



Water and Sewer

Community Goal:

Develop a comprehensive water and sewer expansion plan.

Objectives:

- Expand water and sewer services in appropriate areas with minimal expense to taxpayers and users
- Continue to maintain and upgrade existing systems.

As discussed in Chapter 2, most of Lloyd's growth in the past three decades has occurred in the hamlet of Highland. The provision of municipal water and sewer has permitted extensive development in the Highland area. However, current development within the service districts has brought the sewer treatment plant near capacity, and has created a demand for a larger water treatment plant. At the same time, residential and non-residential developments immediately adjacent to the water and sewer districts are before the Planning Board. The concentration of new growth in the Highland

area has been a major factor in preserving the meaningful distinction between settled areas and open lands that is a defining feature of the Town's character. To maintain that character, and to strengthen the tax base, the Town should expand the municipal water and sewer districts to areas adjacent to Highland. Maintaining and upgrading the existing systems will also be required to ensure continued development in the hamlet.

9.1 EXPAND MUNICIPAL WATER & SEWER DISTRICTS

Many goals of the *Comprehensive Plan* will be unsuccessful without expanding the existing municipal water and sewer districts. The provision of central water and sewer is necessary to permit increased density in areas of the Town where a greater intensity of development is desired. A major goal of the *Comprehensive Plan* is to maintain the hamlet of Highland as the commercial, institutional and cultural center of the Town. The *Comprehensive Plan* recommends directing increased density to the hamlet (and thereby protecting

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open space in the outlying areas of the Town) through a transfer of development rights program. Moreover, enhancing the tax base by attracting light industrial development to the Light Industrial District along Route 9W and North Road will only occur if these facilities are provided with the necessary infrastructure. Expansion of municipal water and sewer to areas adjacent to Highland will be necessary to realize these goals.

Such an expansion, however, should be accompanied by an amendment to the Zoning that creates a Traditional Neighborhood Overlay District in these areas, accompanied by design standards, to ensure that the hamlet expands in a manner that reflects the development style characteristic of traditional downtowns, including a mix of uses, a pedestrian scale, and a diversity of housing styles, types and sizes. Permitting greater density in the hamlet, and in areas immediately adjacent to the hamlet, will also make the provision of central water and sewer in these areas more cost effective. As discussed previously, the Town could apply for a Community Development Block Grant to finance these improvements.

Expanding municipal facilities to permit light industrial development on North Road adjacent to Route 9W should also be accompanied by design standards for these facilities to ensure that such development does not have adverse impacts on community character or adjacent residences. Chapter 8 outlines the special permit provisions that should be adopted to protect natural resources and adjacent residential properties from potential impacts of light industrial facilities. These include design requirements related to architecture, the location of parking and access, along with landscaping and screening to minimize visual impacts from the roadway and adjacent neighbors. These design standards could be incorporated as thresholds in a Generic Environmental Impact Statement (GEIS) to expedite the review of a project. If a project were consistent with the design guidelines, it would require little or no additional design review under the State Environmental Quality Review Act (SEQR).

The Zoning should also preclude commercial strip development from locating along the portion of Route 9W where water and sewer mains are proposed to be extended as such development would have adverse impacts on community character and would conflict with the goal to maintain Highland as the community's cultural, civic and commercial center.

District expansion plans should be coordinated with private development plans to minimize the costs incurred by the District in providing mains. Private developments in identified expansion areas should assist in financing the necessary infrastructure. Rapid expansions into areas which are distant from the existing service districts and would incur substantial costs to the existing users should be discouraged.

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9.2 MAINTAIN AND UPGRADE EXISTING SYSTEMS

As the Town grows, it must ensure that sufficient water supply and sewage treatment capabilities are provided for developed and vacant lands within the existing districts. Water mains within the district should be enlarged where extensive development is likely to occur. The Town should also actively promote water conservation measures, including the use of water saving fixtures, among existing users, and these measures should be mandatory for new projects.

The Town's sewage treatment plant near the Hudson River is currently operating at 80 percent of capacity, and the Town is evaluating possible solutions to expand capacity. One innovative solution currently used by new developments in the Town is the creation of artificially constructed wetland areas or "reed beds" to naturally treat wastewater. The Town Board recently commissioned a study to determine whether it is more cost effective to extend sewer lines and expand the treatment plant or to require that new businesses install reed beds to treat wastewater. The use of reed beds is also being considered in some areas to act as a pretreatment of wastewater before it enters the treatment plant. The Town is also attempting to secure grants to purchase additional properties to expand the sewage treatment plant's capacity, and to upgrade the digesters.

In addition to expanding sewage treatment capacity, the *Comprehensive Plan* also recommends that the Town apply for a State grant to acquire an ultraviolet system to replace chlorination at the sewage treatment plant on the Hudson River bank since chlorination is toxic to the environment. Inflow and infiltration from leaky pipes and individual house drains should also be reduced into the sewer line.