

# Draft Environmental Impact Statement

## ADDENDUM

Submission Date: January 15, 2020  
Resubmission Date: February 13, 2020

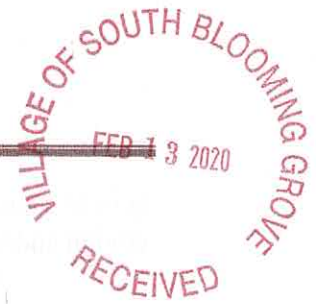
Prepared By:  
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## Clovewood Draft Environmental Impact Statement

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### 9.0 ADDENDUM

#### 9.1 Arlington Drive Interconnection

The Project would not include a vehicular interconnect with Arlington Drive for the general public, but would include the reservation for emergency access (i.e. fire, police or EMT vehicles) through a locked gate as shown in Sheet G4 of Appendix A of the DEIS and in Figure 315c included with this Addendum. The method of controlling access would be via combination lock with a code determined by the emergency service providers. References to vehicular interconnection for the general public mentioned in the DEIS (i.e. page 1.0-12, Section 3.11 and Appendix J) should be ignored.

#### 9.2. Kiryas Joel Water Supply Alternative

The Project would not pursue a water supply alternative with the Village of Kiryas Joel. References to a potential alternative water supply and/or sewer interconnection with the Village of Kiryas Joel mentioned in DEIS Section 1.0 (Executive Summary) pages 1.0-24 and 1.0-25 and Section 4.0 (Alternatives) pages 4.0-9 through 5.0-1 including Figures 41 and 42 should be ignored. These references have been removed from the DEIS available at [www.clovewood.com](http://www.clovewood.com) and DEIS Sections 1.0 and 4.0 have been resubmitted electronically to the Village to reflect these revisions.

#### 9.3 Public Park and Ride

References to a public park and ride in the DEIS (i.e. pages 1.0-5, 2.0-12, 3.11-17, 3.11-20, 3.11-26, 3.11-35, 4.0-6 and Appendix J) may be ignored. Where the DEIS refers to two park and rides, it should be noted that the Project would include just one internal park and ride. All site plans in the FEIS will be revised to remove the public park and ride facility. However, should the New York State Department of Transportation (NYSDOT) pursue the development of a public park and ride, the Project would be willing to dedicate land for this purpose.

#### 9.4 Water Treatment

An engineering report identifying how groundwater would be treated to meet New York State Department of Health (NYSDOH) drinking quality standards, if necessary, is included in Attachment I. Treatment would consist of the installation of a sand filter to reduce turbidity and an iron/manganese filter to reduce iron and manganese concentrations. The sand filter and iron and manganese filter, together making up the 'filtration system,' would consist of multiple pressure vessels that would be designed to treat the combined yield of the water supply wells. The filters would incorporate a backwash feature that would periodically backwash and regenerate the treatment media. Backwash water would be directed to a subsurface leaching galley. The filtration

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system would be designed in accordance with the Recommended Standards for Water Works, 2018 edition and be submitted to the NYSDOH for review and approval.

### **9.5 Village Water Supply Alternative**

For an interconnection with the Village's water supply system to occur, the NYSDOH would require a supply capacity that can meet the peak daily demand of the Village's current water system, plus twice the average daily demand of the Project with the best well out of service. Based on the evaluation provided in Attachment II, the Village does not presently have sufficient capacity to supply water to the Project.

### **9.6 Mapping of Land Conversation Areas**

Mapping of the primary and secondary land conservation areas are included in Attachment III as Figure 315c. This map compliments the text found in Section 3.1 of the DEIS.

*All of the above revisions will be incorporated into the main text of the Cloewood FEIS.*



Clovewood DEIS Addendum  
Attachment I



Kirk Rother, P.E.

Consulting Engineer, plc

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WARWICK, NY 10990  
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## Memorandum

To: Simon Gelb, CPC, LLC

RE: Village of South Blooming Grove DEIS comments regarding Clovewood well water quality results.

Date: January 7, 2019

The following response is submitted to address a comment received from the Village of South Blooming Grove as relates to the water quality test results included in the well development study which indicate that iron, manganese, color and turbidity was found to exceed the maximum contaminate level set forth by New York State in some of the wells that were tested:

### Village comment #5 (received 11/5/19)

*"The groundwater study provided in Appendix F documents that the majority of the proposed groundwater wells do not meet NYS Drinking Water standards. Treatment will be required. The water supply report should identify how the drinking water will be treated to satisfy New York State drinking water standards."*

### Response:

Existing water-quality data was collected from onsite wells C-6, C-12, C-14, C-16, C-21 and C-23 all of which are located within the project site. The samples were analyzed for the parameters required by the NYSDOH Sanitary Code Part 5, subpart 5-1 for community, public water-supply wells. The analyses include screening for inorganics, metals, volatile organic compounds, synthetic organic compounds, semi-volatile organic compounds and radionuclides, as well as the extra compounds dioxin, endothall, glyphosate and diquat. Copies of the laboratory test results for the respective wells were provided in the March 2018 Legette, Brashears and Graham pumping test report. The results indicate that there was no reported exceedance of any NYSDOH drinking water standard for the volatile organic compounds, synthetic organic compounds, semi-volatile organic compounds, radionuclides, or the extra compounds dioxin, endothall, glyphosate and diquat.

The test results did reveal concentrations that exceeded NYSDOH drinking water standards for iron, manganese, color and turbidity in wells C-6, 14, 16, 21 and 23. Total coliform was also detected well C-12. Well C-12 was subsequently disinfected and resampled for total coliform with the result indicating an absence after the resampling.

With regard to turbidity, it is not uncommon for newly drilled wells to have elevated turbidity from the disturbances that occur during the drilling process. The elevated turbidity in wells C-6, 14,

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16, 21 and 23 was likely the cause of the elevated iron, manganese and color concentrations. These parameters are of aesthetic concern in a public water-supply and do not pose a health hazard. Additional well development will be conducted on these wells by pumping the wells to waste to further remove sediment from water bearing fractures. Doing so reduces the turbidity concentrations and will likely reduce the associated iron, manganese and color concentrations.

In the unlikely event these parameters remain above exceedance criteria after further flushing of the wells, treatment will be provided. Treatment would consist of the installation of a sand filter to reduce turbidity and an iron/manganese filter to reduce iron and manganese concentrations. The sand filter and iron and manganese filter, together making up the 'filtration system', would likely consist of multiple pressure vessels that would be designed to treat the combined yield of the water supply wells. The filters would incorporate a backwash feature that would periodically backwash and regenerate the treatment media. Backwash water would be directed to a subsurface leaching galley. The filtration system would be designed in accordance with the Recommended Standards for Water Works, 2018 edition and be submitted to the NYSDOH for review and approval.

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Cloewood DEIS Addendum  
Attachment II





## MEMORANDUM



**TO:** Mr. Simon Gelb

**FROM:** Stacy Stieber, CPG, PG(NY) *Stacy Stieber*  
Thomas P. Cusack, CPG, PG(NY)

**DATE:** January 8, 2020

**SUBJECT:** Clovewood Project, Village of South Blooming Grove Water System Interconnection

The Village of South Blooming Grove (the Village) has requested that the applicant evaluate the Village's water system to determine if sufficient surplus water is available to supply the Clovewood project. To that end, WSP USA, Inc., and related company Hydrogeologic Architecture, Land Surveying, Landscape Architecture Services, P.C. (WSP), has reviewed the letter dated December 31, 2019 from McGoey, Hauser and Edsall Consulting Engineers D.P.C. (MHE) which has provided details related to the Village's water system well capacities and water usage.

For an interconnection to occur, the New York State Department of Health (NYSDOH) would require a supply capacity that can meet the peak day demand of the Village's water system, plus twice the average daily demand of the Clovewood project with the best well out of service. The present operating capacities for the Village's wells provided by MHE are summarized in the table below.

Well Name	Operating Capacity (gallons per minute)
O & R Well	35
Well 3	95
Well 4	5
Well 5	48
Well 7	3
<b>Total Yield with Best Well (Well 3) Out of Service</b>	<b>91</b>

The combined yield of the Village's wells with Well 3 (the best well) out of service is 91 gpm (gallons per minute) or 131,040 gpd (gallons per day). MHE also notes in their letter that Well 5 is currently under review by NYSDOH and is not presently permitted for use. If the yield of Well 5 is excluded, the Village's supply would be further reduced to 43 gpm or 61,920 gpd.

The 2018 withdrawal from the Village wells provided by MHE was 73,422,000 gallons. This equates to an average daily demand of 201,156 gpd or 139.7 gpm.

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A comparison of the Village's available supply of 43 gpm (excluding Well 5) or 91 gpm (including Well 5) with the best out of service to their current average daily demand of 139.7 gpm shows a deficiency of 96.7 gpm or 48.7 gpm. An assessment of the deficiency under peak demand conditions cannot be completed because the data has not been provided.

Based on the evaluation above, the Village does not presently have sufficient capacity to supply water to the Clovewood project.

cmm

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Well	Capacity (gpm)	Notes
Well 1	43	Excluding Well 5
Well 2	43	Excluding Well 5
Well 3	43	Excluding Well 5
Well 4	43	Excluding Well 5
Well 5	43	Including Well 5
Well 6	43	Including Well 5
Well 7	43	Including Well 5
Well 8	43	Including Well 5
Well 9	43	Including Well 5
Well 10	43	Including Well 5
Well 11	43	Including Well 5
Well 12	43	Including Well 5
Well 13	43	Including Well 5
Well 14	43	Including Well 5
Well 15	43	Including Well 5
Well 16	43	Including Well 5
Well 17	43	Including Well 5
Well 18	43	Including Well 5
Well 19	43	Including Well 5
Well 20	43	Including Well 5
Well 21	43	Including Well 5
Well 22	43	Including Well 5
Well 23	43	Including Well 5
Well 24	43	Including Well 5
Well 25	43	Including Well 5
Well 26	43	Including Well 5
Well 27	43	Including Well 5
Well 28	43	Including Well 5
Well 29	43	Including Well 5
Well 30	43	Including Well 5
Well 31	43	Including Well 5
Well 32	43	Including Well 5
Well 33	43	Including Well 5
Well 34	43	Including Well 5
Well 35	43	Including Well 5
Well 36	43	Including Well 5
Well 37	43	Including Well 5
Well 38	43	Including Well 5
Well 39	43	Including Well 5
Well 40	43	Including Well 5
Well 41	43	Including Well 5
Well 42	43	Including Well 5
Well 43	43	Including Well 5
Well 44	43	Including Well 5
Well 45	43	Including Well 5
Well 46	43	Including Well 5
Well 47	43	Including Well 5
Well 48	43	Including Well 5
Well 49	43	Including Well 5
Well 50	43	Including Well 5



**McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS D.P.C.**

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31 December 2019

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Albany, New York 12260



ATTENTION: JOHN J. HENRY, ESQ.  
REFERENCE: CLOVEWOOD  
VILLAGE WATER INTERCONNECT

Dear Mr. Henry,

In follow-up to our conference call of December 18, 2019, below is the information requested in order to evaluate connection to the Village of South Blooming Grove Water District.

The Village Water Districts consists of two separate service areas: Worley Heights (former Water District 1) and Merriewold (former Water District 6), which are interconnected with an emergency connection that facilitates transfer of water between the service areas. Each service area has two separate pressure zones, containing a mid-level water storage tank and upper level water storage tank.

The Worley Service Area is fed by the Worley Well Field (adjacent to Village Hall) and the O & R Well. The Merriewold Service Area is fed by the Merriewold Well Field located along Route 208 near Merriewold Lane North.

The Village currently has currently four (4) operating wells that are being utilized to meet water supply. The operating wells are the O & R Well, Well No. 3 and Well No. 4 (Merriewold Well Field) and Well No. 7 (Worley Well Field).

Operating Wells			
Well	Permitted Capacity	Operating Capacity	Service Area
O & R Well	130 GPM	35 GPM	Worley
Well No. 3	196 GPM	95 GPM	Merriewold
Well No. 4		5 GPM	Merriewold
*Well No. 5	48 GPM	48 GPM	Merriewold
Well No. 7	118 GPM	3 GPM	Worley

\*Not Permitted for Use (Currently under review by NYSDOH)

The actual supply and demand for the Village, as reported to NYSDEC on the Annual Water Withdrawal Reports, is as follows:

Year	Supply	Demand
2015	62,709,000	50,843,841
2016	63,978,000	50,869,314
2017	67,817,000	51,546,567
2018	73,422,000	67,143,721

The Village does not have an overall comprehensive map depicting the water infrastructure. The Village does have various plans of portions of the District, but will require time to review the archives to isolate the plans which would be useful.

Respectfully submitted,

McGOEY, HAUSER & EDSALL  
CONSULTING ENGINEERS, D.P.C.



*Michael W. Weeks*

Michael W. Weeks, P.E.  
Village Engineer

MWW/amn

C: Mayor James LoFranco  
Dennis Lynch, Esq.  
Rich Hannon

Clovewood DEIS Addendum  
Attachment III



