

Smith Ridge Associates LLC

**450 Oakridge Common
South Salem, New York 10590**

September 14, 2022

Supervisor Tony Goncalves
Town of Lewisboro
11 Main Street
South Salem, New York 10590

RE: Change of Use from Fitness Center to Residential

Supervisor Goncalves:

The Planning Board at their August 16, 2022 meeting discussed a proposal eliminating the Fitness Center and adding 14 additional residential units at Oakridge Common. The Planning Board approved 4 residential units prior, which would bring the total to 18 units. The Planning Board has asked Smith Ridge Associates LLC to get Town Board approval as to the capacity for the 14 additional units.

The Oakridge Common property falls within the Oakridge Water & Sewer district and is mandated to use the Oakridge Water & Sewer system.

The proposed use requires 4,620 gallons per day as per NYS DEC design standards. The existing Laurel ridge Townhomes which are 2 & 3 bedrooms are using 93-107 GPD which would actually bring the additional usage well under 2,000 GPD. This again would be a savings from the existing approved use (see calculations attached).

The water usage per Delaware's Engineering report for the new filtration system states the usage to be 55,147 gallons per day in 2020 – see attached.

The Water Usage billed for 2021 and the first 2 quarters of 2022 continues to be between 33-37,000 GPD. The second quarter 2022 domestic billing adding usage for unbilled units is 34,400 GPD. Including estimated irrigation of 11,200 GPD brings the total to just under 46,000 gallons per day. Adding the daily backwash of 8-10,000 gallons brings the total water use to 54-56,000 gallons per day which is in line with the average daily use per the wells.

The plant is approved for 80,000 GPD. Adding the proposed and approved units would bring the total domestic usage (the primary use) to around 40,000 GPD, only 50% of the capacity. Including the irrigation and backwashing will bring the usage to around 60,000 GPD, well within the water plant's capacity.

We request that the Town Board approve our petition to allow the 14 proposed units to be connected to the Oakridge Water & Sewer system.

Respectfully submitted,


Philip G. Pine
Smith Ridge Associates LLC
Managing Member

CC: Planning Board, Town of Lewisboro

VILLAS AT VISTA WATER USE CALCULATIONS

Calculations per NYSDEC "Design Standards for Intermediate sized Wastewater Treatment Systems"

dated March 4, 2014

EXISTING USES -

FITNESS CENTER – BASED ON 600 MEMBERS

600 PATRONS X 20 GAL / DAY = **12,000 GPD**

PROPOSED USE –

14– THREE BDR APTS (DOES NOT INCLUDE 4 UNITS PREV. APPROVED)

42 BEDROOMS X 110 GAL / DAY = **4,620 GPD**

TOTAL WATER SAVINGS = 7,380 GPD

3.0 Ownership & Service Area

The Town of Lewisboro owns the water system and water plant known as the Oakridge Water District (District). Included in the distribution area are 278 condominiums, 22 single-family residences, a commercial area plus a new section of approximately 40 townhomes. Source water is drawn from a system of five ground water wells. All supply lines from the wells are connected to a common header and flow into the treatment facility through a 4-inch PVC main.

3.1 Existing Facilities

The existing water treatment plant consists of five raw water supply wells, mix media filters, and green sand filtration to remove high levels of iron and manganese.

The water is disinfected with sodium hypochlorite and pumped to the 95,000-gallon water storage tank.

The system flows for typical average over 50,000 gpd.

	2018	2019	2020
Total Annual Flow	<i>18,314,000 Gallons</i>	<i>18,187,000 Gallons</i>	<i>19,853,000 Gallons</i>
Average Gallons per Month	<i>1,526,167 Gallons</i>	<i>1,515,583 Gallons</i>	<i>1,654,417 Gallons</i>
Average Gallons per Day	<i>50,872 GPD</i>	<i>50,519 GPD</i>	<i>55,147 GPD</i>

3.2 Need for Project

The project is required to treat and remove a group of carcinogenic bioaccumulating chemicals generally known as PFAS. In February and May 2021, concentrations of PFAS were found in all five of the water supply wells and Well #2, Well #6, and Well #7 were above maximum contaminant levels (MCLs). After the February test results, the District was issued a Notice of Violation by the Westchester County Department of Health (WCDOH) on March 1, 2021. The WCDOH has required the District to develop a plan to address the water quality violations by May 31, 2021. Appendix A includes a copy of the Notice of Violation.

PFOA levels ranged from 6.13 up to 11.4 ppt