

WATER ENGINEER'S REPORT

363 Ontario Street Apartments

363 Ontario Street

CITY OF ALBANY
COUNTY OF ALBANY
STATE OF NEW YORK

Applicant: Jankow Companies

Prepared by:

Hershberg & Hershberg
Consulting Engineers and Land Surveyors

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INTRODUCTION:

Hershberg & Hershberg, Consulting Engineers and Land Surveyors, were retained by Jankow Companies (hereinafter the “Applicant”) with an address of PO Box 1366, Guilderland, NY 12084 as site engineer for the construction of a mixed-use development plan to be known as 363 Ontario Street Apartments. This report is for the consideration of the City of Albany Planning Board and the Board of Zoning Appeals. .

DESCRIPTION OF EXISTING SITE:

PARCEL AREA

The existing parcel is Tax Map Parcel #64.76-4-47 listed as No. 363 Ontario Street with a site area of 76,345 SF or 1.75 Acres.



Fig. No. 1 - Aerial Photo of Site

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DESCRIPTION OF INTENDED SITE DEVELOPMENT AND USE

Under the current application the Applicant is proposing to demolish the existing Playdium building and parking lot and replace it with a mixed use development of the property. This includes three apartment buildings with a total of 110 units of apartments and retail space along Ontario Street. The retail space will include a café with capability of purchasing other items. It has not yet been designed but the water usage computation assumes 20 seats. A laundromat is also contemplated for which we have based the water use computation on 8 washing machines. In addition an exercise area may be opened to the public so the use is evaluated as a “health Club” for 25 patrons. Basement level parking is provided for 96 cars and paved parking for 49 cars. Also included are landscaping, lighting, stormwater management and utility connections.

SEWER GENERATION

To establish the water use by the previous user, water records were examined for the period from 1/1/2012 to 12/31/2016. These figures are included in Appendix 1. They show an average daily use of 5,595 GPD based upon a 365 day year. Water service is currently provided to the property by the Albany Water Board. This project is estimated to generate up to 22,780 GPD of sanitary waste. See Fig. No. 2 below. The residential water use is based (based upon 110 GPD per Bed in Apartment Units¹) and the café space is based upon an ordinary restaurant at 35 GPD/Seat. The laundromat is based upon 580 per washing machine. The exercise room is based upon 25 non-residence patrons at 20 GPD per patron. Peak water use is estimated at 450% of average flow or 71 GPM. The historic use of the

¹ New York State Design Standards for Intermediate Sized Wastewater Treatment Works, NYSDEC.
March 5, 2014

building was 5,595 GPD (See Appendix 1). Peak existing water use is estimated at 450% of average flow or 17 GPM. This is equivalent to 0.038 CFS. The net increase is 54 GPM.

**Potable Water Usage
363 Ontario Street Apartments**

	<u>Unit</u>	<u>Value</u>	<u>Water Use Per Unit per day(GPD)</u> <u>See Note 1</u>	<u>Water Use (GPD)</u>
Residential	Beds	154	110	16940
Café	Seats	20	35	700
Laundromat	Washing Machine	8	580	4640
Health Club	Non Resident Patron	25	20	<u>500</u>
	TOTAL			22780

1) Source: New York State Design Standards for Intermediate Sized Wastewater Treatment Works, NYSDEC, March 5, 2014

2) Sewage Generation is equivalent to potable water use although total water use will also include irrigation

Fig. No. 2 – Potable Water Usage`

The existing building is connected to the water main on Park Avenue.

WATER SYSTEM

The total water treated in 2015 at the Feura Bush Water Filtration Plant was 7,227,985,017 gallons. The daily water production averaged 19,802,699 gallons, with maximum daily production of 23,552,324 gallons. The capacity of this treatment plant is 32,000,000 GPD. The 22,780 GPD peak flow represents an insignificant increase of 0.1% of the average daily water production. The Albany Water Board maintains water service to this site

by way of a 8 inch main in Park Avenue constructed in 1915 as shown in an excerpt from Sheet 123 of the Water Atlas which reproduced below. Also available adjoining the site is a 6" main in Ontario Street constructed in 1924 and an 8 inch main in Warren Street.

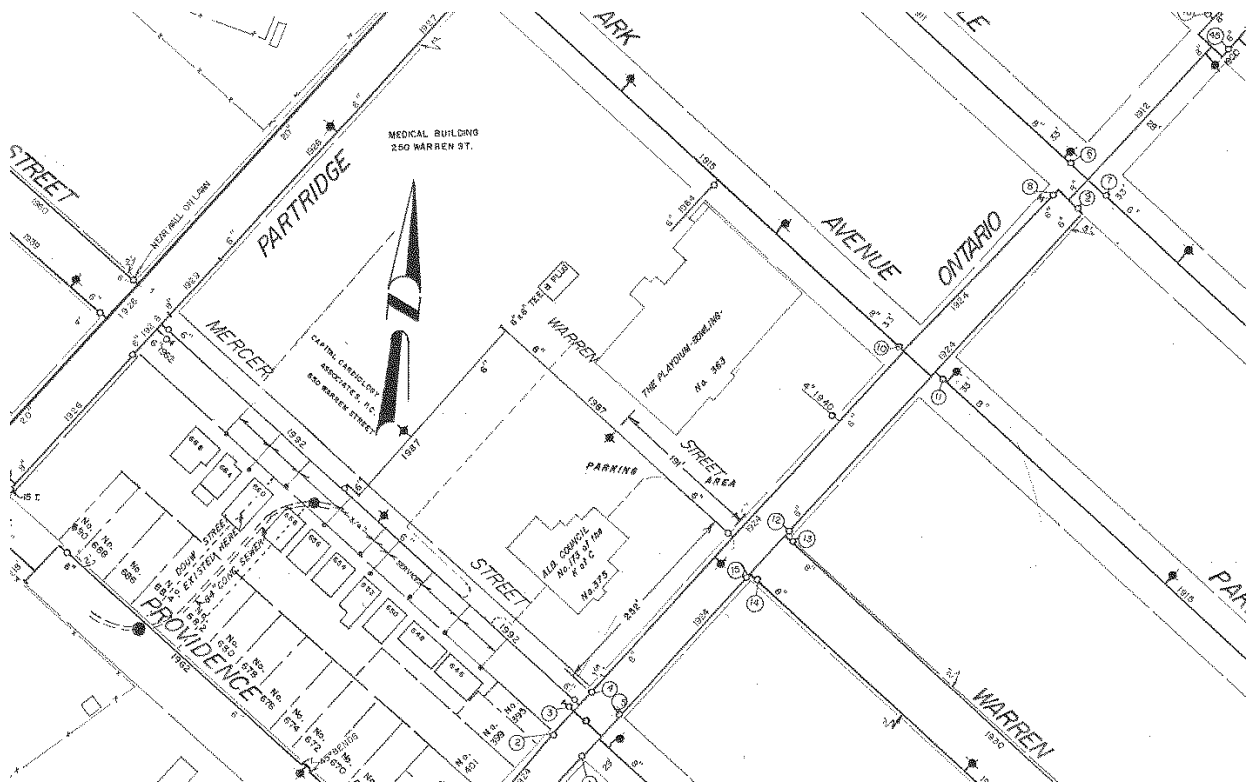


Fig. No. 3 – Water Atlas Sheet 123

FIRE PROTECTION

There is a hydrant located on the opposite side of Park Avenue. The proposal is to extend the water main into the site to provide another hydrant interior to the site. The buildings will be fully sprinklered and the plan will be reviewed with City officials. Location of Knox boxes and Siamese connections will be coordinated with fire officials. No current fire flow test was made on this site. However, a static pressure in the 60 – 65 PSI most

likely exists at the site. The Applicant will request a fire flow test prior to design of the sprinkler system.

CONCLUSION:

It is the Engineer's opinion that this project can be served by existing public water system with no negative impact on the existing system.



Prepared by:

A handwritten signature in black ink, appearing to read "D. Hershberg", written over a horizontal line.

HERSHBERG & HERSHBERG
Daniel R. Hershberg, P.E. & L.S.

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APPENDIX 1
HISTORIC WATER USE

Computation of Average Water Use at 363 Ontario Street
 Data Provided by City of Albany Department of Water & Water Supply on 9/27/2017

<u>Period Ending</u>	<u>Water Used (CF)</u>
1/3/2011	94,100
5/2/2011	93,700
9/1/2011	86,000
1/3/2012	90,600
5/1/2012	90,800
9/1/2012	81,600
1/2/2013	84,300
5/1/2013	85,800
9/17/2013	92,400
1/7/2014	112,900
5/2/2014	75,000
9/3/2014	77,000
1/2/2015	80,200
5/4/2015	85,300
9/1/2015	77,600
1/4/2016	82,500
5/2/2016	89,000
9/3/2016	85,300
1/3/2017	87,500
5/1/2017	84,600
9/1/2017	<u>81,900</u>
2434	1,818,100
Total Days	
Daily Use (CF)	746.96
Daily Use (Gallons)	5,595

