



Application Type

Renewal

Facility Type

Non-Municipal

Major / Minor

Minor

Application No.

**PA0276294**

APS ID

**1008556**

Authorization ID

**1512286**

**NPDES PERMIT FACT SHEET  
INDIVIDUAL SEWAGE**

<b>Applicant and Facility Information</b>			
Applicant Name	<u>Lt Realty Inc.</u>	Facility Name	<u>Bethany Village Development</u>
Applicant Address	<u>150 Noble Lane</u> <u>Bethany, PA 18431</u>	Facility Address	<u>150 Noble Lane</u> <u>Bethany, PA 18431</u>
Applicant Contact	<u>Thomas Beahan</u>	Facility Contact	<u>Thomas Beahan</u>
Applicant Phone	<u>(570) 251-3463</u>	Facility Phone	<u>(570) 251-3463</u>
Client ID	<u>354335</u>	Site ID	<u>825385</u>
Ch 94 Load Status	<u>Not Overloaded</u>	Municipality	<u>Dyberry Township</u>
Connection Status	<u>No Limitations</u>	County	<u>Wayne</u>
Date Application Received	<u>December 18, 2024</u>	EPA Waived?	<u>Yes</u>
Date Application Accepted	<u>January 3, 2025</u>	If No, Reason	
Purpose of Application	<u>Renewal of existing NPDES permit to discharge treated sewage effluent.</u>		

**Summary of Review**

The applicant is requesting a renewal of the existing NPDES permit for discharge of 0.0065 MGD of treated sewage to Tributary 5990 to Dyberry Creek, a High Quality-Cold Water Fishes, Migratory Fishes (HQ-CWF, MF) receiving stream in state water plan basin 01-B (Lackawaxen River). As per the Department's current existing use list, the receiving stream does not have an existing use classification that is more protective than its designated use.

Bethany Village is an assisted living facility located on 19.5 acres in Dyberry Township and Bethany Borough, Wayne County. The system for the facility is sewage is pumped to a Purestream E-A Plant (Extended Aeration) and then uses U.V. for disinfection. Chlorine is used as a backup in case the UV is not operational. The applicant does not list any other treatment chemicals in the application.

Emails with the applicant in November of 2025 indicate the septic tank that was logged in previous permit cycles is no longer in use. Sewage gets pumped directly to the treatment plant. The SOPs for septic cleanout required in the previous permits are no longer required and language for the septic system will be removed from the permit.

There are no planned upgrades for this facility. There is no planned increase in design flow. Anti-degradation analysis was not performed for this renewal.

The applicant has not reported sludge being hauled offsite in the previous 12 eDMR reports. Application states sludge would be hauled via independent contractor offsite. Emails with applicant confirm no sludge has been taken off property during last permit cycle.

Approve	Deny	Signatures	Date
X		William Hon / Environmental Engineer Specialist	December 2, 2025
		./AUTH_LEAD_REV_INFO/AUTH_LEAD_REV_INFO_ROW/PERM ITS_CHIEF_NAME / ./AUTH_LEAD_REV_INFO/AUTH_LEAD_REV_INFO_ROW/PERM ITS_CHIEF_TITLE	

### Summary of Review

There are no representative stream gages in the vicinity of the outfall. The default LFY of 0.1 cfs/mi<sup>2</sup> was chosen to model the discharge. For modeling inputs, RMI values were obtained using the "PA Historic Streams" feature of eMapPA as well as the "measure" tool. Drainage areas were delineated using USGS's StreamStats Interactive Map and elevations were obtained using the elevation profile feature of StreamStats. Q7-10 for the point of first use was determined using Streamstats.

E. Coli monitoring requirements will be introduced into the new permit according to PA DEP policy for individual sewage effluent limitations. E. Coli requirements for a treatment plant with less than .05 MGD discharge is found in the SOP for establishing effluent limitations for individual sewage.

Limitations for Fecal Coliform, CBOD5, Ammonia-Nitrogen, and Dissolved Oxygen are ABACT limitations carried over from the previous permit. Limitations for pH and Fecal Coliform are TBELs and are carried over from the previous permit. WQM 7.0 modeling was performed, but did not recommend more stringent limits. TRC modeling was not performed due to UV disinfection. The 0.02mg/L IMAX for TRC will be carried over for a backup to UV.

Monthly monitoring/reporting requirements Nitrate-Nitrite as N, Total Phosphorus, Total Dissolved Solids, Total Copper, Total Lead and Total Zinc are included in this permit. Monthly monitoring/reporting requirements are also included in the permit for Total Nitrogen. To calculate Total Nitrogen, monthly monitoring/reporting is included for Total Kjeldahl Nitrogen.

There is no DRBC docket associated with this facility.

Special Conditions added into the permit are as follows:

- Part C 20 – DRBC May Have Other Requirements
- Part C 33 – Ultraviolet (UV) System Monitoring Requirements
- Part C 110A – Solids Management

The previous inspection performed for this facility was an Administrative/File Review dated 12/13/2023 and resulted in one (1) NOV: 92A.44 - NPDES - Violation of effluent limits in Part A of permit. This NOV has since been resolved. The last compliance evaluation performed at this facility occurred on June 7, 2022, and resulted in zero (0) NOVs. There are no open violations for this facility in the clean water program.

Recommend Approval.

Bethany Village Modeling  
PT1 @ Outfall 001, Tributary 5989 to Dyberry Creek, 1B, Lackawaxen River, HQ, CWF, MF  
RMI: .92 for modeling

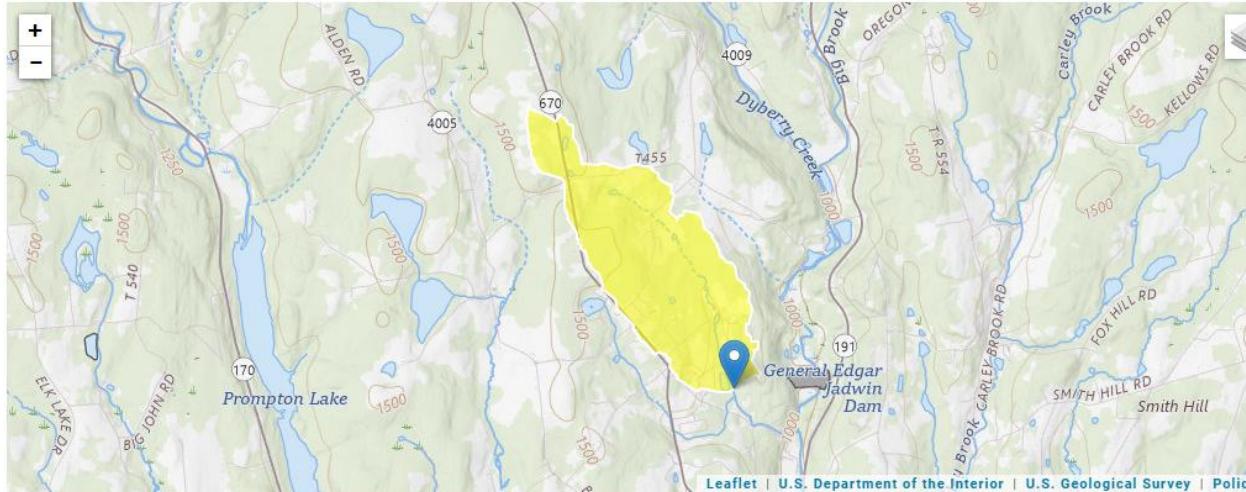
### Summary of Review

Clicked Point (Latitude, Longitude):

41.61087, -75.27568

2025-10-10 14:30:40 -0400

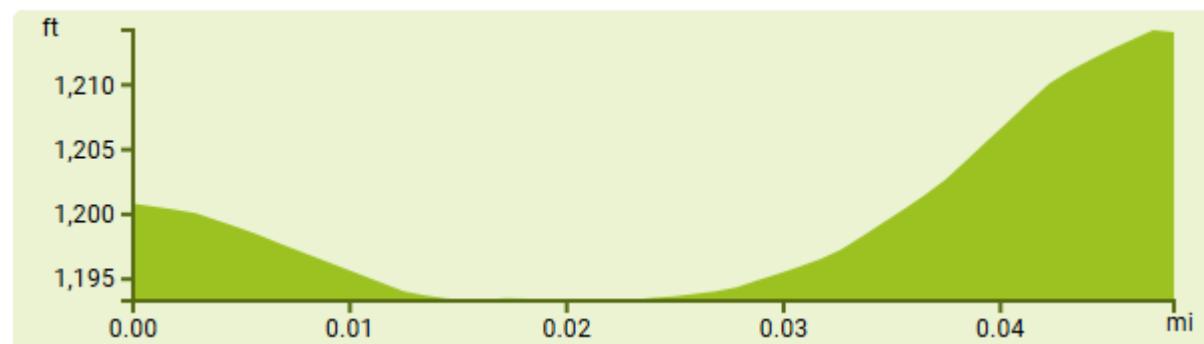
Time:



Collapse All

#### ► Basin Characteristics

Parameter Code	Parameter Description	Value	Unit
DRNAREA	Area that drains to a point on a stream	1.47	square miles
7 Day 10 Year Low Flow		0.0259	ft^3/s



41.61339      -75.27713      1193.37

PT2 @ Conflux w/ Dyberry Creek, RMI: .01 for modeling

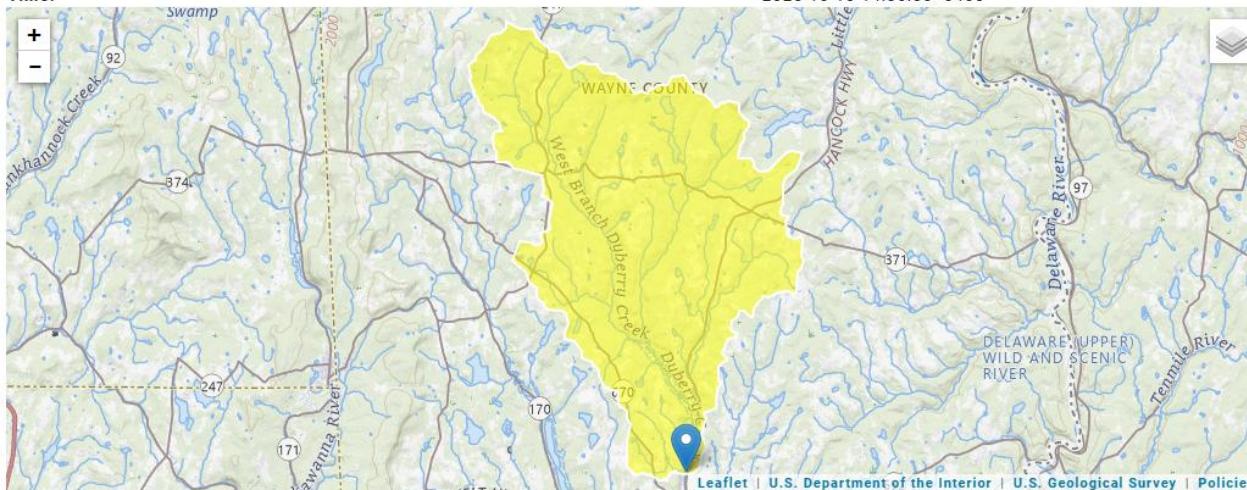
### Summary of Review

Clicked Point (Latitude, Longitude):

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Time:

2025-10-10 14:36:56 -0400



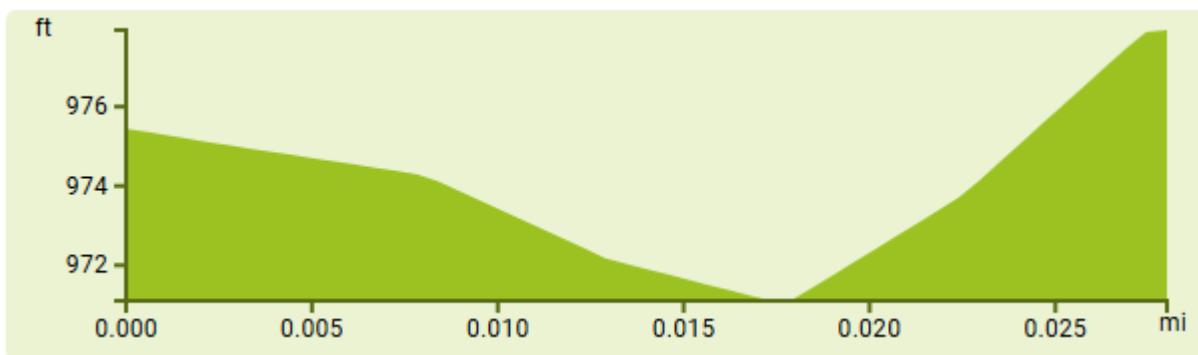
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#### » Basin Characteristics

Parameter Code	Parameter Description	Value	Unit
DRNAREA	Area that drains to a point on a stream	67.5	square miles

7 Day 10 Year Low Flow

4.85  $\text{ft}^3/\text{s}$



41.60543

-75.26616

971.10

### Summary of Review

Analysis Results WQM 7.0

Hydrodynamics NH3-N Allocations D.O. Allocations D.O. Simulation Effluent Limitations

RMI	Discharge Name	Permit Number	Disc Flow (mgd)
0.92	Bethany Villag	PA0276294	0.0065
Parameter	Effluent Limit 30 Day Average (mg/L)	Effluent Limit Maximum (mg/L)	Effluent Limit Minimum (mg/L)
CBOD5	25		
NH3-N	7.91	15.82	
Dissolved Oxygen			4

Record: 1 of 1 No Filter Search

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TRC Modeling was not performed for this facility

### Public Participation

DEP will publish notice of the receipt of the NPDES permit application and a tentative decision to issue the individual NPDES permit in the *Pennsylvania Bulletin* in accordance with 25 Pa. Code § 92a.82. Upon publication in the *Pennsylvania Bulletin*, DEP will accept written comments from interested persons for a 30-day period (which may be extended for one additional 15-day period at DEP's discretion), which will be considered in making a final decision on the application. Any person may request or petition for a public hearing with respect to the application. A public hearing may be held if DEP determines that there is significant public interest in holding a hearing. If a hearing is held, notice of the hearing will be published in the *Pennsylvania Bulletin* at least 30 days prior to the hearing and in at least one newspaper of general circulation within the geographical area of the discharge.

Approve	Deny	Signatures	Date
X		 William Hon / Environmental Engineer Specialist	December 2, 2025
		./AUTH_LEAD_REV_INFO/AUTH_LEAD_REV_INFO_ROW/PERM ITS_CHIEF_NAME / ./AUTH_LEAD_REV_INFO/AUTH_LEAD_REV_INFO_ROW/PERM ITS_CHIEF_TITLE	