

MEMORANDUM

TO: Bedford Town Board
FROM: Jeffrey Osterman, Director of Planning
Kevin Winn, Commissioner of Public Works
SUBJECT: Proposed Bedford Hills/Katonah Commercial District Sewer Plan
Future Sewage Capacity Allocation
DATE: October 24, 2016

As a result of discussions at the October 18 Town Board meeting, we have discussed policies for the use of excess sewage treatment capacity from the Bedford Hills-Katonah Commercial Sewer District proposal.

As described at the meeting, based on the figures shown in Table 3-2 of the September, 2016 Draft Map, Plan and Report prepared by Arcadis, the proposed sewer system will have a remaining unused sewage disposal capacity of 63,760 gallons per day. This figure is the remainder after usage and reserves by the Department of Corrections at their existing facilities, usage and reserves by the three upgrade sites (Katonah Elementary, St. Mary's and Bedford Park apartments) and the estimated usage of the commercial properties in the proposed sewer district. In addition, an amount is reserved to ensure that the system will not reach its full rated capacity.

Existing Sewer Plant total rated flow (NYS SPDES permit)	500,000 gallons/day
Reserved for Dept. of Corrections use	-300,000
Reserved for three upgrade sites	-42,500
Estimated for commercial properties in new sewer district	-43,740
Reserve capacity	<u>-50,000</u>
Uncommitted sewage treatment capacity	63,760 gallons/day

Sewer Law

Assuming a successful referendum among property owners in the proposed sewer district, the Town Board would proceed with the creation of the district. The Town would then enact a Sewer Law to regulate the operations of the sewer district. This law would also deal with the use of uncommitted capacity.

The sewer law would require that all properties within the new sewer district connect to the sewer system and abandon their existing septic systems.

We suggest the following principles for allocation of uncommitted sewer capacity:

1. Sewer District Properties

Properties within the proposed sewer district (117 tax parcels) would be permitted to use up to 15,000 gallons per day of uncommitted capacity on a first come/first served basis.

2. Out of District Properties

Residential or commercial properties outside the sewer district with failing septic systems and along a newly installed sewer main would be permitted to connect to the sewer main at the property owner's cost on a first come/first served basis. These properties would be able to use up to 15,000 gallons of uncommitted capacity. Alternatively, properties in this situation may utilize the Town's Septic Reimbursement Program to pay for 50% of the repairs to a failed system.

3. Sewer Law Review

The newly enacted Sewer Law would include regulations governing the future connections to the sewer system. In this case, the law would specify the 15,000 gallon limits in items 1 and 2 above. The law would also determine estimates of sewer flow from newly connected uses, calculations for uncommitted capacity, application procedures and requirements, and costs and fees for future connections.

Review of the Sewer Law by the Town Board would be required for the following reasons, whichever first occurs:

1. Five years from the adoption of the original Sewer Law.
2. Sewer District properties using uncommitted capacity over 15,000 gallons per day.
3. Out-of-District properties using uncommitted capacity over 15,000 gallons per day.

In its review, the Town Board would be permitted to modify any of the initial capacity allocation requirements or any other provision of the law. Of course, the Board could conclude that no revisions would be required.

