

**Section 11.0 Utilities**

The proposed Underhill Farm project will utilize municipal sewer and water. The projected water usage for the project will be approximately 40,000 gallons per day (gpd). Table 11-1 below provides the calculations based on the number of bedrooms to be built and square footage of commercial and office retail space. There is adequate pressure and supply for the project as confirmed by recent flow data from watermain testing that was performed for a recent project adjacent to the site. It is intended to install a looped public water main system for the project, which will connect both in Glenrock Street and Underhill Avenue. This will eliminate any dead ends and maintain a continuous flow and adequate pressure for the project. Fire hydrants will be installed throughout the site to provide the required coverage for fire protection.

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

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

Table 11-1 Sanitary Sewer and Water Usage Analysis Underhill Farm		
Proposed	Estimated Flows	Total Flows (gpd)
148 Residential Units – 321 bedrooms	321 bedrooms @ 110 gallons per bedroom	35,310
Existing Building – Office/Retail	5,500 sf @ 0.10 gal/sf	550
Existing Building – Restaurant 70 seats	100 seats @ 35 gal/seat	3,500
Commercial Space – 8,100 sf	8,100 sf @ 0.10 gal/sf	810
	Total Flow Proposed	40,170
Source: Site Design Consultants		