

# COUNTY OF SUFFOLK



STEVEN BELLONE  
SUFFOLK COUNTY EXECUTIVE

## DEPARTMENT OF PUBLIC WORKS

PHILIP A. BERDOLT  
DEPUTY COMMISSIONER

GILBERT ANDERSON, P.E.  
COMMISSIONER

DARNELL TYSON, P.E.  
DEPUTY COMMISSIONER

### MEMORANDUM

**TO:** Dennis Cohen, Chief Deputy County Executive, Honorable DuWayne Gregory, Presiding Officer of the Suffolk County Legislature, Honorable Legislators; Al Krupski, Chairman of the Public Works, Transportation, & Energy Committee, Louis D'Amaro, the Sewer Agency Legislator-At-Large; Schneiderman, Browning, Muratore, Hahn, Anker, Calarco, Lindsay, Martinez, Cilmi, Barraga, Kennedy, Trotta, McCaffrey, Stern, Spencer; Michael Cavanaugh, representing Presiding Officer Gregory; Walter Hilbert, P.E., Principal Public Health Engineer, representing the Commissioner of the Suffolk County Department of Health Services; Sarah Lansdale, AICP, Director, Suffolk County Planning Department; Lisa Broughton, representing County Executive Steven Bellone

**FROM:** Gilbert Anderson, P.E., Commissioner, SCDPW and Chairman, Suffolk County Sewer Agency

**DATE:** May 13, 2015

**SUBJECT:** Please see the attached Suffolk County Sewer Agency agenda for the meeting of May 18, 2015.

GA/JD/cap – Attachments

cc: Jon Schneider, Deputy County Executive  
Philip A. Berdolt, Deputy Commissioner SCDPW  
Darnell Tyson, P.E., Deputy Commissioner SCDPW  
John Donovan, P.E., Chief Engineer, Division of Sanitation, SCDPW  
Janice McGovern, P.E., Principal Civil Engineer, Division of Sanitation, SCDPW  
Robert A. Braun, Esq., SC Department of Law  
Walter Dawydiak, P.E., SC Department of Health  
James Meyers, P.E. SC Department of Health  
Kathy Negri, SC Department of Health  
Catherine Stark, Aide to Legislator Al Krupski  
Ted Klein, SC Planning Department  
Tim Laube, Clerk of the SC Legislature  
Justin Littell, Aide to Legislator Louis D'Amaro  
Karen Klaffer, Aide to Legislator Louis D'Amaro  
Debbie Colonna, County Executive's Office  
Tony Leung, NYSDEC  
Craig A. Platt, Secretary, SC Sewer Agency

*The Suffolk County Sewer Agency meets at 11:00 AM at the offices of the  
Suffolk County Department of Public Works - 335 Yaphank Avenue - Yaphank, NY*

SUFFOLK COUNTY IS AN EQUAL OPPORTUNITY / AFFIRMATIVE ACTION EMPLOYER

# **Suffolk County Sewer Agency Meeting Agenda May 18, 2015**

- I. Roll Call**
- II. Minutes of Previous Meeting (March 23, 2015)**
- III. Public Portion**
- IV. Old Business**
  - 1. N/A
- V. New Business**
  - A. Formal Approval – Connection/Construction Agreement**
    - 1. Beechwood Ridge (BR-1684)
      - Connection to SCSD No. 20 – Leisure Village (27,600 GPD)
  - B. Formal Approval – Connection/Construction Agreement - Time Extension**
    - 1. 3500 Sunrise Highway (IS-1432.2)
      - Connection to SCSD No. 3 - Southwest (34,000 GPD)
    - 2. Lexington Village (IS-1263)
      - Connection to SCSD No. 3 - Southwest (45,000 GPD)
    - 3. Matinecock Court (HU-1398)
      - Construction of On-Site STP (34,000 GPD)
  - C. Formal Approval – Connection Agreement Renewal**
    - 1. N/A
  - D. Conceptual Certification**
    - 1. Melville Hotel, LLC (HU-1683)
      - Connection to SCSD No. 3 - Southwest (24,190 GPD)
  - E. Conceptual Certification – Time Extension**
    - 1. N/A
  - F. Miscellaneous**
    - 1. SD No. 18 Hauppauge Municipal – Amended Map and Plan
    - 2. Patchogue River RFP

**V. New Business**

**A. Formal Approval – Connection/Construction Agreement**

**BEECHWOOD RIDGE**

**BR 1684**

This project is a proposed Ninety-Two (92) unit residential subdivision situated on Ninety-Nine (99±) acres located at the northeast intersection of Randall Road and Whiskey Road in Ridge. The project is expected to generate Twenty Seven Thousand Six Hundred gallons per day (27,600 GPD) of wastewater and the owner proposes to connect to SCSD #20 – William Floyd.

Capacity is currently available in the District and Staff recommends granting the Formal Approval for connection to the Leisure Village STP.

*Note:*

*In 1998 (SA Reso 31-1998), the original project (Ridgehaven Estates received formal approval for connection to the Ridgehaven STP pending the developer upgrade of the treatment plant. Recently, the original developer sold the project to the current applicant. Concurrently, the Department determined that the capacity is available in the Leisure Village STP and the developer does not have to upgrade and connect to the Ridgehaven STP.*

*It is the opinion of the County Attorney's office, that the agreement (executed on November 1, 2002) has long since expired as per Article 30: Cancellation, of said agreement. Therefore, the project would be subject to the current connection fee of Thirty Dollars (\$30.00) per gallon per day and Local Law 20-2007 – "A Local Law to Amend the County Policy for Sewer Connections to Promote Affordable Housing".*

*Project Facts:*

Type/units:	Residential Subdivision / 92 Units
Area (Ac)	99±
Sewer District:	#20 – William Floyd
Proposed Flow:	27,600 GPD
Groundwater Zone:	III
SEQR:	Complete
RPTM:	0200-44200-0100-001.011-001-126
Legislative District:	6 <sup>th</sup>

# SUFFOLK COUNTY SEWER AGENCY

## RESOLUTION NO.     - 2015

### AUTHORIZING THE CONNECTION OF BEECHWOOD RIDGE (BR 1684)

#### TO SUFFOLK COUNTY SEWER DISTRICT NO. 20 – WILLIAM FLOYD

WHEREAS, application has been made for Beechwood Ridge, a proposed Ninety-Two (92) unit subdivision, located in Ridge, New York, situated on property identified on the Suffolk County Tax Map as District 0200, Section 442.00, Block 01.00, Lot 001.011 – 126.000, and

WHEREAS, Beechwood Ridge is not located within the boundaries of Suffolk County Sewer District No. 20 – William Floyd (the "District"), or within the boundaries of any other municipal sewer district, and

WHEREAS, the developer of Beechwood has applied to this Agency for permission to connect Beechwood to the sanitary sewerage facilities of the District, and

WHEREAS, it is anticipated that Beechwood Ridge will generate a wastewater flow of Twenty-Seven Thousand Six Hundred gallons per day (27,600 GPD), and

WHEREAS, the District's sewage treatment plant has sufficient capacity to accept the sewage which is expected to emanate from Beechwood Ridge, and

WHEREAS, the connection of Beechwood Ridge to Suffolk County Sewer District No. 20 – William Floyd will be financially beneficial for the sewer district and environmentally beneficial to Suffolk County, and

WHEREAS, this Agency has determined that the Twenty-Seven Thousand Six Hundred gallons per day (27,600 GPD) of sanitary sewage generated by the said project shall be treated at the facilities of the District, and

WHEREAS, pursuant to Title 6 NYCRR Part 617.5(c) (11) and (20), this project involves the extension of utility distribution facilities, including gas, electric, telephone, cable, water and sewer connections to render service in approved subdivisions or in connection with any action on this list; and routine or continuing agency administration and management, not including new programs or major reordering of priorities that may affect the environment. No further action under SEQRA should be taken by the Sewer Agency, and

WHEREAS, Local Law 20-2007, "*A Local Law to Amend the County Policy for Sewer Connections to Promote Affordable Housing*" requires that Twenty percent (20%) of the units in this project be affordable,

NOW, THEREFORE, IT IS

1<sup>st</sup> RESOLVED, that the SEQRA requirements for this project have been met, and requires no further action, now, therefore, be it further

2<sup>nd</sup> RESOLVED, that the connection authorized herein is subject to the approval of the Suffolk County Legislature and the New York State Department of Environmental Conservation, and it is further

3<sup>rd</sup> RESOLVED, that the connection authorized herein is subject to the execution of an agreement (the "Connection Agreement") between the developer of Beechwood Ridge, the District, the Suffolk County Department of Public Works ("DPW"), the Suffolk County Department of Health Services, the County of Suffolk, and this Agency, which agreement shall contain such terms and conditions as the Administrative Head of the District shall determine, and it is further

4<sup>th</sup> RESOLVED, that the connection fee to be paid for the Beechwood Ridge shall be paid upon the execution of the Connection Agreement at the rate of \$30.00 per gallon per day for a total of Eight Hundred Twenty-Eight Thousand Dollars (\$828,000.00), prior to execution of the Connection Agreement, and it is further

5<sup>th</sup> RESOLVED, that Beechwood Ridge shall, at its sole cost, expense and effort, construct a sewage collection facility for Beechwood Ridge and shall offer to dedicate the said facility to this Agency, or to this Agency's nominee, at no charge, and it is further

6<sup>th</sup> RESOLVED, that the Beechwood Ridge shall furnish a Letter of Credit, in form, wording and amount, and on such terms and conditions, as determined by this Agency's staff, as security for the construction of the sewage collection facility for Beechwood Ridge, as well as for all of the developer's obligations under the Connection Agreement, and it is further

7<sup>th</sup> RESOLVED, that this resolution shall become null and void, and of no further force or effect, without any further action by this Agency or notice to the developer of Beechwood Ridge if within one (1) year from the date of the adoption hereof, an agreement in furtherance of the authorization granted herein (the Connection Agreement), in form and content satisfactory to the Chairman of this Agency, has not been negotiated and fully executed by all parties thereto.

Suffolk County Sewer Agency Meeting (May 18, 2015)



# Suffolk County Sewer Agency Application

## Application Type:

(Choose One)

- Formal Approval - (Projects Which Have Completed SEQRA)
- Conceptual Certification - (Projects Which Have Not Completed SEQRA)
- Formal Approval - Time Extension – (Time Extension to complete Agreement)
- Conceptual Certification - Time Extension – (Time Extension to complete SEQRA)

1. SCDPW Project #: BR1138.1 2. Application Received: \_\_\_\_\_ 3. Application Processed: \_\_\_\_\_

4. Applicant Name: Beechwood Ridge LLC 5. Corporation Name: The Beechwood Organization

6. Address: 200 Robbins Lane, Suite D1 7. City: Jericho, NY 11753

8. Telephone #: 800.6165774 9. Federal ID #: 46-4272131 10. Email Address: Richard Rosenberg <nr@nrresq.com>

11. Project Plat Name: Ridgehaven Estates 5,6 & 7 12. Project Location: Ridge, NY

13. Real Property Tax Map #(s): 200-242-1-1.11 to 1.126

(Note: Use additional Sheets if necessary) \_\_\_\_\_

14. Exact address of ALL owners of the land. If individuals, give home address. If corporation, give corporation address, plus name and office in the corporation held by party who will execute Agreement with Agency. In addition, please furnish names of all principals of corporation. **THIS IS NOT OPTIONAL.** (Attach additional sheets if necessary).

Ridgehaven Investors, LLC, 476 Express Drive South, Suite 2, Medford, NY 11763

15. Project Attorney Information: Rich Rosenberg, ESQ 200 Robbins Lane, Suite D1  
Jericho, NY 11753

16. Project Engineering Firm Information: Nelson & Pope  
572 Walt Whitman Road, Melville, NY 11747 Thomas F. Lembo, PE

17. Project Area in Acres: 99 # of Plots: 92 # of Units: \_\_\_\_\_ # Gallons/day: 27,600

18. Type of Development:
- a. Subdivision - Residential
  - b. Subdivision – Commercial
  - c. Subdivision – Industrial
  - d. HOA Subdivision
  - e. Condominium
  - f. Garden Apartments
  - g. Shopping Center
  - h. Planned Retirement Community
  - i. Combination of above numbers \_\_\_\_\_ and \_\_\_\_\_
  - j. Other \_\_\_\_\_

19. The following must accompany the application
- A. Check in the amount of \$550.00 payable to Suffolk County Treasurer.
  - B. Copy of deed in the name of number 4 (above).
  - C. Copy of Lead Agency's SEQRA Declaration.
  - D. Date application submitted to the SCDHS: December 2011 SCDHS Project #: CO2-12-0077  
(Note: The application must be submitted prior to the Sewer Agency meeting. It is the applicant's responsibility to submit the application in a timely manner. Please allow sufficient time for the SCDHS to review the application thoroughly. Failure to do so may result in the removal of the application from the Agency agenda or the project may be tabled at the meeting)
  - E. Other pertinent information, such as site plan and/or survey of property, or SCDHS Board of Review Determination.

Please return application to:  
Suffolk County Sewer Agency  
335 Yaphank Avenue  
Yaphank, NY 11980  
Attn: Craig A Platt

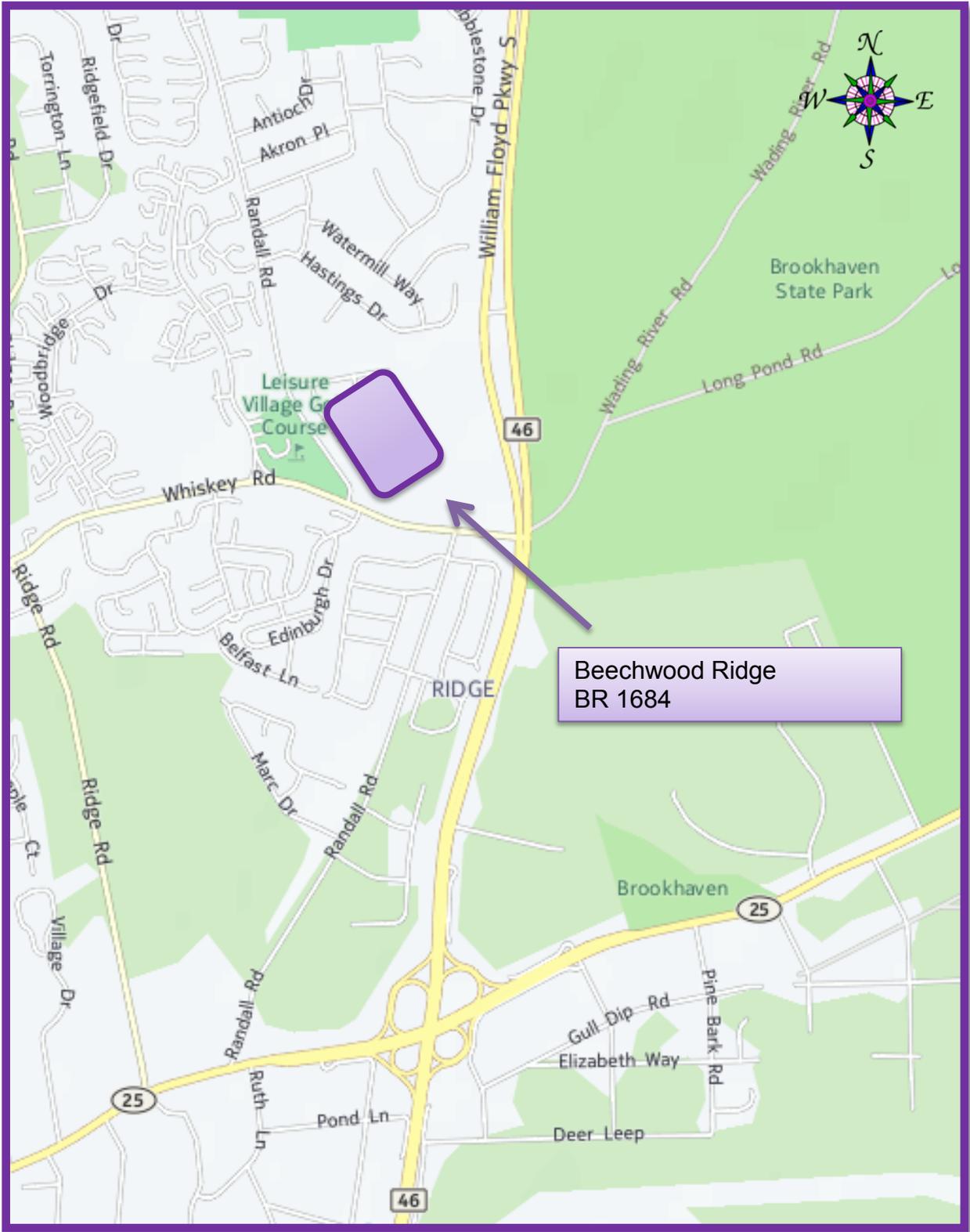
20. Is the project subject to Suffolk County Local Law 20-2007 - Affordable Housing? No

The applicant certifies that the applicable zoning and variances have been secured from the Town.

\_\_\_\_\_  
Applicant's Printed name, Signature, & Title

Steven Duby, Attorney at Law, Beechwood Ridge LLC  
**Note: Incomplete Applications Will Not Be Processed**

4/30/15  
Date:



NTS 2015

## B. Formal Approval – Connection/Construction Agreement - Time Extension

### **3500 SUNRISE HIGHWAY**

**IS-1432.2**

This project is an existing/proposed 492,708 Sq. Ft. Commercial Office Complex subdivision situated on 41± acres located on the south side of Sunrise Highway east of Connetquot Avenue in Great River. The estimated flow from this project is 34,000 GPD, for which the developer requests a Fourth (4<sup>th</sup>) Time Extension to complete the Connection Agreement to SCSD No. 3 – Southwest via a pump station.

The District's STP continues to have sufficient excess treatment capacity to accommodate this project.

Staff recommends granting the Time Extension request.

#### ***Sewer Agency Project Time line:***

<b>Application Type</b>	<b>SA Date</b>	<b>SA Reso #</b>	<b>GPD</b>
Time Extension	February 10, 2014	9-2014	34,000
Time Extension	February 25, 2013	8-2013	34,000
Time Extension	December 19, 2011	30-2011	34,000
Formal Approval	September 20, 2010	21-2010	34,000
Conceptual Certification	February 23, 2004	1-2004	114,200*

\*(Westbrook Village – 76,200 GPD - LIBTC – 38,000 GPD)

#### Project Facts

Type/units: Commercial Office Space / 492,708 Sq. Ft.  
Area (Ac): 41±  
Flow (GPD) : 34,000  
Sewer District: No. 3-Southwest  
Groundwater Zone: I  
SEQRA: Complete  
SC Tax Map 0500-21100-0100-005006  
Legislative District 9<sup>th</sup>

# **SUFFOLK COUNTY SEWER AGENCY**

## **RESOLUTION NO. \_\_\_ - 2015 AUTHORIZING AN EXTENSION OF TIME FOR THE CONNECTION OF 3500 SUNRISE HIGHWAY (IS 1432.2) TO SUFFOLK COUNTY SEWER DISTRICT NO. 3 - SOUTHWEST**

WHEREAS, on September 20, 2010, this Agency adopted Resolution No. 21-2010, authorizing the connection of 3500 Sunrise Highway to SCSD #3 - Southwest, and

WHEREAS, on December 19, 2011, adopted Resolution No. 30-2011, on February 25, 2013, adopted Resolution 8-2013, and on February 10, 2014, adopted Resolution 9-2014, each granting one year time extensions to complete the agreement, and

WHEREAS, Agency Resolution No. 9-2014, granted a one year time extension for completion of the Agreement, however, the resolution expired on February 10, 2015, without the completion of the Agreement, and

WHEREAS, the new developer of 3500 Sunrise Highway has requested an additional extension of the authorization granted in Resolution No. 21-2010, and

NOW, THEREFORE, IT IS

1<sup>st</sup> RESOLVED, that Resolution No. 21-2010, adopted by this Agency on September 20, 2010, is hereby renewed, and it is further

2<sup>nd</sup> RESOLVED, that this resolution shall become null and void, and of no further force or effect, without any further action by this Agency or notice to the developer, if, within one (1) year from the date of the adoption hereof, an agreement in furtherance of the authorization granted herein, in form and content satisfactory to the Chairman of this Agency, has not been negotiated and fully executed by all parties thereto.

(Suffolk County Sewer Agency Meeting – May 18, 2015)



# Suffolk County Sewer Agency Application

## Application Type:

(Choose One)

- Formal Approval - (Projects Which Have Completed SEQRA)
- Conceptual Certification - (Projects Which Have Not Completed SEQRA)
- Formal Approval - Time Extension – (Time Extension to complete Agreement)
- Conceptual Certification - Time Extension – (Time Extension to complete SEQRA)

1. SCDPW Project #: IS-1432.2 2. Application Received: 09-20-10 3. Application Processed: SA 30-2011  
 4. Applicant Name: Drew Arnold 5. Corporation Name: Feil Business Center Associates, LLC  
 6. Address: 3601 Hempstead Turnpike 7. City: Levittown, NY 11756  
 8. Telephone #: 516-735-4800x206 9. Federal ID #: 46-1181403 10. Email Address: darnold@feilorg.com  
 11. Project Plat Name: 350 Sunrise Highway 12. Project Location: 3500 Sunrise Highway, Great River, NY  
 13. Real Property Tax Map #(s): 0500-211-01-5.6  
 (Note: Use additional Sheets if necessary)

14. Exact address of ALL owners of the land. If individuals, give home address. If corporation, give corporation address, plus name and office in the corporation held by party who will execute Agreement with Agency. In addition, please furnish names of all principals of corporation. **THIS IS NOT OPTIONAL.** (Attach additional sheets if necessary).

Feil business Center Associates, LLC, 7 Penn Plaza, suite 618, New York, NY 10001

15. Project Attorney Information: \_\_\_\_\_

16. Project Engineering Firm Information: RMS Engineering, 355 New York Avenue, Huntington, NY 11743  
Christopher W. Robinson, PE; cwr@rmsengineering.com

17. Project Area in Acres: 41.1 # of Plots: \_\_\_\_\_ # of Units: \_\_\_\_\_ # Gallons/day: 34,000

18. Type of Development:
- a. Subdivision - Residential
  - b. Subdivision – Commercial
  - c. Subdivision – Industrial
  - d. HOA Subdivision
  - e. Condominium
  - f. Garden Apartments
  - g. Shopping Center
  - h. Planned Retirement Community
  - i. Combination of above numbers \_\_\_\_\_ and \_\_\_\_\_
  - j. Other Office

19. The following must accompany the application

- A. Check in the amount of \$550.00 payable to Suffolk County Treasurer.
- B. Copy of deed in the name of number 4 (above).
- C. Copy of Lead Agency's SEQRA Declaration.

Please return application to:  
**Suffolk County Sewer Agency**  
 335 Yaphank Avenue  
 Yaphank, NY 11980  
 Attn: Craig A Platt

D. Date application submitted to the SCDHS: 11-28-2011 SCDHS Project #: C05-11-0045

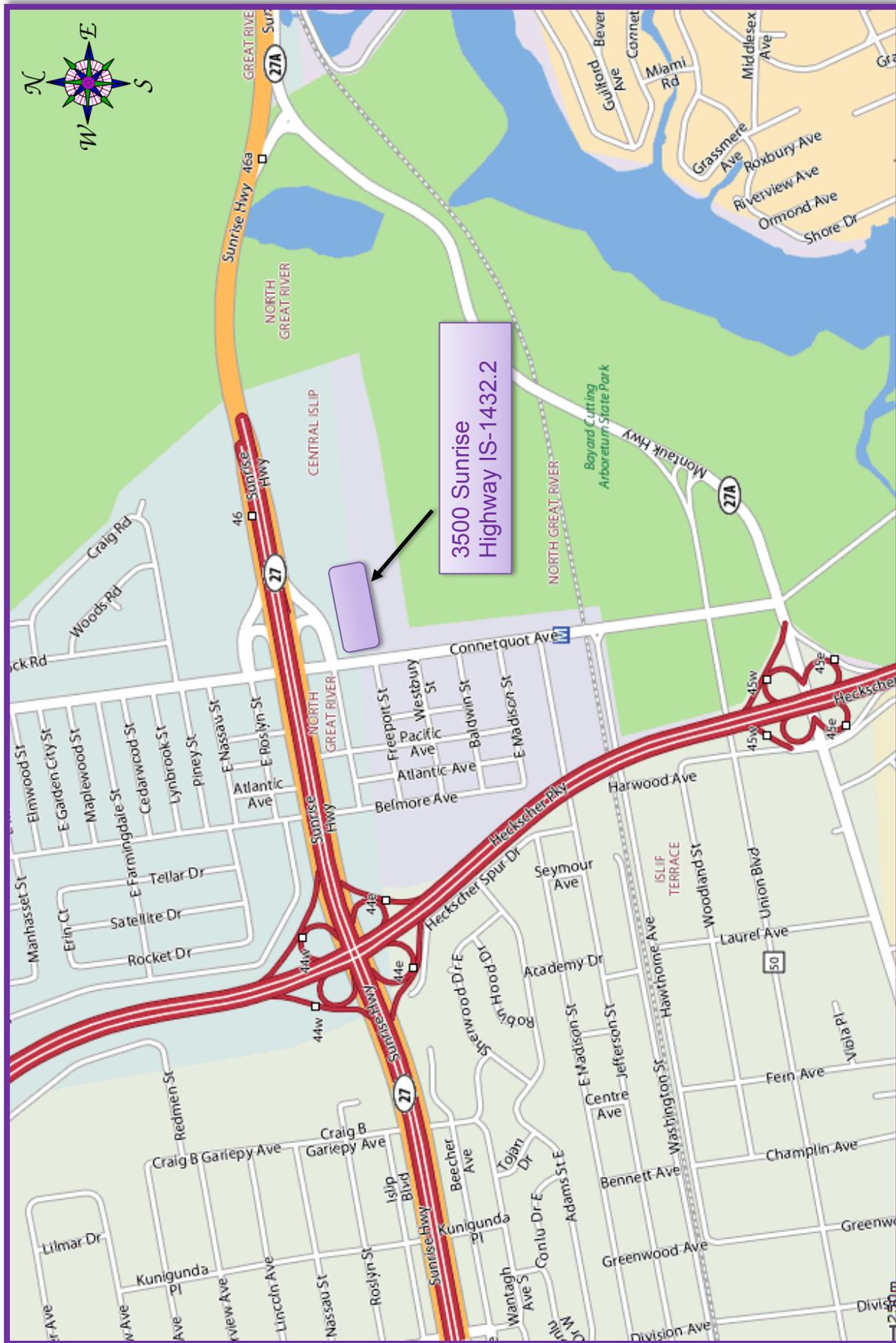
(Note: The application must be submitted prior to the Sewer Agency meeting. It is the applicant's responsibility to submit the application in a timely manner. Please allow sufficient time for the SCDHS to review the application thoroughly. Failure to do so may result in the removal of the application from the Agency agenda or the project may be tabled at the meeting)

E. Other pertinent information, such as site plan and/or survey of property, or SCDHS Board of Review Determination.

20. Is the project subject to Suffolk County Local Law 20-2007 - Affordable Housing? No

The applicant certifies that the applicable zoning and variances have been secured from the Town.

DREW ARNOLD, PROPERTY MGR. 3/11/15  
 Applicant's Printed name, Signature, & Title Date:



2015 NGIS

This project is an existing One Hundred Seventy (170) unit condominium subdivision situated on 9.7 acres located north of the Southern State Parkway, at the intersection of Manatuck Boulevard and Hemlock Drive in Brentwood. The estimated flow from this project is Forty-Five Thousand gallons per day (45,000 GPD). The project owner is requesting a Fifth (5<sup>th</sup>) time extension to complete the connection agreement. The capacity continues to be available in the district.

Staff recommends granting the request for a time extension.

***Project Timeline:***

<b>Approval Type</b>	<b>Date</b>	<b>Reso #</b>	<b>GPD</b>
Formal Approval Extension	June 17, 2013	16-2013	45,000
Formal Approval Extension	May 21, 2012	13-2012	45,000
Formal Approval Extension	March 21, 2011	9-2011	45,000
Formal Approval Extension	October 19, 2009	39-2009	45,000
Formal Approval	June 16, 2008	6-2008	45,000
Conceptual Certification	November 20, 2002	42-2002	45,000

***Project Facts***

Type/units: Condominium / 170 Units  
 Area (Ac): 9.7±  
 Flow (GPD): 45,000  
 Sewer District: No. 03 - Southwest  
 Groundwater Zone: I  
 SEQRA: Complete  
 SC Tax Parcel(s) 0500-22300-0300-001000-129000  
 0500-22300-0400-001000-043000  
 Legislative District: 11<sup>th</sup>

# **SUFFOLK COUNTY SEWER AGENCY**

**RESOLUTION NO: \_\_\_ - 2015**

**AUTHORIZING THE EXTENSION OF TIME  
FOR THE CONNECTION OF  
LEXINGTON VILLAGE CONDOMINIUMS (IS-1263)  
TO SUFFOLK COUNTY SEWER DISTRICT NO. 3 - SOUTHWEST**

WHEREAS, on June 16, 2008, this Agency adopted Resolution No. 6-2008, authorizing connection of Lexington Village Condominiums to Suffolk County Sewer District No. 3 - Southwest, and on October 19, 2009, March 21, 2011, May 21, 2012, and June 17, 2013, granted one year time extensions to complete the Connection Agreement, and

WHEREAS, Resolution No. 16-2013, granted a one year time extension for completion of the Agreement, expired on June 17, 2014, without the completion of the Agreement, and

WHEREAS, negotiations concerning such an agreement are incomplete, and

WHEREAS, the developer of Lexington Village Condominiums has requested an extension of the authorization granted in Resolution No. 6-2008,

NOW, THEREFORE, IT IS

1<sup>st</sup> RESOLVED, that Resolution No. 6-2008, adopted by this Agency on June 16, 2008 is hereby renewed, and it is further

2<sup>nd</sup> RESOLVED, that this resolution shall become null and void, and of no further force or effect, without any further action by this Agency or notice to the developer, if, within one (1) year from the date of the adoption hereof, an agreement in furtherance of the authorization granted herein, in form and content satisfactory to the Chairman of this Agency, has not been negotiated and fully executed by all parties thereto.

(Suffolk County Sewer Agency Meeting – May 18, 2015)



# Suffolk County Sewer Agency Application

## Application Type:

- (Choose One)
- Formal Approval - (Projects Which Have Completed SEQRA)
  - Conceptual Certification - (Projects Which Have Not Completed SEQRA)
  - Formal Approval - Time Extension - (Time Extension to complete Agreement)
  - Conceptual Certification - Time Extension - (Time Extension to complete SEQRA)

1. SCDPW Project #: IS-1263 2. Application Received: \_\_\_\_\_ 3. Application Processed: \_\_\_\_\_  
 4. Applicant Name: Linda Donato 5. Corporation Name: Lexington Village Condominium c/o Long Island Management Services  
 6. Address: 872 Middle Country Rd., Suite No. 8 7. City: St. James, New York 11780  
 8. Telephone #: (631)-724-2424 9. Federal ID #: 11-2877841 10. Email Address: manager@lmanagement.net  
 11. Project Plat Name: Lexington Village 12. Project Location: Bay Shore, Town of Islip, New York  
 13. Real Property Tax Map #(s): 500-223-03-001 to 129 and 500-223-04-1 to 43

(Note: Use additional Sheets if necessary) \_\_\_\_\_

14. Exact address of ALL owners of the land. If individuals, give home address. If corporation, give corporation address, plus name and office in the corporation held by party who will execute Agreement with Agency. In addition, please furnish names of all principals of corporation. **THIS IS NOT OPTIONAL.** (Attach additional sheets if necessary).

Lexington Village Condominium - c/o LIMS 872 Middle Country Rd., St. James, NY 11780  
Joseph Schettino - President, Kevin Smith - Vice President, Ramona Hudson - Secretary, Stephorna Barnes - Treasurer

15. Project Attorney Information: Michael Cohen, Esq., Cohen & Warren. P.C.  
80 Maple Avenue, P.O. Box 768, Smithtown, New York, 11787 (631)-673-0010

16. Project Engineering Firm Information: Michael P. Chiarelli, P.E., Michael P. Chiarelli Engineer, P.C.,  
1954 New York Avenue, Huntington Station, New York 11746 (631)-673-3808

17. Project Area in Acres: 9.7049 # of Plots: 2 # of Units: 170 # Gallons/day: 45,000

18. Type of Development:
- a. Subdivision - Residential
  - b. Subdivision - Commercial
  - c. Subdivision - Industrial
  - d. HOA Subdivision
  - e. Condominium
  - f. Garden Apartments
  - g. Shopping Center
  - h. Planned Retirement Community
  - i. Combination of above numbers \_\_\_\_\_ and \_\_\_\_\_
  - j. Other \_\_\_\_\_

19. The following must accompany the application

- A. Check in the amount of \$550.00 payable to Suffolk County Treasurer.
- B. Copy of deed in the name of number 4 (above).
- C. Copy of Lead Agency's SEQRA Declaration.

Please return application to:  
Suffolk County Sewer Agency  
335 Yaphank Avenue  
Yaphank, NY 11980  
Attn: Craig A Platt

D. Date application submitted to the SCDHS: 2/17/2010 SCDHS Project #: T05-06-0001

(Note: The application must be submitted prior to the Sewer Agency meeting. It is the applicant's responsibility to submit the application in a timely manner. Please allow sufficient time for the SCDHS to review the application thoroughly. Failure to do so may result in the removal of the application from the Agency agenda or the project may be tabled at the meeting)

E. Other pertinent information, such as site plan and/or survey of property, or SCDHS Board of Review Determination.

20. Is the project subject to Suffolk County Local Law 20-2007 - Affordable Housing? No

The applicant certifies that the applicable zoning and variances have been secured from the Town.

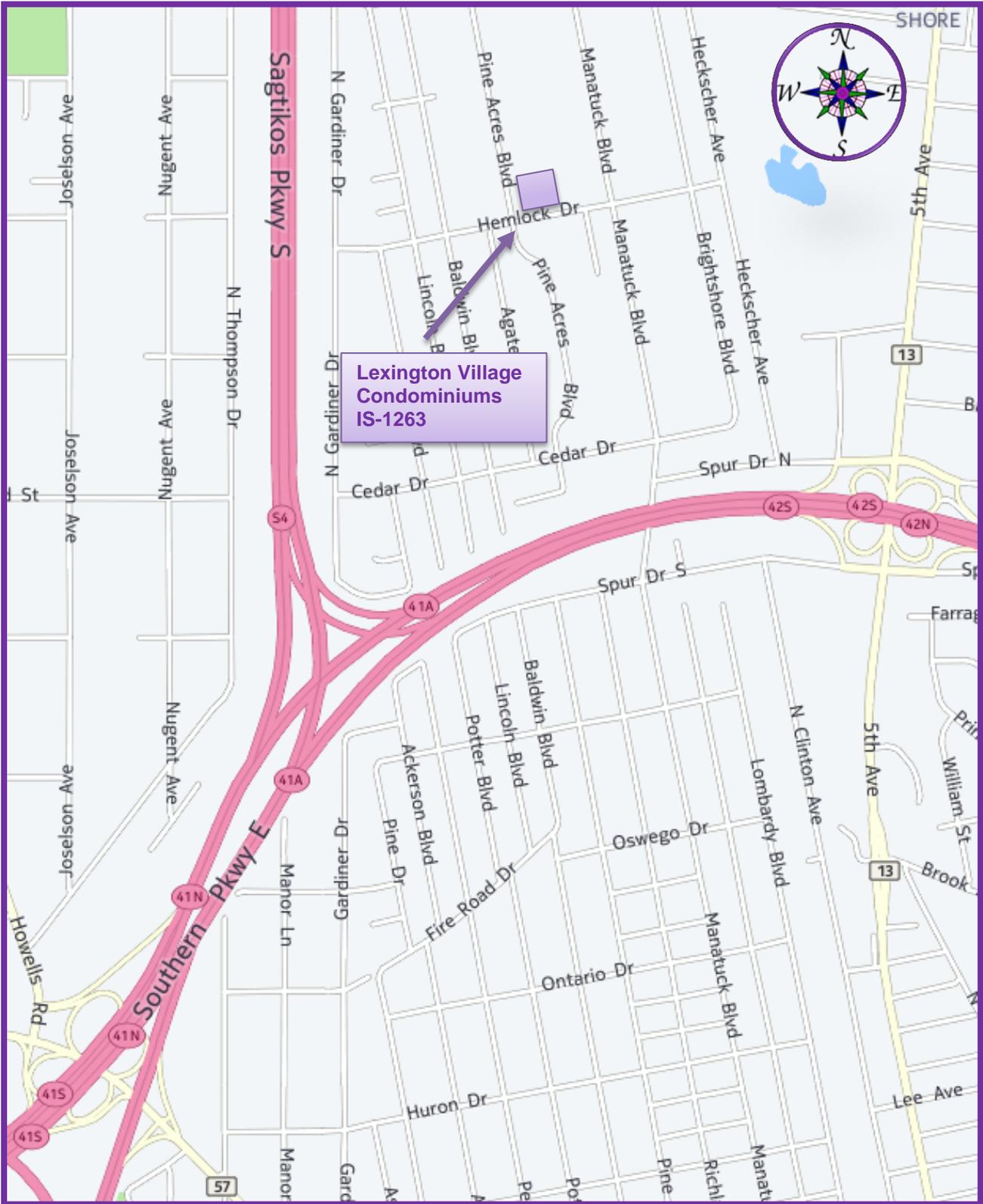
ON BEHALF OF THE BOARD OF MANAGERS

LINDA C. DONATO Applicant's Printed name, Signature, & Title  
MANAGER

4-27-15  
Date:

APR 28 2015

**Note: Incomplete Applications Will Not Be Processed**



2015 NTS

This project is a proposed 146 unit affordable housing subdivision situated on 14.5± acres located on the northwest corner of Pulaski Road and Elwood Road in East Northport. The developer requests a Time Extension to complete the construction agreement for an On-Site STP.

Staff recommends granting the request for the time extension to complete the agreement.

***Project Timeline:***

<b>Approval Type</b>	<b>Date</b>	<b>SA Reso #</b>	<b>GPD</b>
Formal Approval Time Extension	June 16, 2014	22-2014	34,000
Formal Approval - Amended	June 17, 2013	17-2013	34,000
Formal Approval Time Extension	May 21, 2012	15-2012	37,500
Formal Approval Time Extension	March 21, 2011	7-2011	37,500
Formal Approval	February 22, 2010	5-2010	37,500
Conceptual Certification	July 19, 2004	22-2004	36,000

**Project Facts**

Type/units: Condo / 146  
 Acreage: 14.5± acres  
 Affordable Housing: Yes  
 Flow: 34,000 GPD  
 Sewer District: On-Site STP  
 Groundwater Zone: I  
 SEQRA: Complete  
 Tax Map No. 0400-114.00-04.00-007.000  
 Legislative District No. 18<sup>th</sup>

# **SUFFOLK COUNTY SEWER AGENCY**

## **RESOLUTION NO.      - 2015**

### **AUTHORIZING AN EXTENSION OF TIME FOR THE COMPLETION OF THE CONTRACT TO CONSTRUCT, OPERATE, AND MAINTAIN A SEWAGE TREATMENT PLANT FOR MATINECOCK COURT (HU-1398)**

WHEREAS, on February 22, 2010, this Agency adopted Resolution No. 5-2010, authorizing the construction and operation and maintenance of a sewage treatment plant for Matinecock Court, and in 2011, 2012, granted time extensions in furtherance of the construction agreement, and on June 17, 2013, granted an amendment to the Formal Approval, and

WHEREAS, on June 16, 2014, this Agency adopted Resolution 22-2014, granting a time extension to complete said agreement, said Resolution, by its terms, will expire on June 16, 2015, since an agreement in furtherance of the authorization granted therein had not been executed within one year from the adoption thereof, and

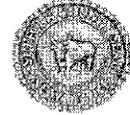
WHEREAS, the developer of Matinecock Court has requested an extension of the authorization granted in Resolution No. 17-2013, to complete said agreement, and

NOW, THEREFORE, IT IS

1<sup>st</sup> RESOLVED, that Resolution No. 17-2013, adopted by this Agency on June 17, 2013, is hereby renewed, and it is further

2<sup>nd</sup> RESOLVED, that this resolution shall become null and void, and of no further force or effect, without any further action by this Agency or notice to the developer, if, within one (1) year from the date of the adoption hereof, an agreement in furtherance of the authorization granted herein, in form and content satisfactory to the Chairman of this Agency, has not been negotiated and fully executed by all parties thereto.

(Suffolk County Sewer Agency Meeting May 18, 2015)



# Suffolk County Sewer Agency Application

(Choose One)

- Formal Approval - (Projects Which Have Completed SEQRA)
- Conceptual Certification - (Projects Which Have Not Completed SEQRA)
- Formal Approval - Time Extension - (Time Extension to complete Agreement)
- Conceptual Certification - Time Extension - (Time Extension to complete SEQRA)

1. SCDPW Project #: HU-1398    2. Application Received: \_\_\_\_\_    3. Application Processed: \_\_\_\_\_  
 4. Applicant Name: Susan R. Lagville    5. Corporation Name: Matinecock Court Housing Development Fund Corp.  
 6. Address: 91 Broadway, Suite 10    7. City: Greenlawn, NY 11740  
 8. Telephone #: 631-754-0373    9. Federal ID #: 26-0061245    10. Email Address: susanlagville@optonline.net  
 11. Project Plat Name: Mantinecock Court    12. Project Location: Town of Huntington  
 13. Real Property Tax Map #(s): 400-114-04-007  
 (Note: Use additional Sheets if necessary) \_\_\_\_\_

14. Exact address of ALL owners of the land. If individuals, give home address. If corporation, give corporation address, plus name and office in the corporation held by party who will execute Agreement with Agency. In addition, please furnish names of all principals of corporation. **THIS IS NOT OPTIONAL.** (Attach additional sheets if necessary).

SEE ATTACHED

15. Project Attorney Information: Howard Stein of Certilman, Balin, Adler, and Hyman, LLP  
90 Merrick Avenue, East Meadow, NY 11559; (516) 296-7013; hstein@cbah.com

16. Project Engineering Firm Information: Christopher A. Weiss, P.E. of H2M architects + engineers  
538 Broad Hollow Rd., 4th Floor East, Melville, NY 11747; (631) 756-8000; cweiss@h2m.com

17. Project Area in Acres: 14.574 # of Plots: 1 # of Units: 146 # Gallons/day: 34,000

18. Type of Development:
- a. Subdivision - Residential     b. Subdivision - Commercial
  - c. Subdivision - Industrial     d. HOA Subdivision     e. Condominium
  - f. Garden Apartments     g. Shopping Center     h. Planned Retirement Community
  - i. Combination of above numbers \_\_\_\_\_ and \_\_\_\_\_     j. Other \_\_\_\_\_

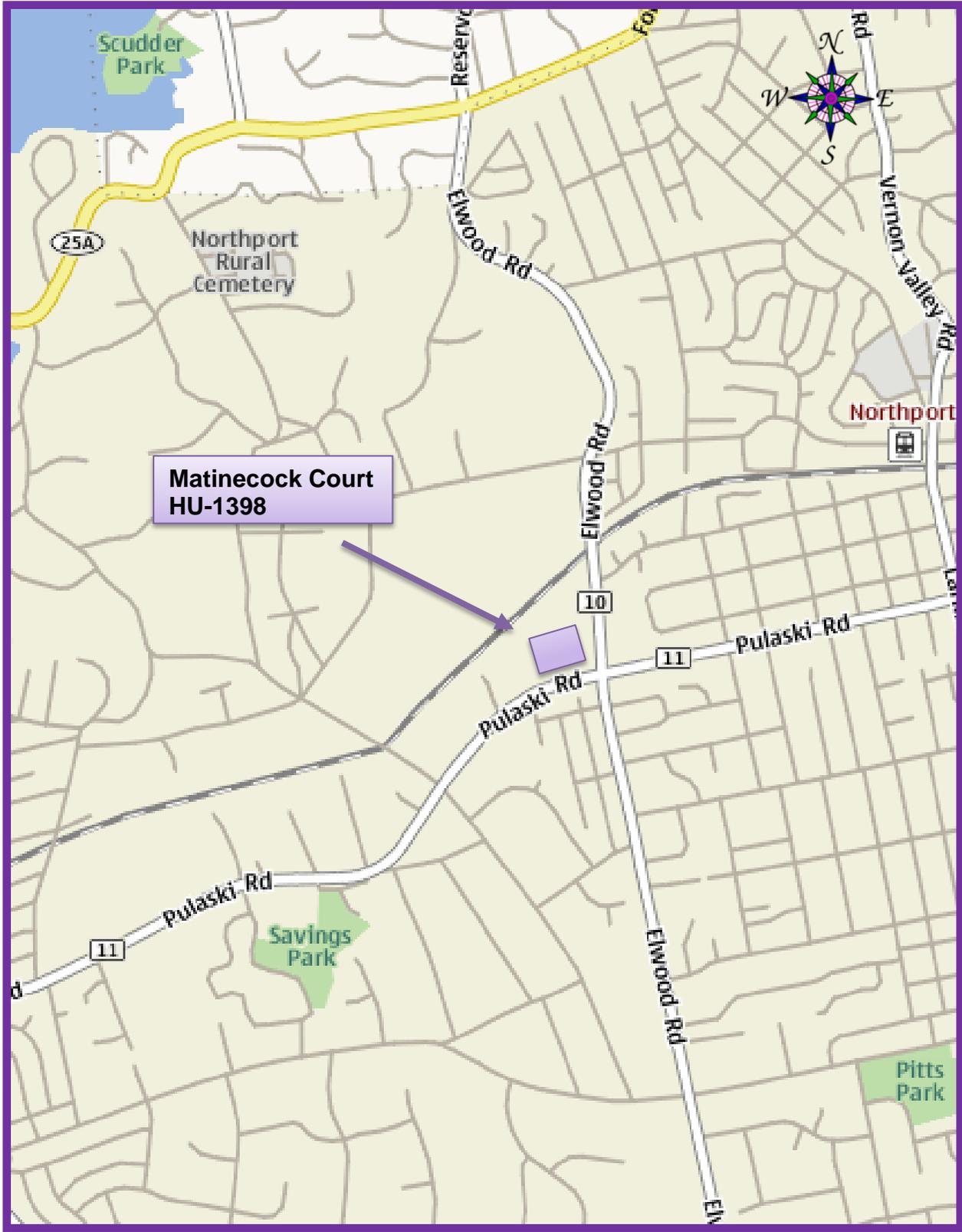
19. The following must accompany the application
- A. Check in the amount of \$550.00 payable to Suffolk County Treasurer.
  - B. Copy of deed in the name of number 7 (above).
  - C. Copy of Lead Agency's SEQRA Declaration.
  - D. Date application submitted to the SCDHS: 06/02/2004    SCDHS Project #: C04-04-0035  
 Note: Applications without the SCDHS submittal date will be rejected.
  - E. Other pertinent information, such as site plan and/or survey of property, or SCDHS Board of Review Determination.

20. Is the project subject to Suffolk County Local Law 20-2007 - Affordable Housing? Not Applicable

The applicant certifies that the applicable zoning and variances have been secured from the Town.

Ulysses H. Spicer, Ulysses H. Spicer, President    4/27/15  
 Applicant's Printed Name, Signature & Title    Date:

**Note: Incomplete Applications Will Not Be Processed**



**2015 NTS**

## D. Conceptual Certification

### **MELVILLE HOTEL, LLC**

**HU-1683**

This project is a proposed One Hundred Sixty (160) unit hotel situated on 3 acres located on the west side of Broadhollow Road in Melville. The hotel is expected to generate Twenty Four Thousand One Hundred Ninety (24,190 GPD) gallons per day of wastewater and the developer requests Conceptual Certification for the connection to the Sewer District No. 3 Southwest. The capacity continues to be available in the District.

Staff recommends granting Conceptual Certification for connection to the District.

#### *Project Facts:*

Type/units:	Hotel / 160
Area: (Ac)	3
Sewer District:	3 - Southwest
Proposed Flow:	24,190 GPD
Groundwater Zone:	I
SEQR:	In-Complete
RPTM:	0400-25500-0100-035001
Legislative District:	17 <sup>th</sup>

# **SUFFOLK COUNTY SEWER AGENCY**

## **RESOLUTION NO. \_\_\_ - 2015, GRANTING CONCEPTUAL CERTIFICATION FOR THE CONNECTION OF MELVILLE HOTEL, LLC (BR-1638) TO SUFFOLK SEWER DISTRICT NO. 3 – SOUTHWEST**

WHEREAS, the Melville Hotel, LLC is a proposed One Hundred and Sixty (160) unit hotel located in Melville, New York, on property identified on the Suffolk County Tax Map as District 04.00, Section 255.00, Block 01.00, Lot 035.001, and

WHEREAS, the sewage flow from Melville Hotel, LLC is expected to be Twenty Four Thousand One Hundred Ninety gallons per day (24,190 GPD), and

WHEREAS, Melville Hotel, LLC is not located within the boundaries of Suffolk County Sewer District No. 3 – Southwest (the "District"), or within the boundaries of any other municipal sewer district, and

WHEREAS, Melville Hotel, LLC has applied to this Agency for permission to connect its Twenty Four Thousand One Hundred Ninety gallons per day (24,190 GPD), of flow to the sanitary sewerage facilities of the District, and

WHEREAS, the District's sewage treatment plant has sufficient capacity to accept the proposed flow of Twenty Four Thousand One Hundred Ninety gallons per day (24,190 GPD), which is expected to emanate from Melville Hotel, LLC, and

WHEREAS, the connection of Melville Hotel, LLC to the District will be financially beneficial to the District, and environmentally beneficial to Suffolk County, and

WHEREAS, inasmuch as the SEQRA process for the aforesaid connection has not been completed, this Agency cannot, at this time, approve the said connection, and

WHEREAS, in the interest of good planning, and in order to minimize potential hardship on applicants, it is the policy of this Agency, upon review of an application prior to the completion of the SEQRA process, to give applicants an indication of what method of wastewater disposal this Agency would like to see for a particular project, thereby giving applicants an indication of the action that this Agency might take if it were to pass upon the application at the time of such review, and

WHEREAS, in furtherance of such policy, this Agency is desirous of giving Melville Hotel, LLC an indication of the action that this Agency might take regarding the proposed connection if the SEQRA process had been completed and the stressing of the STP has determined the additional capacity is available this Agency were to pass upon the matter at this time,

NOW, THEREFORE, IT IS

1<sup>st</sup> RESOLVED, that this Agency hereby grants "Conceptual Certification" to the proposed connection of Melville Hotel, LLC to SCSD No. 11 – Selden, as aforesaid, and it is further

2<sup>nd</sup> RESOLVED, that this resolution shall become null and void, and of no further force or effect, without any further action by this Agency or notice to the developer of Melville Hotel, LLC, within two (2) years from the date of the adoption hereof if an application for Formal Approval in form and content satisfactory to the Chairman of this Agency, has not been submitted for consideration.

3<sup>rd</sup> RESOLVED, that

1. such conceptual certification is not, and is not to be construed as, final approval, which can only be granted by this Agency after the SEQRA process for the proposed connection has been completed;
2. the applicant shall return to this Agency for such final approval;
3. the granting of conceptual certification as set forth herein shall not be binding upon this Agency when final approval is sought; and
4. the granting of conceptual certification does not constitute a position by his Agency, favorable or otherwise, with respect to local land use, zoning and/or subdivision requirements.

(Suffolk County Sewer Agency Meeting May 18, 2015)



# Suffolk County Sewer Agency Application

## Application Type:

- (Choose One)
- Formal Approval - (Projects Which Have Completed SEQRA)
  - Conceptual Certification - (Projects Which Have Not Completed SEQRA)
  - Formal Approval - Time Extension - (Time Extension to complete Agreement)
  - Conceptual Certification - Time Extension - (Time Extension to complete SEQRA)

1. SCDPW Project #: 1683 2. Application Received: \_\_\_\_\_ 3. Application Processed: \_\_\_\_\_  
 4. Applicant Name: Miller Smyth 5. Corporation Name: Melville Hotel, LLC  
 6. Address: 100 Dunbar St, Suite 402 7. City: Spartanburg, SC 29306  
 8. Telephone #: (732) 528-3172 9. Federal ID #: 61-1755280 10. Email Address: mmsmyth@otodevelopment.com  
 11. Project Plat Name: 500 Broad Hollow Road 12. Project Location: Melville, NY 11747  
 13. Real Property Tax Map #(s): 0400-255-00-01-00-035-001, \_\_\_\_\_  
 (Note: Use additional Sheets if necessary) \_\_\_\_\_

14. Exact address of ALL owners of the land. If individuals, give home address. If corporation, give corporation address, plus name and office in the corporation held by party who will execute Agreement with Agency. In addition, please furnish names of all principals of corporation. **THIS IS NOT OPTIONAL**. (Attach additional sheets if necessary).

Gershon Gershon Diamond Corporation  
500 Broad Hollow Road, Melville, NY 11747

15. Project Attorney Information: William F. Bonesso, Esq.  
Forchelli, Curto, Deegan, Schwartz, Mineo & Terrana, LLP, 333 Earle Ovington Blvd. Suite 1010, Uniondale, NY 11553

16. Project Engineering Firm Information: Courtney Riley, Senior Project Manager  
VHB Engineering Surveying and Landscape Architecture, P.C. 100 Motor Parkway, Suite 135, Hapauge, NY 11788

17. Project Area in Acres: 3 # of Plots: 1 # of Units: 160 # Gallons/day: 24,190

18. Type of Development:
- a. Subdivision - Residential
  - b. Subdivision - Commercial
  - c. Subdivision - Industrial
  - d. HOA Subdivision
  - e. Condominium
  - f. Garden Apartments
  - g. Shopping Center
  - h. Planned Retirement Community
  - i. Combination of above numbers \_\_\_\_\_ and \_\_\_\_\_
  - j. Other Hotel

19. The following must accompany the application

- A. Check in the amount of \$550.00 payable to Suffolk County Treasurer.
- B. Copy of deed in the name of number 4 (above).
- C. Copy of Lead Agency's SEQRA Declaration.

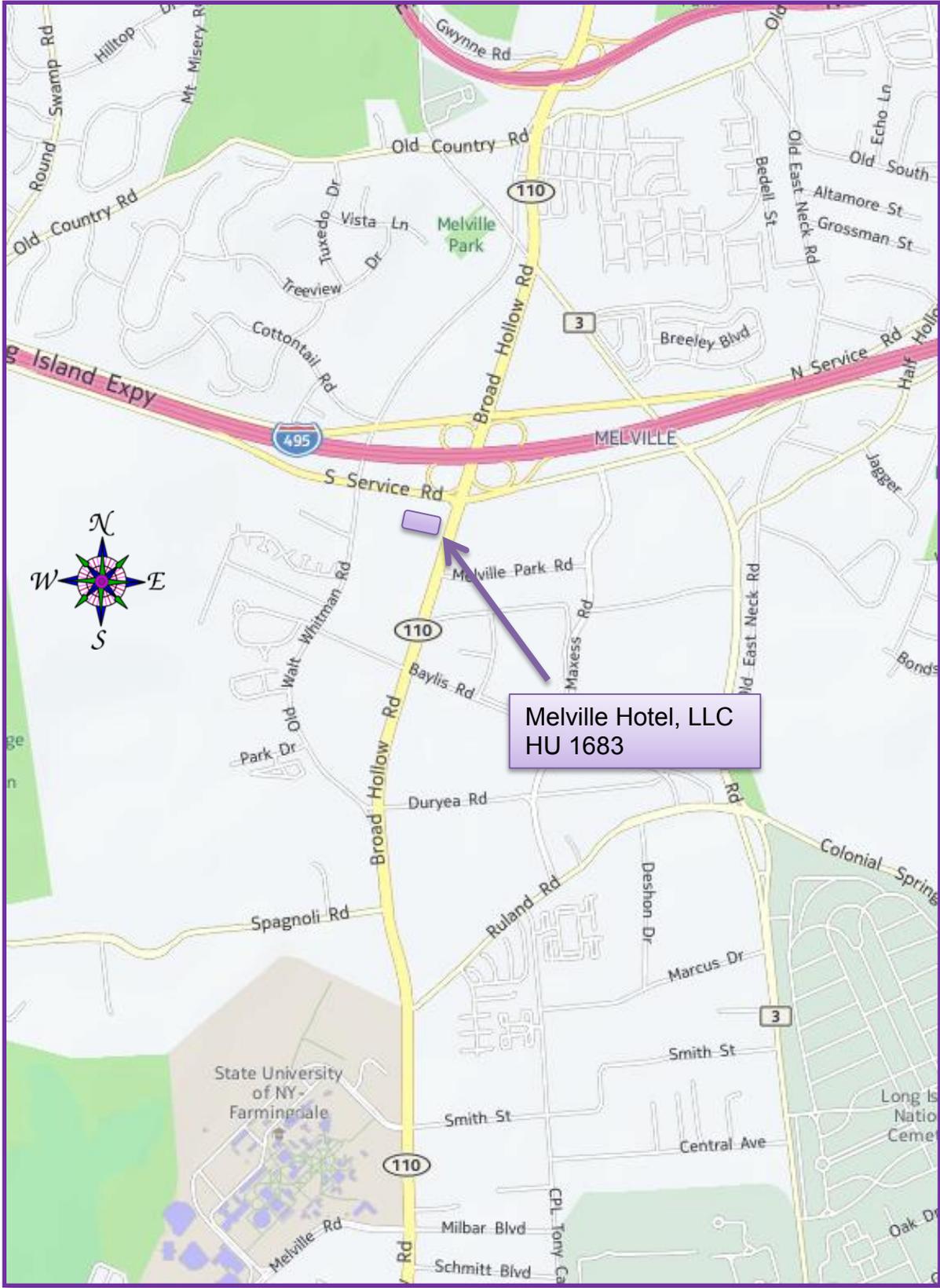
APR 28 2015

- D. Date application submitted to the SCDHS: \_\_\_\_\_ SCDHS Project #: \_\_\_\_\_  
(Note: The application must be submitted prior to the Sewer Agency meeting. It is the applicant's responsibility to submit the application in a timely manner. Please allow sufficient time for the SCDHS to review the application thoroughly. Failure to do so may result in the removal of the application from the Agency agenda or the project may be tabled at the meeting)
- E. Other pertinent information, such as site plan and/or survey of property, or SCDHS Board of Review Determination.

20. Is the project subject to Suffolk County Local Law 20-2007 - Affordable Housing? No

The applicant certifies that the applicable zoning and variances have been secured from the Town.

\_\_\_\_\_  
 Applicant's Printed name, Signature, & Title  
Miller Smith, Development Manager  
 Date: 4/27/15



*NTS 2015*

## **F. Miscellaneous**

### **Public Notice for the Patchogue River RFP**

In addition to the County of Suffolk issuing three requests for proposals (RFP) for consultant assistance services to design sewer work around three watersheds (Carlls River, Forge River, and Connetquot River), the County will be issuing a request for proposal (RFP) for consultant assistance services to design sewer work around the Patchogue River watershed.

As with the previous Sewer RFPs, this proposal includes:

1. These services shall be provided by a professional engineering firm/team meeting the requirements of the County's local preference law. Such firm/team may employ sub-consultants as necessary to accomplish this work.
2. Evaluation of Proposal - Proposals will be evaluated by the County in accordance with the following criteria:
  - a. The merits of the respondent's response to this RFP for consulting services.
  - b. Project organization, staffing and management.
  - c. The specialized experience and competence of the respondent, including the individual expertise of the staff members.
  - d. The capability, responsibility, and past performance of the respondent.
  - e. Past performance on projects of similar scope and subject matter.
  - f. Ability to meet the County's schedule on previous County projects.
3. Selection Process - The selection process will be as follows:
  - a. Selection Team - The selection team will consist of professional representatives from the Commissioner's Office and the Sanitation Division Office of the Department of Public Works.
  - b. All proposals will be reviewed by the selection team members. Included in the review criteria is the evaluation of the consultant's ability to provide a competent construction estimate.
  - c. Interviews/presentations when required will be conducted.
  - d. The selection team will rank the firms based on the merits of their proposals and interview the top three firms.
  - e. The fee proposal of the top three firm(s) will be opened and scrutinized by the selection team.
  - f. The top-ranked firm will be called in to discuss the details of its proposal, including the fees. If an agreement on fee is reached, the top-ranked firm will be the chosen consultant.
  - g. If an agreement on fee is not reached with the top-ranked firm, negotiations will ensue with the second ranked proposer, and so forth, until a consultant is chosen, or until the County decides to suspend negotiations.

*Note: For inclusion in the email listing to receive this or the previously mentioned RFPs, please contact Boris Rukovets, P.E., at [boris.rukovets@suffolkcountyny.gov](mailto:boris.rukovets@suffolkcountyny.gov)*

## **Sewer District No. 18 - Hauppauge Industrial Amended Map & Plan**

The extension and improvements to Sewer District No. 18 have been underway for some time. The project includes abandonment of one wastewater treatment facility and the expansion of another with an entirely new process, both of which have been completed. There are three contracts for sewer service extensions, one of which is completed, one of which will be receiving bids in the near future, and a third to be bid during mid-2015. The overall project cost is estimated to be nearly \$85 million with nearly \$83 million appropriated. The amended Map & Plan is required due to the additional \$2 million that is contained in the Capital Program & Budget for 2015. The Map & Plan is undergoing revision at this time and will require a public hearing followed by findings and appropriating/bonding resolutions.

*V:\sd18 - Hauppauge Industrial\2015\Sewer District No. 18 - Hauppauge Industrial Amended Map & Plan - SA 5-18-15.doc*