

July 31, 2017

Health Department
55 Brown Road
Ithaca, NY 14850

It is a great concern of the families that reside on the upper end of Mineah Road in Dryden that the proposed Pineridge Apartment Complex could have a devastating impact on the quality and even the supply of water to our homes.

Currently on Mineah Road, we have four apartment complexes (two that are large), a business, and 10 single family homes on less than a 1/2 mile, dead-end road. In the last five years, three homes have discovered that their well-water is contaminated (where earlier testing indicated the water in all homes was safe for drinking). The three homes are 22, 29, and 32 Mineah Road. Even after repeating the water tests, and "shocking" the water with chlorine, the water remained undrinkable. These residents now have to purchase drinking water.

Two of those homes, 29 and 32 Mineah Road, have also experienced low water in the last five years. So much so that the residents at 29 Mineah Road installed a 125 gallon water reserve tank. In their thirty-seven years living at 29 Mineah Road, they have never before had water problems until these last five years. As for the other residents at 32 Mineah Road, they currently cannot afford a water reserve tank.

Randolph Well & Pump Service provided us with information on two wells' past data.

	<u>30 Mineah Road</u>	<u>28 Mineah Road</u>
Date Drilled	November 1990	May 1990
Depth Drilled	240 Feet	300 Feet
Casing Required	25 Feet	22 Casing
Feet of Bedrock	215 Feet	278 Feet
Water Results	3 gallons per minute*	1 gallon per minute*

* This figure is before hydro-fracking, but as Randolph Well & Pump Service tells all its clients, water both before and after fracking is not guaranteed to continue at any volume level, if at all. Fracking may initially increase the volume return rate, but the recovery (refill) rate can drop significantly.

The Pineridge Apartment Complex's Engineering Report requires an average use of 2000 gallons per day with a maximum of 4,000 gallons a day. Even using the smaller amount, this loss of water could prove devastating for the current residents on Mineah Road. We are also concerned that if the Pineridge Complex's three wells are deeply drilled, the safe-to-drink-water residents will soon be contaminated by crossed water veins in the earth's aquifer.

As you can imagine, it is a stressful time for all of us who live on Mineah Road. What will the future bring? Will we have water? We do not understand the process in which you make your decisions, but we humbly ask that you explore beyond a well-driller's certificate with the hydro-fracked volume of water listed. We also ask that the three wells not be "tied together" in order to reach the required amount of water flow.

The Concerned Residents of Mineah Road.

A Mineah Road Representative may be contacted at 607-227-3510.

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August 2, 2017

Health Department
55 Brown Road
Ithaca, NY 14850

When we spoke on August 1st, I expressed two major concerns regarding the three wells being drilled on Mineah Road in Freeville (Pineridge Cottages Apartment Complex). The concerns were for water quality and the water supply to our homes.

With the complexity of the issue, I failed to mention a third concern of the residents. In the Pineridge Cottages Engineering Report, page four of seven, it is written that "capacity will be provided to also serve 6 and 8 Mineah in the future." These are Mr. Wawak's other rentals located on the parcel of land beneath the proposed Pineridge Cottages site.

Such a statement makes us wonder whether Mr. Wawak has concerns - either current or for the future - for his existing rentals. But why? Is there, perhaps, already an issue with the water supply?

The "red flag" is raised in the Engineer's report in the very next paragraph: "The water system is being designed to also handle the existing 5 units at 6 and 8 Mineah in case that well has problems in the future." How nice for Mr. Wawak to have that luxury for a back-up well when the rest of the families and residents on Mineah Road do not.

So there is some amount of confusion as to why Mr. Wawak, when he already has a functioning well supplying his current rentals, would need an additional well. Is there already an existing problem of low water volume? Or is it possible that the additional well is for future rentals? If an expansion is indeed in the future, Mr. Wawak will be able to make use of this well to supply the new rentals, bypassing any notification to the Health Department in regards to increased water usage.

It is with these concerns in mind, we ask that the Health Department place special conditions and/or constraints on Mr. Wawak's four parcels of property (tax # 27.7, 27.62, 27.61, and 27.52), as well as any future acquisitions of property on Mineah Road, thus reducing the strain on the water supply and the current residents.

Mr. Wawak has proved himself to be most knowledgeable and very skillful in completing his objectives. But should Mr. Wawak seek to drill more wells or to connect wells to other property developments, we ask that the Health Department require notification of any such intent so that a study on resident water quality and water supply may be completed.

Due to the complexity of the issue, please feel free to call me at anytime with any questions or concerns.

Shirley Lyon
Mineah Road Representative
607-227-3510

Health Dept.

PROPOSED LIGHTING

All lighting will conform to the International Dark Sky Association guidelines. Fixtures will be provided on both sides of each access from Mineah Road, on each cottage, and possibly on each Dumpster enclosure and the water building. Lights at 50' intervals, mounted on low poles (10' or less) are planned along the upper side of each parking area.

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PROPOSED WATER SUPPLY SYSTEM (see Engineering Report Section 2 Drinking Water System for details.)

The project will be served by 2 or more new drilled wells that will flow to a water building on the upper drive. The building will contain storage tanks, distribution pumps, and chlorine disinfection units. The water distribution system will be looped with 1160' of 1 1/2" plastic pipe with valves to provide flexibility. Capacity will be provided to also serve 6 and 8 Mineah in the future. Fire flow will not be available.

The system will comply will standards for Community Public Water Systems, including the New York State Sanitary Code (NYSSC) Subpart 5-1; Appendix 5-B: Standards for Water Wells; and Appendix 5-D: Special Requirements for Wells Serving Public Water Systems.

The expected demand on the water system is based on 24 units, 32 bedrooms and expected 40 residents. The water system is being designed to also handle the existing 5 units at 6 and 8 Mineah Road, in case that well has problems in the future.

Design Flow Summary:

Average Daily Flow	Maximum Design Day	Peak Rate for 20 minutes
2000 gpd (1.4 gpm)	4000 gpd (2.8 gpm)	25 gpm

PROPOSED OWTS (see Engineering Report Section 3 OWTS for details.)

The soils area suitable for standard or shallow absorption systems, and sand filters followed by Downstream Modified Absorption Trenches (DMAT). Construction permits for each system are required by the Tompkins County Health Department. A SPDES permit will not be needed because no industrial waste will be discharged and each system will be designed for less than 1000 gpd.

The average occupancy for each cottage (2 bedrooms plus a loft) is expected to be 2.5 people, or 10 per cluster of 4 cottages (5-bedroom equivalent). Each OWTS will be designed for a 6-bedroom capacity to account for potential increase flow from multiple living units.

STORMWATER CONTROL

Because more than one acre of land will be disturbed a Full StormWater Pollution Prevention Plan (SWPPP) is required for approval by the MS4 Town of Dryden to gain coverage under the NYS DEC SPDES General Permit for Stormwater Discharges from Construction Activity GP-0-15-002.