

Our ref: 12646436

July 07, 2026

**Veolia Water New York Inc.  
Grandview Wells No. 67&78 PFAS Treatment**

**Narrative Summary**

Veolia Water New York Inc. (VWNY) owns and operates the existing Grandview well site located at 270 Grandview Ave. Montebello, Rockland County, New York.

VWNY plans to construct upgrades to the existing Grandview well site using the design, bid, build project delivery method. This method will be utilized to comply with the state drinking water regulations for per- and polyfluoroalkyl substances (PFAS).

The existing facility has two wells in operation, each with a pumping capacity of 200 gallons per minute (gpm). The existing treatment for the two wells includes a pre-treatment cartridge filter for particulate removal, an ion exchange treatment system for arsenic removal, chemical treatment with orthophosphate for corrosion inhibition, disinfection with sodium hypochlorite, and a chlorine contact main.

The proposed treatment system will include upsizing the pumps to compensate for headloss during the GAC treatment. The dimensions of the proposed GAC treatment building are 45 ft x 30 ft x 28.5 ft. The upgrade will not increase the firm capacity of the well.

Raw water will pass through the granular activated carbon (GAC) treatment system in a lead-lag configuration. The water will be dosed with sodium hypochlorite, and orthophosphate from new 50-gallon chemical storage tanks.

The planned upgrade will add PFAS treatment to comply with the United States Environmental Protection drinking water maximum contaminant level (MCL) of 4 ppt for PFOA and PFOS, but will not increase the well capacity.

The well will remain operational during construction, with limited disruption during tie-ins and testing of the new treatment system.

Architectural elements will be consistent with existing onsite and surrounding residential structures and must be approved by applicable municipal agencies and review boards.

All work will conform to requirements of the NYSDEC, New York State and Rockland County Departments of Health, the Village of Montebello, and other authorities having jurisdiction.

The proposed building is an allowable use in the OSR District with a Special Permit from the Planning Board, subject to Article XII of the Village zoning code. A variance is being requested under Use Group D of the OSR District because the proposed development coverage is 12.1%, which exceeds the 10% coverage limit listed in the bulk table.

Following the June 30, 2026 Village of Montebello CDRC meeting, comments received from Adam Gordon, Building Inspector dated June 26, 2026 and comments received from Martin K. Spence, Village Engineer, dated June 24, 2026, revisions were made to the project plans. The following summarizes the changes that were made:

- Bulk table was revised on sheet CI-103 to include all existing development coverage.
- AR-001 was revised to include compliance with Sec. 89-34 of the Village of Montebello code.
- CI-103 was revised to increased the width of the access driveway gate to allow for a minimum 20-ft clearance for vehicle access.
- CI-103 was revised to include site plan notes per Village Code 146-7(F).
- The total area of wetlands on the site is 0.27 acres and CI-103 was revised to show the wetlands and 100-ft wetland buffer area.
- A drainage analysis was performed to demonstrate zero net runoff from the proposed impervious areas.
- CI-103 was updated to show evergreen plantings (Norway Spruce trees) to provide screening for adjacent property.