

**Appendix K:
Sewer Will Serve Letter**

George S. Latimer
County Executive

Department of Environmental Facilities

Vincent F. Kopicki, P.E.
Commissioner

August 16, 2022

Mr. William J. Schneider, P.E.
PS&S
1 Larkin Plaza, 2nd Floor
Yonkers, NY 10701

Re: South and Central Yonkers Sanitary Sewer Districts – Will Serve Letter
Downtown Yonkers – Chicken Island, Teutonia Hall, North Broadway

Dear Mr. Schneider:

In receipt of your October 14, 2021 letter (copy attached) requesting a statement of capacity for the above referenced project, please be advised that Westchester County's Yonkers Joint Water Resource Recovery Facility (WRRF) has a design capacity of 120 million gallons per day (MGD) to serve the properties in the 7 Yonkers Joint Sanitary Sewer Districts. In 2021, the Average Daily Flow for the facility was 79 MGD. The Yonkers Joint WRRF and Yonkers Joint Sanitary Sewer Districts will serve and have sufficient capacity to accommodate the proposed flow increases of 630,925 gallons per day. Your proposed reduction of stormwater inflow and infiltration outlined in your letter appears to satisfy the County's request for a minimum 3:1 ratio of removal to offset the proposed flow increase.

Please contact the undersigned at (914) 813-5404 if you need further information.

Very truly yours,



C.J. Gelardo., P.E.
Associate Engineer

cc:

file



October 14, 2021
06252-0002, -0003, -0006

Mr. Marian Pompa, Jr., P.E.
Director of Maintenance
Westchester County Department of Environmental Facilities
270 North Avenue
New Rochelle, New York 10801

Education

Re: Request for Sewage Treatment Availability

Energy Utility

Chicken Island Redevelopment

Healthcare

Block 475, Lots 50, 51, 55 & 59; Block 483, Lots 50 & 60; Block 485, Lots 1-4, 6-8, 10, 12 & 14

Public Works

Teutonia Hall Redevelopment

Real Estate

41 Buena Vista Ave – Block 512, Lot 11

Science & Technology

North Broadway Redevelopment

Block 2018, Lots 8, 12, 16-18, 20, 25, 48, 50, 51, 56, 57, 67, 71, 75 & 79

City of Yonkers, Westchester County, New York

Dear Mr. Pompa:

PS&S is preparing preliminary plans and application documents for water and sewer services to three (3) different projects within the Downtown Yonkers area at the above referenced locations. Included with this letter for each of the three projects are water/sewer demand calculations, preliminary Utility Plans, and overall location maps for your review and reference in evaluating treatment capacity at the WCDEF Facility.

Brief project summaries are listed below for your reference:

Chicken Island Redevelopment

The proposed redevelopment includes the construction of five (5) proposed mixed-use (residential and commercial) buildings within the “Chicken Island” site near Getty Square. The project site is currently developed as a parking lot and roadways with a small area of undeveloped land.

The unit breakdown and water demand calculations for each of the proposed buildings are listed in the attached table. The overall increase in anticipated water demand for the proposed project is **350,550 GPD**.

The proposed utility services for each of the proposed buildings is as follows:

Building 1: Sanitary sewer lateral to connect to the existing 20” combined sewer in James St which ultimately connects to the 48” brick combined sewer in Palisade Ave. Lateral size to be determined upon further coordination with the Plumbing Engineer.

Building 1A: Sanitary sewer lateral to connect to an existing manhole on the existing 18” combined sewer at the intersection of James and John St which ultimately connects to the 48” brick combined sewer in Palisade Ave. Lateral size to be determined upon further coordination with the Plumbing Engineer.

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Building 2: Sanitary sewer lateral to connect to an existing manhole on the existing 18" combined sewer in John St which ultimately connects to the 48" brick combined sewer in Palisade Ave. Lateral size to be determined upon further coordination with the Plumbing Engineer.

Building 3: Two options are being reviewed for constructability, both ultimately connect to the 48" brick combined sewer in Palisade Ave through John and James Streets:

- Sanitary sewer lateral to connect to an existing manhole on the existing 18" combined sewer in John St. Lateral size to be determined upon further coordination with the Plumbing Engineer. This would utilize the same lateral as the Building 2 connection, as Building 2 and 3 share the same underground superstructure.
- Sanitary sewer lateral to connect to the existing 15" combined sewer in School St. Lateral Size to be determined upon further coordination with the Plumbing Engineer.

Building 4: Sanitary sewer lateral to connect to the existing 12" combined sewer in School St which ultimately connects to the 36" brick combined sewer in Nepperhan Ave and New Main St. Lateral size to be determined upon further coordination with the Plumbing Engineer.

Building 5: Sanitary sewer lateral to connect to the existing 15" combined sewer in School St which ultimately connects to the 48" brick combined sewer in Palisade Ave. Lateral size to be determined upon further coordination with the Plumbing Engineer.

Teutonia Hall Redevelopment

The proposed redevelopment includes the construction of two (2) proposed mixed-use (residential and retail) buildings along Buena Vista Avenue. The project site was once developed with buildings that were demolished approximately 5-8 years ago and is currently vacant.

The unit breakdown and water demand calculations for each of the proposed buildings are listed in the attached table. The overall increase in anticipated water demand for the proposed project is **155,695 GPD**.

The proposed utility services for each of the proposed buildings is as follows:

Tower 1: Sanitary sewer lateral to connect to the existing 18" separate sanitary sewer in Buena Vista Ave, which ultimately connects to the combined sewer in Main St. Lateral size to be determined upon further coordination with the Plumbing Engineer.

Tower 2: Sanitary sewer lateral to connect to the existing 18" separate sanitary sewer in Buena Vista Ave, which ultimately connects to the combined sewer in Main St. Lateral size to be determined upon further coordination with the Plumbing Engineer.

North Broadway Redevelopment

The proposed redevelopment includes the construction of two (2) proposed mixed-use (residential and retail buildings) and a parking garage in the lots between North Broadway, Overlook Terrace and Baldwin Place. The project site currently has developed lots with buildings and associated driveways/parking areas and undeveloped lots.

The unit breakdown and water demand calculations for each of the proposed buildings are listed in the attached table. The overall increase in anticipated water demand for the proposed project is **114,680 GPD**.



The proposed utility services for each of the proposed buildings is as follows:

Baldwin Tower (northern tower): Sanitary sewer lateral to connect to the existing 12” sanitary sewer in Baldwin Place which ultimately connects to the combined sewer in North Broadway, Manor House Square and Warburton Ave. Lateral size to be determined upon further coordination with the Plumbing Engineer.

Overlook Tower (southern tower): Sanitary sewer lateral to connect to the existing 18” sanitary sewer in Locust Hill Ave which ultimately connects to the 48” brick combined sewer in Palisade Ave. Lateral size to be determined upon further coordination with the Plumbing Engineer.

Retail spaces off North Broadway: Sanitary sewer laterals to connect to the existing combined sewer in North Broadway which ultimately connects to the combined sewer in Warburton Ave. Lateral size to be determined upon further coordination with the Plumbing Engineer.

In addition, a separation between storm and sanitary sewer flows to the surrounding combined sewer system is being included as part of the proposed improvements for the redevelopment. The reduction of stormwater runoff entering the combined sewer system surrounding the site, and ultimately the WCDEF Treatment Facility, is highlighted in the table below.

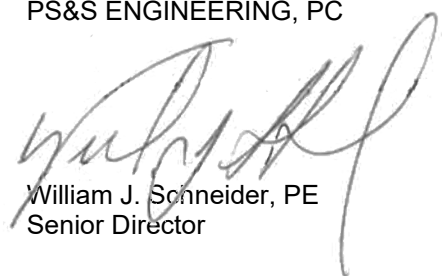
Project Site	Drainage Area Removed from Combined Sewer (Ac.)	1-YR Peak Flow (cfs)		10-YR Peak Flow (cfs)		100-YR Peak Flow (cfs)	
		Exist.	Prop.	Exist.	Prop.	Exist.	Prop.
Chicken Island	1.57	4.34	1.29	8.68	2.40	15.53	4.43
Teutonia Hall	0.00*	1.59	1.47	3.01	2.42	5.23	5.11
North Broadway	0.00*	1.87	1.73	3.84	3.61	6.97	6.53
TOTAL REDUCTION	1.57 Ac.	3.05 cfs		6.28 cfs		11.10 cfs	

* Separation of stormwater flows from combined sewer system was not achievable due to constraints within the site and surrounding roadways/infrastructure. Peak flow reductions listed are a result of proposed on-site stormwater detention controls.

Please provide our office with a letter of water availability indicating that the WCDEF Treatment Facility has the capacity to serve the proposed increase in sewer demand associated with this project.

Please feel free to contact Fred Mundt at (732) 584-0640 or the undersigned at (914) 292-0829 if you have any questions.

PS&S ENGINEERING, PC



William J. Schneider, PE
 Senior Director