

F. UTILITIES

Comment F-1

p. 139 para 2 - Is there any correspondence with the Yonkers Water Bureau? With whom were these discussions conducted?

p. 301 - Is the fire flow from the water main on Kimball Avenue sufficient for fire fighting purposes and what is the condition of the 16-inch water main?

(Memorandum from Saccardi & Schiff, Inc., dated 11/01/2005)

Response F-1

Meetings were held with Mr. John Speight and Ms. Albina Glaz of the City of Yonkers Water Bureau on 04/14/2005, 07/01/2005, 09/26/2005 and 12/20/2005 to discuss the proposed redevelopment of the water system for the Shopping Center. Attached in the Volume II Appendix VV are various correspondence with the Yonkers Water Bureau.

Hydrant flow test data was provided by the Yonkers Water Bureau. This test provides the available pressure in the different water mains when water is flowing. Utilizing the flow and pressure data indicated during the test, the applicant ran a hydraulic calculation modeling the fire protection system. This calculation indicated that there is sufficient pressure and flow available to meet the proposed building requirements. The building requirements include the requirements for fully sprinklered buildings.

The applicant will only be using the 16" water main on Kimball Avenue to feed Building 13. This line is sufficient for this building's expected usage and fire protection based on the applicant's hydraulic calculation discussed above. After discussions with the Yonkers Water Bureau, it was decided to utilize the water main along Central Park Avenue for the remainder of the site. The applicant also performed a hydraulic calculation for the Central Park Avenue main to determine that this line was sufficient to serve the site. It should be noted that the hydraulic calculations are submitted as part

of the filing process to the City when the fire protection plans are filed by the installing contractor.

Comment F-2

p. 140 para. - 2 Although no off-site water system improvements are proposed as part of the proposed action, is the off-site water system adequate.

p. 306 para. - 3 Fire Protection – Are sprinklers to be installed only in the new buildings? Is there adequate water pressure to serve the new buildings?

(Memorandum from Saccardi & Schiff, Inc., dated 11/01/2005)

Response F-2

During our meetings with Mr. John Speight and Ms. Albina Glaz of the City of Yonkers Water Bureau, they did not indicate any inadequacies in the off-site water system. The only off-site water system improvement requested was the addition of a water valve in the 8 inch water main along Central Park Avenue, between the two proposed connection locations, which will be provided as part of the new water system installation for the Cross County Shopping Center.

The off-site water system appears to be adequate based on the referenced hydrant flow test discussed in Response F-1.

Sprinklers are to be installed in all new buildings. There is adequate pressure available to serve the new buildings based on the hydrant flow data and the applicant's hydraulic calculations. All existing buildings will have a new fire line with a new code compliant backflow preventer. This will allow all future tenants to install a sprinkler system in the existing buildings if required by code.

Comment F-3

p. 140 para - 3 - It is identified first that adequate flow is available to meet water demand. Then it is stated that fire pumps will be added as required. Where is it anticipated that these fire pumps will be required to maintain adequate fire flow pressure?

(Memorandum from Saccardi & Schiff, Inc., dated 11/01/2005)

Response F-3

The majority of the facility will be fed off the City water mains without the use of a fire pump. A substantial renovation to the office tower will require an upgrade to the fire protection system to comply with current code requirements. Due to the height of the tower, a standpipe system is required. A standpipe system includes a riser (pipe) from the basement to the highest floor and hose outlets at each floor that can be used for fire fighting by the fire department. The riser is located within the stairwell. Current code requirements require a certain amount of pressure and flow at the top of the standpipe riser. The existing water mains cannot provide sufficient pressure, therefore, a fire pump will be provided to boost the water pressure in that building only.

Comment F-4

p. 140 para – 4 - Is there any advantage or disadvantage to removing or abandoning in place the existing water lines once they have been replaced?

(Memorandum from Saccardi & Schiff, Inc., dated 11/01/2005)

Response F-4

There is no distinct advantage or disadvantage to removing or abandoning in place the existing water lines, with the exception of cost. It is more cost effective to abandon the existing water lines in place. However, it is important that the existing water lines be removed or abandoned properly. If the pipes are removed, the material used to fill in the abandoned pipe trenches must be properly compacted to prevent possible settlement.

If the water lines are abandoned in place, it will be necessary to properly plug the ends of the pipe to prevent infiltration of soil and possible settlement.

Comment F-5

p. 144 para - 4 – mitigation – What type of maintenance is required of exterior grease interceptors? How will this be accomplished after project construction?

(Memorandum from Saccardi & Schiff, Inc., dated 11/01/2005)

Response F-5

Each tenant that has an exterior grease trap is to maintain the grease trap. Depending upon the usage, the grease traps are emptied by the tenant on a regular basis. Typical maintenance procedure for an exterior grease trap is for the tenant to contract with a tank cleaning company to periodically pump out the grease in the tank. This grease is then disposed of in accordance with all applicable regulations by the tank cleaning company.

Comment F-6

Page 143 indicates the sanitary flow is 133,402 gpd (up to 159,147 gpd using DEC standards). However, the water demand was 211,860 gpd (page 139). It is not clear why the two are not consistent; however, it may have to do with water consumption within the shopping center, etc. The difference appears to also be related to the exclusion of the theatre, Stop & Shop and other stores from the wastewater calculations. A water balance showing the 211,860 gpd into the development and the sanitary flows out of the development would be useful for tracking flows.

(Memorandum from HDR/LMS, dated 10/24/2005)

Response F-6

Table F-6, following, provides a summary of the existing and proposed sanitary flows for the project. The sanitary flow of 133,402 gpd indicated in the comment represents the existing flow for discharge point No.1. The combined future sanitary flow for the shopping center based on NYSDEC Design Standards for Waste Water Treatment Works, 1988 is a total of 192,609 gpd for discharge points 1 through 4. The total proposed domestic water demand for the project is approximately 211,860 gpd which is the above noted sanitary flow increased by 10% to provide a conservative analysis and allow for water which may not be reclaimed by the sewer system as a result of cleaning, cooking, landscape care and evaporation. The sanitary flows and water demand calculations include the existing theatre, Stop and Shop and all other stores on the shopping center property.

Comment F-7

There appears to be modest, if any, increase in sanitary flows and some level of off site analysis should be conducted to ensure adequate capacity. Again, the increase is small but off site infrastructure should be checked.

(Memorandum from HDR/LMS, dated 10/24/2005)

Response F-7

The applicant met with the City of Yonkers Engineering Department who indicated no anticipated issues with downstream sanitary transmission lines. The applicant was requested to conduct a TV inspection of the existing sanitary main beneath the Cross County Parkway to determine its condition, which will be conducted prior to obtaining a Building Permit. Should the main be determined to be inadequate, the applicant will replace or repair the main to the satisfaction of the City of Yonkers Engineering Department.