40	600	24,000
Hydrant Units	EA	35	12,000	420,000
Driveway Restoration - Gravel	CY	20	125	2,500
Driveway Restoration - Asphalt	SY	100	200	20,000
1.5-inch Top Course Asphalt	SY	5,500	30	165,000
3-inch Binder Course Asphalt	SY	5,500	40	220,000
12-inch Subbase	CY	1,800	130	234,000
Sidewalk Restoration	SY	100	180	18,000
Curb Restoration	LF	150	100	15,000
Rock Excavation	CY	600	410	246,000
Pavement Markings	LF	6,000	10	60,000
Select Bedding and Backfill	CY	2,200	70	154,000
Water Meter Pit	LS	1	275,000	275,000
Chlorination Building and Equipment	LS	1	350,000	350,000
Traffic Control	LS	1	180,000	180,000
			SUBTOTAL =	5,829,000
			SAY =	6,000,000

NON-CONSTRUCTION COSTS

Engineering (Design, Survey, Permitting)	960,000
Construction Administration & Observation	840,000
Local Counsel	20,000
Bond Counsel	20,000
Fiscal Advisor	25,000
Land Acquisition & Easements	450,000
TOTAL NON-CONSTRUCTION COST =	2,315,000
CONTINGENCY (30%) =	2,494,500
TOTAL OPINION OF PROBABLE PROJECT COST =	10,809,500
SAY TOTAL =	**10,810,000**

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