

up Hudson Valley Region



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ZACCAGNINO OF W&M TO SERVE 2ND PRES. TERM BOMA Westchester elects its 2009 officers and directors



Shown standing (from left) are: Tarantino, Zaccagnino, Dean Bender and Ceppos. Shown sitting (from left) are: Muzzio, Sean Brown, Charles Brown, Jr., Finnegan and John Lomurno.

WHITE PLAINS, NY The Building Owners and Managers Association (BOMA) of Westchester County has elected its slate of officers for the 2009 term. Kim Zaccagnino of W&M Properties was elected president for her second term. Zaccagnino and the other officers and directors were sworn in at BOMA Westchester's Annual Holiday Party and Inauguration of Officers held Dec. 4 at the Larchmont Yacht Club.

Other officers elected and sworn in for the 2009 term were: VP, Mario

Tarantino of Simone Development Companies; secretary, Bill Muzzio of Reckson, a division of SL Green; and treasurer, Ian Ceppos of CBRE. The following directors were also elected: Dean Bender of Thompson & Bender, Sean Brown of Kastle Systems, Joe Caruso of Rexcorp, Michael Cinicolo of GHP Office Realty, Vinny Finnegan of Mack-Cali Realty Corp., John Lomurno of GlobeOp Financial Services LLC, and Charles Brown, Jr. of C.W. Brown, Inc. was elected allied representative.

City of Yonkers and Richman Group hold grand opening for Croton Heights Apts: \$23m project



Shown (from left) are: Amicone, Croton Heights' first new resident, Shuldiner and Miller.

YONKERS, NY Mayor Philip Amicone, joined by federal, state and local elected officials, as well as more than 100 community leaders and residents at the grand opening of the Croton Heights Apartments, a new, \$23 million, 60-unit affordable rental community. The project was developed by the Richman Group and will be managed by Landex Corp.

On hand for the grand opening and the ceremonial presentation of a giant apartment key to the "first family of Croton Heights," the Bates family, were Westchester County

executive Andrew Spano; executive director of the Municipal Housing Authority for the city Joseph Shuldiner; president & CEO of the NYS Housing Finance Agency Priscilla Almodovar; N.Y.C. regional director of NYS Division of Housing and Community Renewal Greg Watson; president & CEO of the Yonkers IDA Ellen Lynch; Todd Gomez, senior VP of community development banking at Bank of America; and president of The Richman Group Development Corp. Kristin Miller.

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Are you contemplating subdividing a land parcel?

ve Vincent Ettari



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Part two continued from the December 20, 2008 Upstate edition of the New York Real Estate Journal.

In the first part of this series, we examined in brief detail the subdivision process. We also saw that several local municipalities in NYS promulgated standards for the installation of water mains within their municipality. Finally, we saw that NYS is a member of the Great Lake – Upper Mississippi River Board of State and Provincial Public Health and Environmental Managers. That organization publishes, amongst other codes, the "Recommended Standards for Water Works." The system which you install will have to conform to the standards promulgated in this code. In this part of the series, we will consider the water main pipes themselves.

The most common type of pipe used in new water supply system is ductile iron pipe. The use of cast iron pipe predates that of ductile iron pipe, cast iron pipe having been introduced into the marketplace in the mid-1950s. Ductile iron pipe had replaced the use of cast iron pipe by the late 1970s. There is now a push to allow the use of plastic pipes as water mains. However, plastic is a "soft" material and is vulnerable to scratches and other types of damage which can occur during shipping or installation. Both an AWWA Report and J-M Manufacturing Co. have indicated that a gouge deeper than 10% of the wall's thickness impairs the serviceability of the pipe and sections of plastic pipe which are damaged to that extent should be removed (though, J-M Manufacturing does allow for the use of clamps as a means of repair). Steel pipe is also susceptible to scratching and gouging. Any scratch, gouge, or defect greater than 12-1/2% of the thickness of the wall will render a steel pipe unacceptable. The design of pipes which are made of ductile iron is conservative and you should plan on using this type of pipe for the mains which your water system will require.

The U.S. Pipe Co. makes ductile iron pipe with several types of connection possibilities. There are pipes

with push-on joints. There is also the mechanical joint type piping and the flanged pipes. The local municipal engineering department will have specifications as to which type of pipe they want used in their municipality. The Ten State Standards also requires that the pipes conform to the most recent applicable standards of the American Society for Testing Materials (ASTM), the American Water Works Association (AWWA), or the American National Standards Institute & the National Sanitation Foundation (ANSI/NSF).

In some municipalities, the use of cement lined ductile iron pipe is required for water mains. This is true in Newburgh (section 179-32). Some of the municipalities which regulate the construction of water mains have not up-dated their municipal code in quite some time. This can be seen in Carmel code, which references the use of cast-iron pipe and asbestos-cement pipe (section 151-2), but does not reference ductile iron pipe in the entirety of chapter 151. Oddly, ductile iron pipe is referenced in chapter 120 of that code, which deals with the installation of sewer mains. This discrepancy may have resulted from the fact that most of chapter 151 was adopted in 1972, whereas chapter 120 was adopted in 1997.

The design plans will have to show the proposed water mains in both "plan view" and in "profile view." Plan view is made from a "bird's eye" perspective. It is typically laid-out at a scale of 1" = 20' to 1" = 50'. Most municipalities will not accept plan views which are drawn at a scale smaller than 1" = 50', though the Ten States Standards does allow the plan view to be drawn at scales up to 1" = 100' (section 1.2.2{b}).

The profile view is made by cutting a hypothetical knife through the centerline of each pipe run. The profile will have two different scales. The vertical scale will typically be 1" = 5' or 1" = 10'. The horizontal scale will be 1" = 20', a 1" = 30', a 1" = 40', or a 1" = 50'. This causes the profile to be stretched vertically. This stretching effect is known as vertical exaggeration. It enables a person who is viewing the profile to "see" the water main. If the vertical scale was, say, 1" = 50', the water mains would appear on the profile as just pencil lines. However, at 1" = 10', the water mains appear as double lines, and the mains can be clearly seen. The pipes of the other systems (drainage system, sewer system, etc.) can also be easily

seen on the profile when the scale is exaggerated vertically. In this way, the designer can ensure that the pipes "miss each other" when they cross. The Ten States Standards requires that the vertical scale not be smaller than 1" = 10' (section 1.2.2{b}). As a result, 1" = 5' and 1" = 10' are the typical vertical scales used on profiles.

When your site engineer lays-out the plans and profiles for the water main, he (or she) must show the topography of the site which is to be subdivided. Most people are familiar with the USGS topographical maps. Those maps are generally laid-out with the topographical lines representing vertical changes of 10 to 20 ft. The Ten States Standards does not permit plans for water works to have the topographical lines denoted such large vertical intervals. Rather, the Ten States Standards requires that the topography lines have their interval at not greater than two ft. (section 1.2.2{d}).

The subdivision plan and the development plans must also show a whole plethora of other items. One of those items would be any wetlands present on, or near, the site. Also, ponds, lakes, and other water sources must be shown on the plan view (section 1.2.2{g}). Another of those items would be any flood plains which might be present, or near, the property which is to be subdivided (section 1.2.2{e}).

Once the subdivision and the design plans are approved, a bond will often be required by the local municipality. The bond amount will often be equal to the entire cost of all of the site work. By requiring that a bond be posted, the local municipality can ensure that the work will be done properly. This is important when the municipality will be assuming ownership of the water mains. If the work is not done in conformity with the approved plans, the municipality can "call" the bond and do the work, itself. So, if you find that the water main system is complex, you may want to consider hiring a contractor who can post the bond. In this way, the contractor has an additional vested interest in executing the work according to the plans and in a proper fashion.

Part three to be continued in the February 24, 2009 Upstate edition of the New York Real Estate Journal.

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