

COUNTY OF SUFFOLK



STEVEN BELLONE
SUFFOLK COUNTY EXECUTIVE

DEPARTMENT OF PUBLIC WORKS

DARNELL TYSON, P.E.
DEPUTY COMMISSIONER

GILBERT ANDERSON, P.E.
COMMISSIONER

THOMAS G. VAUGHN
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; Fleming, Browning, Muratore, Hahn, Anker, Calarco, Lindsay, Martinez, Cilmi, Barraga, Kennedy, Trotta, McCaffrey, Stern, Spencer; 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: September 15, 2016

SUBJECT: Please see the attached Suffolk County Sewer Agency agenda for the meeting of September 19, 2016.

GA/JD/br – Attachments

cc: Jon Schneider, Deputy County Executive
Peter Scully, Deputy County Executive
Darnell Tyson, P.E., Deputy Commissioner SCDPW
Thomas Vaughn, 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 Services
Christina DeLisi, Aide to Presiding Officer DuWayne Gregory
Catherine Stark, Aide to Legislator Al Krupski
Justin Littell, Aide to Legislator Louis D'Amaro
Tony Leung, P.E., NYSDEC
Boris Rukovets, P.E., Secretary, SC Sewer Agency

SUFFOLK COUNTY IS AN EQUAL OPPORTUNITY / AFFIRMATIVE ACTION EMPLOYER

Suffolk County Sewer Agency
Meeting Agenda
September 19, 2016
11:00 AM

- I. **Roll Call**
- II. **Minutes of Previous Meeting** (August 15, 2016)
- III. **Public Portion**
- IV. **Old Business**
- V. **New Business**
 - A. **Formal Approval – Connection/Construction Agreement**
 - 1. **Ronkonkoma Hub (BR-1692)**
 - **Connection to SCSD No. 3 – Southwest (400,000 GPD)**
 - 2. **40 Melville Park Rd. (HU-1703)**
 - **Connection to SCSD No. 3 - Southwest (2,865 GPD)**
 - 3. **Wyandanch Village - Building E1 (BA-1477.1-013)**
 - **Connection to SCSD No. 3 – Southwest (25,350 GPD)**
 - 4. **18 Lincoln Ave (BA-1477.1-014)**
 - **Connection to SCSD No. 3 – Southwest (300 GPD)**
 - 5. **J.J. Foley Facility (BR-1707)**
 - **Connection to SCSD No. 16 – Yaphank Municipal (42,000 GPD)**
 - B. **Formal Approval – Connection/Construction Agreement – Time Extension**
 - **N/A**
 - C. **Conceptual Certification – Connection/Construction Agreement**
 - 1. **Whiskey Rd. Medical Office (BR-1706)**
 - **Connection to SCSD No. 20 – William Floyd (1,260 GPD)**
 - D. **Conceptual Certification – Time Extension**
 - N/A**
 - E. **Miscellaneous**
 - 1. **Capital Projects**
 - a. **CP 8102 – MacArthur Industrial Sewer District**
 - b. **CP 8106 – Sayville Extension Sewer District**

V. New Business

A. Formal Approval – Connection/Construction Agreement

RONKONKOMA HUB

BR-1692

This project is a proposed 53± acres transit oriented development (detailed below) located in Ronkonkoma and bounded by Union Avenue and Union St. to the north; Village Plaza Dr. to the east; Ronkonkoma Ave, Garrity Ave and Hawkins Ave to the west and the railroad tracks of the LIRR to the south.

The developer proposes to connect the Four Hundred Thousand gallons per day (400,000 gpd) of wastewater to be generated by the project to the SCSD No. 3 - Southwest via the pump station to be constructed by the Sewer District.

The District's STP has sufficient excess treatment capacity to accommodate this project. Staff recommends granting formal approval.

Project Facts

Type/units:	Up to 1,450 garden apartments and condominiums, up to 360,000 SF of office/medical space, up to 195,000 SF of retail space and up to 60,000 SF of flex space (hospitality/conference/exhibition space and/or residential units)
Area: (AC)	53±
Flow: (GPD)	400,000
Sewer District:	SCSD No.3-Southwest
Groundwater Zone:	I
SEQRA:	Complete
SC Tax Map	0200-799.00-0300-032.000, 033.001, 033.002, 034.000 through 039.000, 040.001, 040.002, 041.000, 042.000, 043.000, 044.000, 045.001, 049.000, 050.000; 0200-799.00-0400-044.000, 047.001, 048.000, 049.000, 051.001, 052.000, 053.000, 054.000;
	0200-800.00-0200-009.000, 010.000 through 023.000, 028.001, 028.003, 028.004 & 0200-800.00-0100-027.001, 028.000, 031.001, 033.001, 034.000, 035.007, 035.008, 035.009, 038.000
Legislative Districts	4th and 10 th

APPLICATION QUESTION 17. PROJECT AREA 53 +/- ACRES



HB Engineering, Surveying and Landscape Architecture, P.C.

Legend

 Study Area



Figure 1
Study Area

Ronkonkoma Hub
Transit Oriented Development



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 #: _____ 2. Application Received: _____ 3. Application Processed: _____

4. Applicant Name: RONK HUB, LLC 5. Corporation Name: RONK HUB, LLC

6. Address: 45 RESEARCH WAY, STE 100 7. City: E. SETAUKET

8. Telephone #: 631.706.4133 9. Federal ID #: 80-0951755 10. Email Address: robl@tritecre.com

11. Project Plat Name: Ronkonkoma Hub 12. Project Location: 25 Mill Road, Ronkonkoma

13. Real Property Tax Map #(s): See attached, _____.

(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).

In accordance with the attached Master Developer Designation Agreement (MDDA) executed 9/10/12 between the Town of Brookhaven and TREC Ronk Hub, LLC, and later assigned to RONK HUB, LLC; 45 Research Way, Ste 100 E. Setauket, NY 11733

15. Project Attorney Information: Land Use: John Wagner, Certilman Balin, jwagner@certilmanbalin.com
Sewer Connection: Christopher Kent, Farrell Fritz, ckent@farrellfritz.com

16. Project Engineering Firm Information: Steve Hyman, H2M Engineering, shyman@h2m.com

17. Project Area in Acres: 53 acres +/- # of Plots: NA # of Units: 1450 (see attached) # Gallons/day: 400,000

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 b,f,e and j
 - j. Other Retail, Hospital **See attached plans**

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). **(See Attached)**
- 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: 6/19/2015 (PH1 only) SCDHS Project #: C02-15-0034 (Phase1)

(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. **(See Attached)**

20. Is the project subject to Suffolk County Local Law 20-2007 - Affordable Housing? Yes

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

Applicant's Printed name, Signature, & Title
Robert Loscalzo, Authorized Signatory, RONK HUB, LLC

June 6, 2016
Date:

RONKONKOMA HUB

Master Plan (includes Phase 1)- 400,000 gpd

TAX LOTS

Section 799.00

Block 03.00 Lots 32.0, 33.1, 33.2, 34.0, 35.0, 36.0, 37.0, 38.0, 39.0, 40.1, 40.2, 41.0, 42.0, 43.0, 44.0, 45.1, 49.0, 50.0,

Block 04.00 Lots 44.0, 47.1, 48.0, 49.0, 51.1, 52.0, 53.0, 54.0,

Section 800.00

Block 01.00 Lots 27.1, 28.0, 31.1, 33.1, 34.0, 35.7, 35.8, 35.9, 38.0,

Block 02.00 Lots 09.0, 10.0, 11.0, 12.0, 13.0, 14.0, 15.0, 16.0, 17.0, 18.0, 19.0, 20.0, 21.0, 22.0, 23.0, 28.1, 28.3 and 28.4

PHASE 1 (489 DU)

TAX LOTS

Section 800.00

Block 02.00 Lots 23.0, 28.1, 28.3 and 28.4

SUFFOLK COUNTY SEWER AGENCY

RESOLUTION NO: - 2016 AUTHORIZING THE FORMAL APPROVAL FOR THE CONNECTION OF RONKONKOMA HUB (BR-1692)

TO SUFFOLK COUNTY SEWER DISTRICT NO. 3 - SOUTHWEST

WHEREAS, Ronkonkoma Hub is a proposed transit oriented development consisting of combination of residential units, office/medical and retail space and hospitality/conference/exhibition space in Ronkonkoma, New York, on a 53± acre property identified on the Suffolk County Tax Map as District 0200 Section 799.00 Block 03.00 Lots 032.000, 033.001, 033.002, 034.000, 035.000, 036.000, 037.000, 038.000, 039.000, 040.001, 040.002, 041.000, 042.000, 043.000, 044.000, 045.001, 049.000, 050.000, Block 04.00 Lots 044.000, 047.001, 048.000, 049.000, 051.001, 052.000, 053.000, 054.000; and District 0200 Section 800.00 Block 01.00 Lots 027.001, 028.000, 031.001, 033.001, 034.000, 035.007, 035.008, 035.009, 038.000, Block 02.00 Lots 009.000, 010.000, 011.000, 012.000, 013.000, 014.000, 015.000, 016.000, 017.000, 018.000, 019.000, 020.000, 021.000, 022.000, 023.000, 028.001, 028.003, 028.004.

WHEREAS, the Premises are 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, it is anticipated that Ronkonkoma Hub will generate a wastewater flow of Four Hundred Thousand gallons per day (400,000 GPD), and

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

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

WHEREAS, the connection of Ronkonkoma Hub to the District will be financially beneficial to the District, and environmentally beneficial to Suffolk County, 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

NOW, THEREFORE, IT IS

1st RESOLVED, that the SEQRA requirements for this project have been met, and the Town of Brookhaven has adopted a Findings Statement after establishing the action as Type I, and requires no further action, now, therefore, be it further

2nd RESOLVED, that Ronkonkoma Hub be permitted to connect to the sanitary sewerage facilities of the District, upon such terms and conditions as the Administrative Head of the District may impose, subject to the terms and conditions hereof, and it is further

3rd RESOLVED, that Four Hundred Thousand gallons per day (400,000 GPD), of capacity in the District's sewage treatment plant be allocated to Ronkonkoma Hub, and it is further

4th 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

5th RESOLVED, that the connection authorized herein is subject to the execution of an agreement (the "Connection Agreement") between Ronkonkoma Hub, 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

6th RESOLVED, that the connection fee to be paid for Ronkonkoma Hub shall be paid upon the execution of the Connection Agreement at the rate of \$30.00 per gallon of flow per day for a total of One Million Two Hundred Thousand Dollars (\$1,200,000.00), and it is further

7th RESOLVED, that Ronkonkoma Hub shall, at its sole cost, expense and effort, construct a sewage collection facility for the Ronkonkoma Hub project and shall offer to dedicate the said facility to this Agency, or to this Agency's nominee, at no charge, and it is further

8th RESOLVED, that Ronkonkoma Hub 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 Ronkonkoma Hub, as well as for all of the developer's obligations under the Connection Agreement, and it is further

9th 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 Ronkonkoma Hub 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 – September 19, 2016)

This project is an existing building with recreational, office, warehousing and manufacturing uses located in the existing building on 3.87± acres at 40 Melville Plaza Rd. in Melville. The project is expected to generate Two Thousand Eight Hundred Sixty-Five gallons per day (2,865 GPD) of flow and the owner is requesting a formal approval to be connected to the County Sewer District No. 3- Southwest.

The District's STP has sufficient excess treatment capacity to accommodate this project and the staff recommends granting Formal Approval.

Project Facts

Type/units:	Recreational (athletic facility), office, warehousing and manufacturing
Area: (AC)	3.87±
Flow: (GPD)	2,865 GPD
Sewer District:	SCSD No.3-Southwest
Groundwater Zone:	I
SEQRA:	Complete
SC Tax Map	0400-268.00-01.00-008.000
Legislative District	17 th



NTS 2016



Suffolk County Sewer Agency Application

(Choose One)

Application Type

- Formal Approval - (Projects Which Have Completed SEQRA)**
- Conceptual Certification - (Projects Which Have Not Completed SEQRA)**
- Formal Approval - Time Extension - (Time Extension to complete Agreement-projects with prior Agency approval)**
- Conceptual Certification - Time Extension - (Time Extension to complete SEQRA-projects with prior Agency approval)**

Please note that items No. 1-3 will be filled out by the Agency

1. SCDPW Project #: _____ 2. Application Received: _____ 3. Application Processed: _____

4. Applicant Name: PATRICIA SIMONE 5. Corporation Name: Melville Park Road, LLC

6. Telephone No.: 646-722-1531 7. Address: 40 Melville Park Road 8. City: Melville

9. Federal ID No.: 14-1838219 10. Email Address: patriciasosimdev.com

11. Project Plat Name: 40 Melville Park Rd. 12. Project Location: 40 Melville Park Rd.

13. Real Property Tax Map #(s): 0400-268-1-8

(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, email, 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 as necessary).

Melville Park Road, LLC
Patricia Simone - 1250 Waters Place, PH1, Bronx, NY 10461
Email Address: patriciasosimdev.com

15. Project Attorney: THOMAS ABBATE, ESQ.

100 Crossways Park West, Woodbury NY 11797 Email Address: tom@longislandzoning.com

16. Project Engineer/Professional: GREGG J. SCHIAVONE, PE

355 New York Avenue, Huntington NY 11743 Email Address: gjs@rmsengineering.com

17. Project Area in Acres: 3.87 No. of Plots: N/A No. Units: N/A Gallons/day: 2,865

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 letters ___ and ___ | j. Other <u>Manufacturing, Processing & Recreation</u> |

19. The following must accompany the application:

- A. Check in the amount of \$550.00 payable to Suffolk County Comptroller.
- 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: 11-24-15 SCDHS Project #: C04-16-0001
(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 Agency meeting.)
- E. Other pertinent information, i.e. site plan and/or survey, or SCDHS Board of Review Determination.

20a. Is the project connecting to a County Sewage Treatment Plant? No, Sewer District No.: 3

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

20c. If answer for 20a. is yes and answer for 20b. is no, state reason: _____

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

Patricia Simone [Signature] President 7/13/2016
Applicant's Printed name Signature Title Date



Note: Incomplete Applications Will Not Be Processed

SUFFOLK COUNTY SEWER AGENCY

RESOLUTION NO. - 2016 GRANTING FORMAL APPROVAL FOR THE CONNECTION OF 40 MELVILLE PARK RD. (HU-1703) TO SUFFOLK SEWER DISTRICT NO. 3 – SOUTHWEST

WHEREAS, 40 Melville Park Rd. is an existing industrial building situated in Melville, New York, on property identified on the Suffolk County Tax Map as District 04.00, Section 268.00, Block 01.00, Lot 008.000, and

WHEREAS, the sewage flow from 40 Melville Park Rd. is expected to be Two Thousand Eight Hundred Sixty-Five gallons per day (2,865 GPD), and

WHEREAS, 40 Melville Park Rd. 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 Park Road LLC has applied to this Agency for permission to connect its Two Thousand Eight Hundred Sixty-Five gallons per day (2,865 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 Two Thousand Eight Hundred Sixty-Five gallons per day (2,865 GPD) which is expected to emanate from 40 Melville Park Rd., and

WHEREAS, the connection of 40 Melville Park Rd. to the District will be financially beneficial to the District, and environmentally beneficial to Suffolk County, 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

NOW, THEREFORE, IT IS

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

2nd RESOLVED, that 40 Melville Park Rd. be permitted to connect to the sanitary sewerage facilities of the District, upon such terms and conditions as the Administrative Head of the District may impose, subject to the terms and conditions hereof, and it is further

Page 1 of 2

3rd RESOLVED, that Two Thousand Eight Hundred Sixty-Five gallons per day (2,865 GPD) of capacity in the District's sewage treatment plant be allocated to 40 Melville Park Rd., and it is further

4th 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

5th RESOLVED, that the connection authorized herein is subject to the execution of an agreement (the "Connection Agreement") between the owner of 40 Melville Park Rd., 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

6th RESOLVED, that the connection fee to be paid for 40 Melville Park Rd. shall be paid upon the execution of the Connection Agreement at the rate of \$30.00 per gallon of flow per day for a total of \$85,950.00, and it is further

7th RESOLVED, that Melville Park Road LLC shall, at its sole cost, expense and effort, construct a sewage collection facility for 40 Melville Park Rd. and shall offer to dedicate the said facility to this Agency, or to this Agency's nominee, at no charge, and it is further

8th RESOLVED, that Melville Park Road LLC 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 40 Melville Park Rd., as well as for all of the developer's obligations under the Connection Agreement, and it is further

9th 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 Melville Park Road LLC 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.

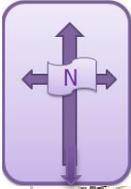
(Suffolk County Sewer Agency Meeting September 19, 2016)

This project is a proposed 117 unit garden apartment subdivision situated on 1.42± acres on Straight Path in Wyandanch. The parcel is within the Town of Babylon revitalization project area and requests to connect to Sewer District No. 3 – Southwest through the Wyandanch Commercial Corridor (WCC) sewer system. The anticipated discharge is Twenty Five Thousand Three Hundred Fifty gallons per day (25,350 GPD), of wastewater. The capacity is available in the Sewer District. As per the connection agreement, the connection fee is waived for the parcels included in the agreement for a period of five (5) years from the activation of the sewer system, i.e., until December 13, 2017.

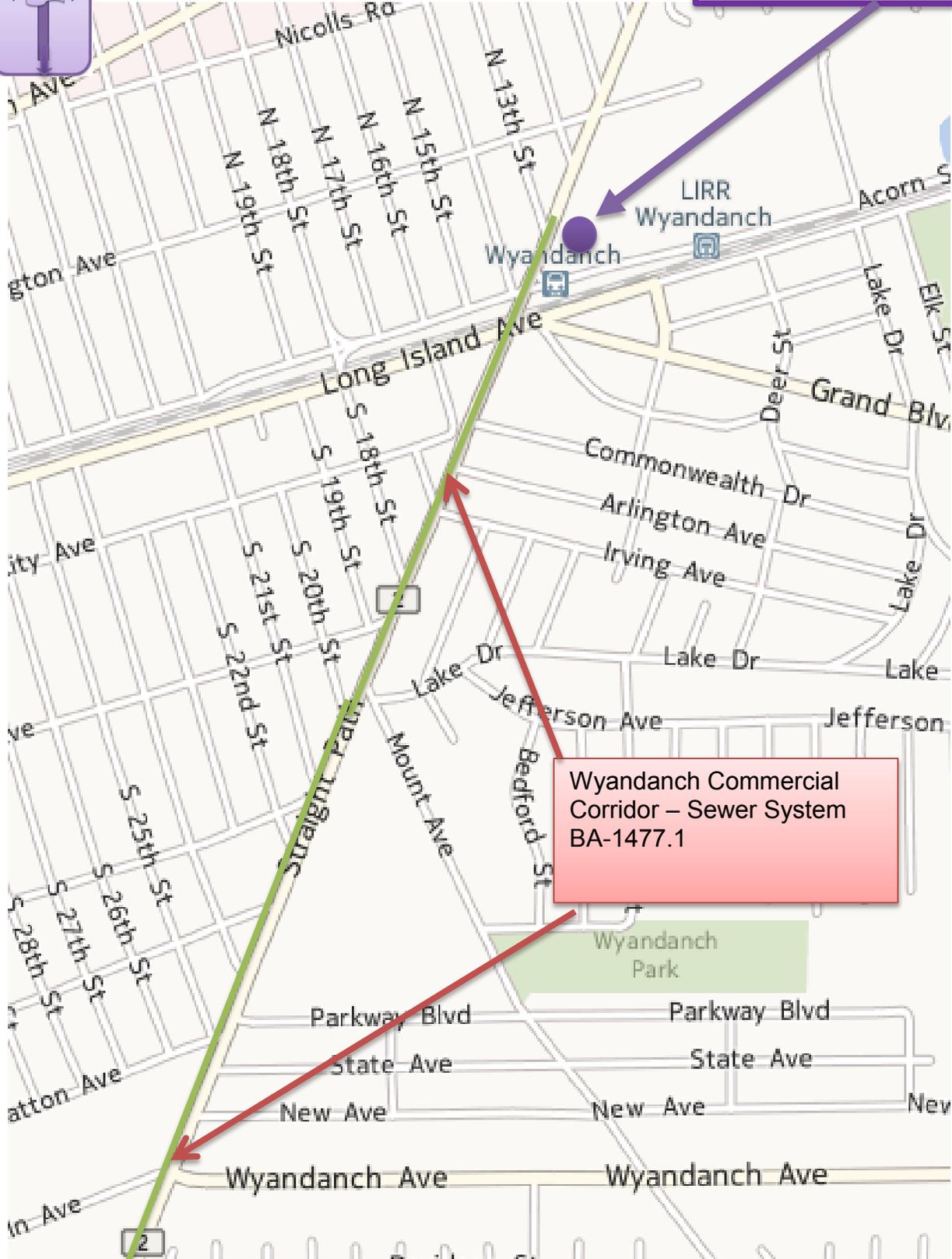
Staff recommends granting Formal Approval of the connection to the Sewer District No. 3 – Southwest.

Project Facts

Type/units:	Garden Apartments – 117
Area: (AC)	1.42±
Flow: (GPD)	25,350
Sewer District:	SCSD No.3-Southwest
Groundwater Zone:	I
SEQRA:	Complete
SC Tax Map	0100-04000-0200-048.006
Legislative District	15 th



Wyandanch Village Building E1
BA-1477.1-013



Wyandanch Commercial
Corridor – Sewer System
BA-1477.1

2016 NT5



Suffolk County Sewer Agency Application

(Choose One)

Application Type

- Formal Approval - (Projects Which Have Completed SEQRA)
- Conceptual Certification - (Projects Which Have Not Completed SEQRA)
- Formal Approval - Time Extension - (Time Extension to complete Agreement-projects with prior Agency approval)
- Conceptual Certification - Time Extension - (Time Extension to complete SEQRA-projects with prior Agency Approval)

(Please note that items No. 1-3 will be filled out by the Agency)

1. SCDPW Project #: _____ 2. Application Received: _____ 3. Application Processed: _____
 4. Applicant Name: Mr. Martin S. Dettling 5. Corporation Name: WR Communities - E LLC
 6. Telephone No.: (516) 746-6000 7. Address: Suite 200; 1050 Franklin Avenue 8. City: Garden City
 9. Federal ID No.: 46-1776751 10. Email Address: msd@albaneseorg.com
 11. Project Plat Name: Map of Wyandanch Transit Oriented Development 12. Project Location: Southeast Corner of Straight Path and Washington Avenue, Wyandanch, NY
 13. Real Property Tax Map #(s): District 100; Sec. 40; Blk. 2; Lot 48.6
 (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, email, 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 as necessary).

Town of Babylon - 200 East Sunrise Highway Linenhurst, NY 11757
Email Address: JKEYES@TownofBabylon.com

15. Project Attorney: Albanese & Albanese, LLP
Suite 200; 1050 Franklin Avenue, Garden City, NY 11530 (516)248-7000 Email Address: _____

16. Project Engineer/Professional: Cameron Engineering & Associates, LLP
100 Sunnyside Boulevard, Woodbury, NY 11797 (516) 827-4900 Email Address: MDegiglio@Cameronengineering.com

17. Project Area in Acres: 1.425 No. of Plots: 1 No. Units: 117 Residential Gallons/day: 25,350
~~25,275 GPD~~

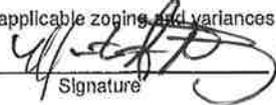
18. Type of Development:

a. Subdivision - Residential	b. Subdivision - Commercial
c. Subdivision - Industrial	d. HOA Subdivision
e. Condominium	f. <u>Garden Apartments</u>
g. Shopping Center	h. Planned Retirement Community
i. Combination of above letters ___ and ___	j. Other _____

19. The following must accompany the application:

- A. Check in the amount of \$550.00 payable to Suffolk County Comptroller.
- 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: July 2016 SCDHS Project #: TBD
(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 Agency meeting.)
- E. Other pertinent information, i.e. site plan and/or survey, or SCDHS Board of Review Determination.

20a. Is the project connecting to a County Sewage Treatment Plant? Yes, Sewer District No.: 3
 20b. Is the project subject to Suffolk County Local Law 20-2007 - Affordable Housing? Yes
 20c. If answer for 20a. is yes and answer for 20b. is no, state reason: _____

The applicant certifies that the applicable zoning and variances have been secured from the Town.
Martin Dettling  Senior Vice President 7.19.16
 Applicant's Printed name Signature Title Date

Note: Incomplete Applications Will Not Be Processed

Please return application to:
Suffolk County Sewer Agency
335 Yaphank Avenue
Yaphank, NY 11980
Attn: Boris Rukovets, P.E.

SUFFOLK COUNTY SEWER AGENCY

RESOLUTION NO: ___ - 2016 AUTHORIZING THE FORMAL APPROVAL FOR THE CONNECTION OF WYANDANCH VILLAGE BUILDING E1 (BA-1477.1-013) TO SUFFOLK COUNTY SEWER DISTRICT NO. 3 - SOUTHWEST

WHEREAS, Wyandanch Village Building E1 is a proposed garden apartment subdivision situated on Straight Path in Wyandanch, New York, on property identified on the Suffolk County Tax Map as District 0100, Section 040.00, Block 02.00, Lot 048.006, and

WHEREAS, the Premises 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, but is located within the Agency project “Wyandanch Commercial Corridor” (WCC), and

WHEREAS, Pursuant to the agreement for the construction and connection of the main in the WCC, connections made from designated parcels to the main during the first five years after its completion would be charged no connection fee, and the subject parcel is one of the designated parcels, and

WHEREAS, it is anticipated that Wyandanch Village Building E1 will generate a wastewater flow of Twenty Five Thousand Three Hundred Fifty gallons per day (25,350 GPD), and

WHEREAS, Wyandanch Village Building E1 has applied to this Agency for permission to connect Wyandanch Village Building E1 to the sanitary sewerage facilities of the District, and

WHEREAS, the District's sewage treatment plant has sufficient capacity to accept the flow which is expected to emanate from Wyandanch Village Building E1, and

WHEREAS, the connection of Wyandanch Village Building E1 to the District will be environmentally beneficial to Suffolk County, and

WHEREAS, Pursuant to Title 6 NYCRR Part 617.5(c) (11) and (20), this project involved 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

NOW, THEREFORE, IT IS

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

2nd RESOLVED, that Wyandanch Village Building E1 be permitted to connect to the sanitary sewerage facilities of the District, upon such terms and conditions as the Administrative Head of the District may impose, subject to the terms and conditions hereof, and it is further

3rd RESOLVED, that Twenty Five Thousand Three Hundred Fifty gallons per day (25,350 GPD), of capacity in the District's sewage treatment plant be allocated to Wyandanch Village Building E1, and it is further

4th 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

5th RESOLVED, that the connection authorized herein is subject to the execution of an agreement (the "Connection Agreement") between the Wyandanch Village Building E1, 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

6th RESOLVED, that Pursuant to the agreement for the construction and connection of the main in the WCC, connections made from designated parcels to the collection system during the first five years after its completion would be charged no connection fee, and the subject parcel is one of the designated parcels, and it is further

7th RESOLVED, that the Wyandanch Village Building E1 shall, at its sole cost, expense and effort, construct a sewage collection facility for Wyandanch Village Building E1 and shall offer to dedicate the said facility to this Agency, or to this Agency's nominee, at no charge, and it is further

8th RESOLVED, that the Wyandanch Village Building E1 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 Wyandanch Village Building E1, as well as for all of the developer's obligations under the Connection Agreement, and it is further

9th 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 owner of Wyandanch Village Building E1 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.

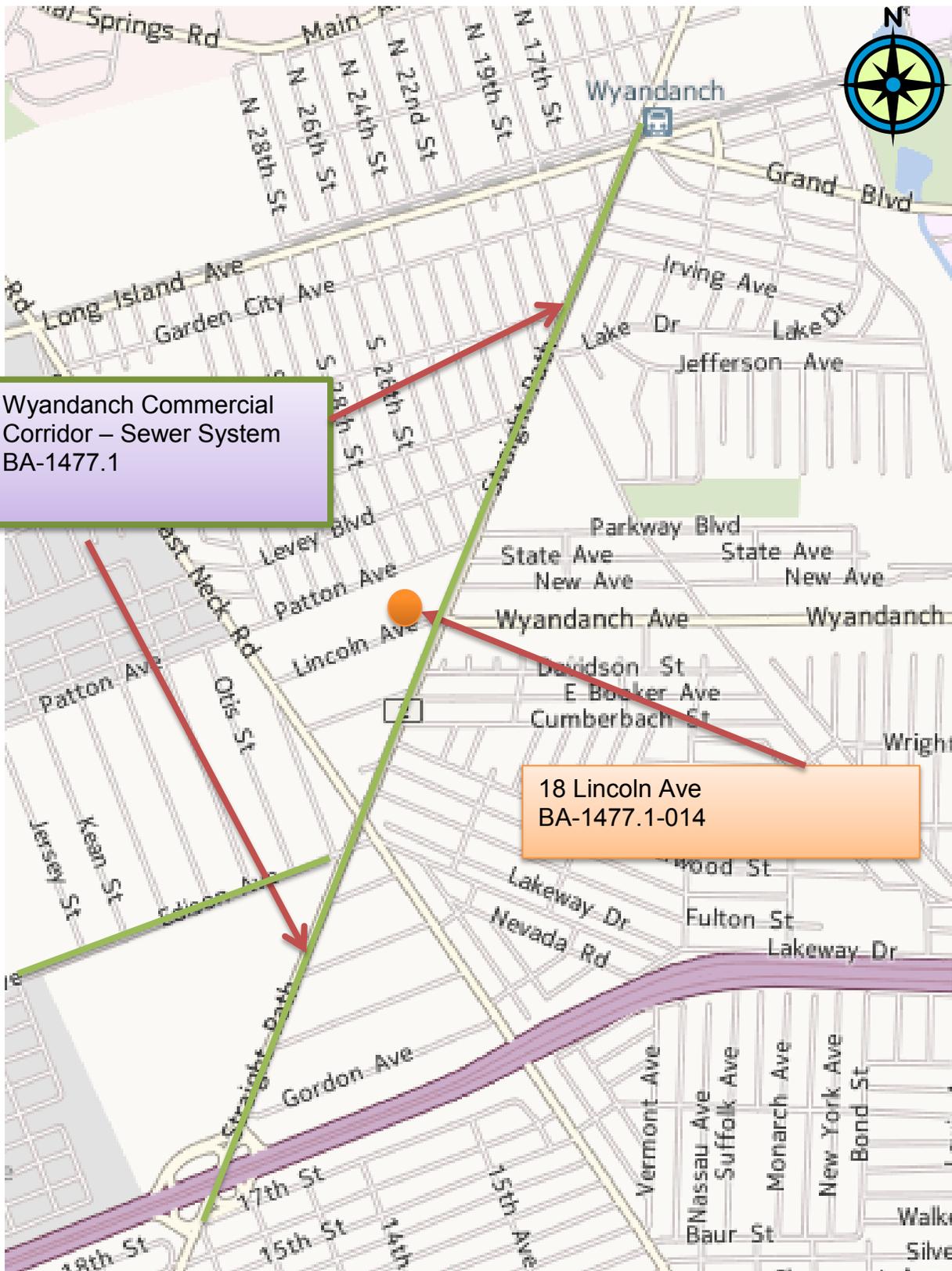
(Suffolk County Sewer Agency Meeting – September 19, 2016)

This project is an existing single family residential building situated on 0.18± acres on Lincoln Ave in Wyandanch. The parcel is within the Town of Babylon, revitalization project area and requests to connect to Sewer District No. 3 – Southwest through the Wyandanch Commercial Corridor (WCC) sewer system. The anticipated discharge is Three Hundred (300) gallons per day (GPD) of wastewater. The capacity is available in the Sewer District. As per the connection agreement, the connection fee is waived for the parcels included in the agreement for a period of five (5) years from the activation of the sewer system.

Staff recommends granting Formal Approval of the connection to the Sewer District No. 3 – Southwest.

Project Facts

Type/units:	Residential Building
Area: (AC)	0.18±
Flow: (GPD)	300
Sewer District:	SCSD No.3-Southwest
Groundwater Zone:	I
SEQRA:	Complete
SC Tax Map	0100-07900-0400-028002
Legislative District	15 th



2016 NTS



Suffolk County Sewer Agency Application

(Choose One)

Application Type

- Formal Approval** - (Projects Which Have Completed SEQRA)
- Conceptual Certification** - (Projects Which Have Not Completed SEQRA)
- Formal Approval - Time Extension** -- (Time Extension to complete Agreement-projects with prior Agency approval)
- Conceptual Certification - Time Extension** -- (Time Extension to complete SEQRA-projects with prior Agency Approval)

Please note that items No. 1-3 will be filled out by the Agency)

1. SCDPW Project #: BA 1477.1.014 2. Application Received: _____ 3. Application Processed: _____

4. Applicant Name: ALBERT MARSHALL 5. Corporation Name: _____

6. Telephone No.: 631-643-6761 7. Address: 18 LINCOLN AVE 8. City: Wyandanch NY 11798

9. Federal ID No.: _____ 10. Email Address: marshallalbert469@yahoo.com

11. Project Plat Name: _____ 12. Project Location: 18 LINCOLN AVE Wyandanch NY, 11798

13. Real Property Tax Map #(s): Dist (0100) SECT. (079.00)

(Note: Use additional Sheets if necessary) Block (04.00) Lot (028.002)

14. Exact address of ALL owners of the land. If individuals, give home address. If corporation, give corporation address, plus name, email, 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 as necessary).

18 LINCOLN AVE, Wyandanch, NY, 11798

Email Address: _____

15. Project Attorney: _____

Email Address: _____

16. Project Engineer/Professional: _____

Email Address: _____

17. Project Area in Acres: 48 X 224 No. of Plots: 1 No. Units: 1 Gallons/day: 275

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 letters _____ and _____ | j. Other _____ |

19. The following must accompany the application:

- A. Check in the amount of \$550.00 payable to Suffolk County Comptroller.
- 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: _____ 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 Agency meeting.)

E. Other pertinent information, i.e. site plan and/or survey, or SCDHS Board of Review Determination.

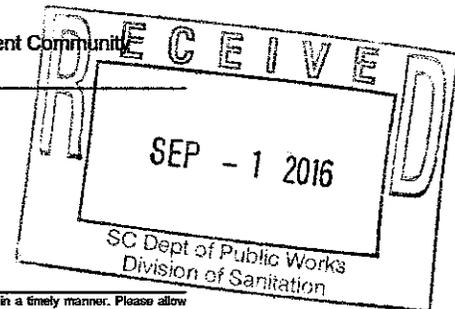
20a. Is the project connecting to a County Sewage Treatment Plant? _____, Sewer District No.: _____

20b. Is the project subject to Suffolk County Local Law 20-2007 - Affordable Housing?

20c. If answer for 20a. is yes and answer for 20b. is no, state reason: _____

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

Albert Marshall Signature ALBERT C MARSHALL Title owner 8/29/16 Date



Note: Incomplete Applications Will Not Be Processed

Please return application to:
Suffolk County Sewer Agency
335 Yaphank Avenue
Yaphank, NY 11980
Attn: Boris Rukovets, P.E.

SUFFOLK COUNTY SEWER AGENCY

RESOLUTION NO: ___ - 2016 AUTHORIZING THE FORMAL APPROVAL FOR THE CONNECTION OF

18 Lincoln Ave (BA-1477.1-0014) TO SUFFOLK COUNTY SEWER DISTRICT NO. 3 - SOUTHWEST

WHEREAS, 18 Lincoln Ave is an existing residential building situated on Straight Path in Wyandanch, New York, on property identified on the Suffolk County Tax Map as District 0100, Section 079.00, Block 04.00, Lot 028.002, and

WHEREAS, the Premises 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, but is located within the Agency project “Wyandanch Commercial Corridor” (WCC), and

WHEREAS, Pursuant to the agreement for the construction and connection of the main in the Wyandanch Commercial Corridor, connections made from designated parcels to the main during the first five years after its completion would be charged no connection fee, and the subject parcel is one of the designated parcels, and

WHEREAS, it is anticipated that 18 Lincoln Ave will generate a wastewater flow of Three Hundred gallons per day (300 GPD), and

WHEREAS, the property owner has applied to this Agency for permission to connect 18 Lincoln Ave to the sanitary sewerage facilities of the District, and

WHEREAS, the District's sewage treatment plant has sufficient capacity to accept the flow which is expected to emanate from 18 Lincoln Ave, and

WHEREAS, the connection of 18 Lincoln Ave to the District will be environmentally beneficial to Suffolk County, and

WHEREAS, Pursuant to Title 6 NYCRR Part 617.5(c) (11) and (20), this project involved 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

NOW, THEREFORE, IT IS

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

2nd RESOLVED, that 18 Lincoln Ave be permitted to connect to the sanitary sewerage facilities of the District, upon such terms and conditions as the Administrative Head of the District may impose, subject to the terms and conditions hereof, and it is further

3rd RESOLVED, that Three Hundred gallons per day (300 GPD), of capacity in the District's sewage treatment plant be allocated to 18 Lincoln Ave, and it is further

4th 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

5th RESOLVED, that the connection authorized herein is subject to the execution of an agreement (the "Connection Agreement") between the owner of 18 Lincoln Ave, 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

6th RESOLVED, that Pursuant to the agreement for the construction and connection of the main in the Wyandanch Commercial Corridor, connections made from designated parcels to the collection system during the first five years after its completion would be charged no connection fee, and the subject parcel is one of the designated parcels, and it is further

7th RESOLVED, that the owner of 18 Lincoln Ave shall, at its sole cost, expense and effort, construct a sewage collection facility for 18 Lincoln Ave and shall offer to dedicate the said facility to this Agency, or to this Agency's nominee, at no charge, and it is further

8th RESOLVED, that the owner of 18 Lincoln Ave 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 18 Lincoln Ave, as well as for all of the developer's obligations under the Connection Agreement, and it is further

9th 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 owner of 18 Lincoln Ave 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 – September 19, 2016)

J.J. FOLEY FACILITY

BR-1707

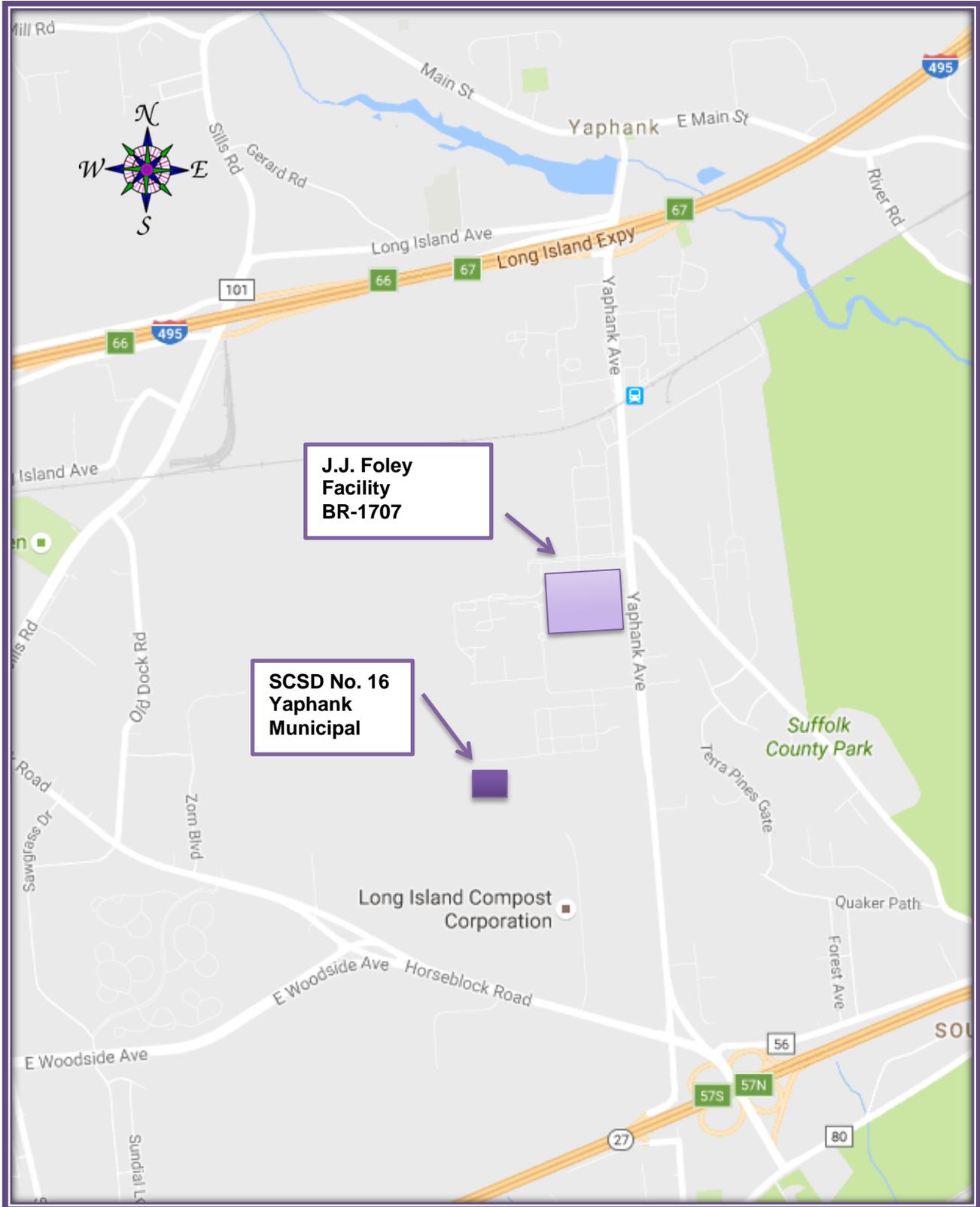
The project site is an existing medical building, formerly John Jay Foley Nursing Home, that has been approved for sale to Brookhaven Memorial Hospital Medical Center and will be converted to a mixed use medical facility. The facility is located on Yaphank Ave in Yaphank.

The J.J. Foley Facility, originally constructed as a Suffolk County municipal facility, is already connected to SCSO No. 16 – Yaphank Municipal and was previously allocated 30,000 gpd of capacity. The Facility has been approved for sale to Brookhaven Memorial Hospital Medical Center (BMHMC) with the aforementioned flow allocation. BMHMC requires an additional capacity of Twelve Thousand gallons per day (12,000 gpd) of wastewater to be generated by the project, thereby increasing the allocated capacity to 42,000 gpd.

Staff recommends granting the Formal Approval.

Project Facts:

Type/units:	Mixed Use Medical Facility – Assisting Living, Substance Abuse, General Medical Office, Dialysis Center
Area (AC):	14.08 ±
Flow (GPD):	42,000
Sewer District:	SCSD No. 16 – Yaphank Municipal
Groundwater Zone:	VI
SEQR:	Complete
RPTM:	0200-74200-0100-003.001 and 003.002
Legislative District:	3 rd



NTS 2016



Suffolk County Sewer Agency Application

(Choose One)

Application Type

- Formal Approval - (Projects Which Have Completed SEQRA)
- Conceptual Certification - (Projects Which Have Not Completed SEQRA)
- Formal Approval - Time Extension - (Time Extension to complete Agreement-projects with prior Agency approval)
- Conceptual Certification - Time Extension - (Time Extension to complete SEQRA-projects with prior Agency Approval)

Please note that items No. 1-3 will be filled out by the Agency

1. SCDPW Project #: _____ 2. Application Received: _____ 3. Application Processed: _____

4. Applicant Name: Brookhaven Memorial Hospital Medical Center 5. Corporation Name: Brookhaven Memorial Hospital Medical Center

6. Telephone No.: 631-654-7175 7. Address: 101 Hospital Road 8. City: Patchogue

9. Federal ID No.: 11-1704595 10. Email Address: bfarrell@bmhmc.org

11. Project Plat Name: JJ Foley Facility 12. Project Location: 14 Glover Drive, Yaphank, NY

13. Real Property Tax Map #(s): p/o 0200-742-01-003.001, p/o 0200-742-01-003.002

(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, email, 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 as necessary).

County of Suffolk, Suffolk County Department of Public Works, 335 Yaphank Avenue, Yaphank, NY 11980

Contact: Jessica H. Hogan, Assistant County Attorney

Email Address: Jessica.Hogan@suffolkcountyny.gov

15. Project Attorney: Howard M. Stein, Esq.; Certilman, Balin, Adler & Hyman, PPL

90 Merrick Avenue, East Meadow 11554 Email Address: hstein@cbah.com

16. Project Engineer/Professional: Christopher W. Robinson, PE; RMS Engineering

355 New York Avenue, Huntington, NY 11743 Email Address: cwr@rmsengineering.com

17. Project Area in Acres: 14.061 No. of Plots: 1 No. Units: 1 Gallons/day: 42,000

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 letters ___ and ___ | j. Other <u>Substance Treatment, Medical Arts & Assisted Living</u> |

19. The following must accompany the application:

- A. Check in the amount of \$550.00 payable to Suffolk County Comptroller.
- 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: _____ 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 Agency meeting.)
- E. Other pertinent information, i.e. site plan and/or survey, or SCDHS Board of Review Determination.

20a. Is the project connecting to a County Sewage Treatment Plant? Yes, Sewer District No.: C-16

20b. Is the project subject to Suffolk County Local Law 20-2007 - Affordable Housing?

20c. If answer for 20a. is yes and answer for 20b. is no, state reason: The project is a renovation of the existing John J. Foley Skilled Nursing Facility and conversion to a mixed use medical facility for Brookhaven Memorial Hospital Medical Center.

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

<u>Christopher W. Robinson</u>		<u>9-14-16</u>
Applicant's Printed name	Signature	Date

FOR BROOKHAVEN HOSPITAL
BRENDA J. FARRELL
Brenda J Farrell CTO 9-14-16

Note: Incomplete Applications Will Not Be Processed

Please return application to:
Suffolk County Sewer Agency
335 Yaphank Avenue
Yaphank, NY 11980
Attn: Boris Rukovets, P.E.

SUFFOLK COUNTY SEWER AGENCY

RESOLUTION NO. ___ - 2016

AUTHORIZING ADDITIONAL CAPACITY FOR THE CONNECTION OF J.J. FOLEY FACILITY (BR 1707)

TO SUFFOLK COUNTY SEWER DISTRICT NO. 16 – YAPHANK MUNICIPAL

WHEREAS, J.J. Foley Facility, an existing medical building located on 14.08± acres of land in Yaphank, New York and connected to the County Sewer District No. 16 – Yaphank Municipal. The aforementioned building is located on property identified on the Suffolk County Tax Map as District 0200, Section 742.00, Block 01.00, Lots 003.001 and 003.002, and

WHEREAS, J.J. Foley Facility was originally constructed as a Suffolk County municipal facility, and was connected to the Suffolk County sewerage treatment plant servicing the Yaphank County Center, and

WHEREAS, J.J. Foley Facility was previously allocated Thirty Thousand gallons per day (30,000 gpd) of capacity at said sewerage treatment plant, and

WHEREAS, on September 13, 2013, Suffolk County Sewer District No. 16 – Yaphank Municipal (the "District"), was formed permitting non-municipal out-of-District connections, and

WHEREAS, J.J. Foley Facility ceased to function as a municipal facility and has subsequently been approved for sale to Brookhaven Memorial Hospital Medical Center with said sewer allocation, and

WHEREAS, Brookhaven Memorial Hospital Medical Center has determined that additional capacity is required and has applied to this Agency for approval to allocate an added Twelve Thousand gallons per day (12,000 GPD) of flow to J.J. Foley Facility, thereby increasing the allocated capacity to Forty-Two Thousand gallons per day (42,000 gpd), and

WHEREAS, J.J. Foley Facility will be privately owned and is no longer a municipal facility and, therefore, requires execution of a Sewer Agency agreement and must pay the connection fee for any additional capacity in excess of the previously allocated capacity, and

WHEREAS, the District's sewage treatment plant has sufficient capacity to accept the proposed wastewater flow of Forty-Two Thousand gallons per day (42,000 GPD) which is expected to emanate from J.J. Foley Facility, and

WHEREAS, the connection of J.J. Foley Facility to Suffolk County Sewer District No. 16 – Yaphank Municipal will be financially beneficial for the sewer district and continue to be environmentally beneficial to Suffolk County, 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

NOW, THEREFORE, IT IS

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

2nd 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

3rd RESOLVED, that the connection authorized herein is subject to the execution of an agreement (the "Connection Agreement") between Brookhaven Memorial Hospital Medical Center, 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

4th RESOLVED, that the connection fee to be paid for the J.J. Foley Facility shall be paid upon the execution of the Connection Agreement at the rate of \$30.00 per gallon per day for a total of Three Hundred Sixty Thousand Dollars (\$360,000.00), prior to execution of the Connection Agreement, and it is further

5th RESOLVED, that Brookhaven Memorial Hospital Medical Center shall offer to dedicate the sewage collection facility to this Agency, or to this Agency's nominee, at no charge, and it is further

6th 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 Brookhaven Memorial Hospital Medical Center 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 (September 19, 2016)

C. Conceptual Certification – Connection/Construction Agreement

WHISKEY RD MEDICAL OFFICE

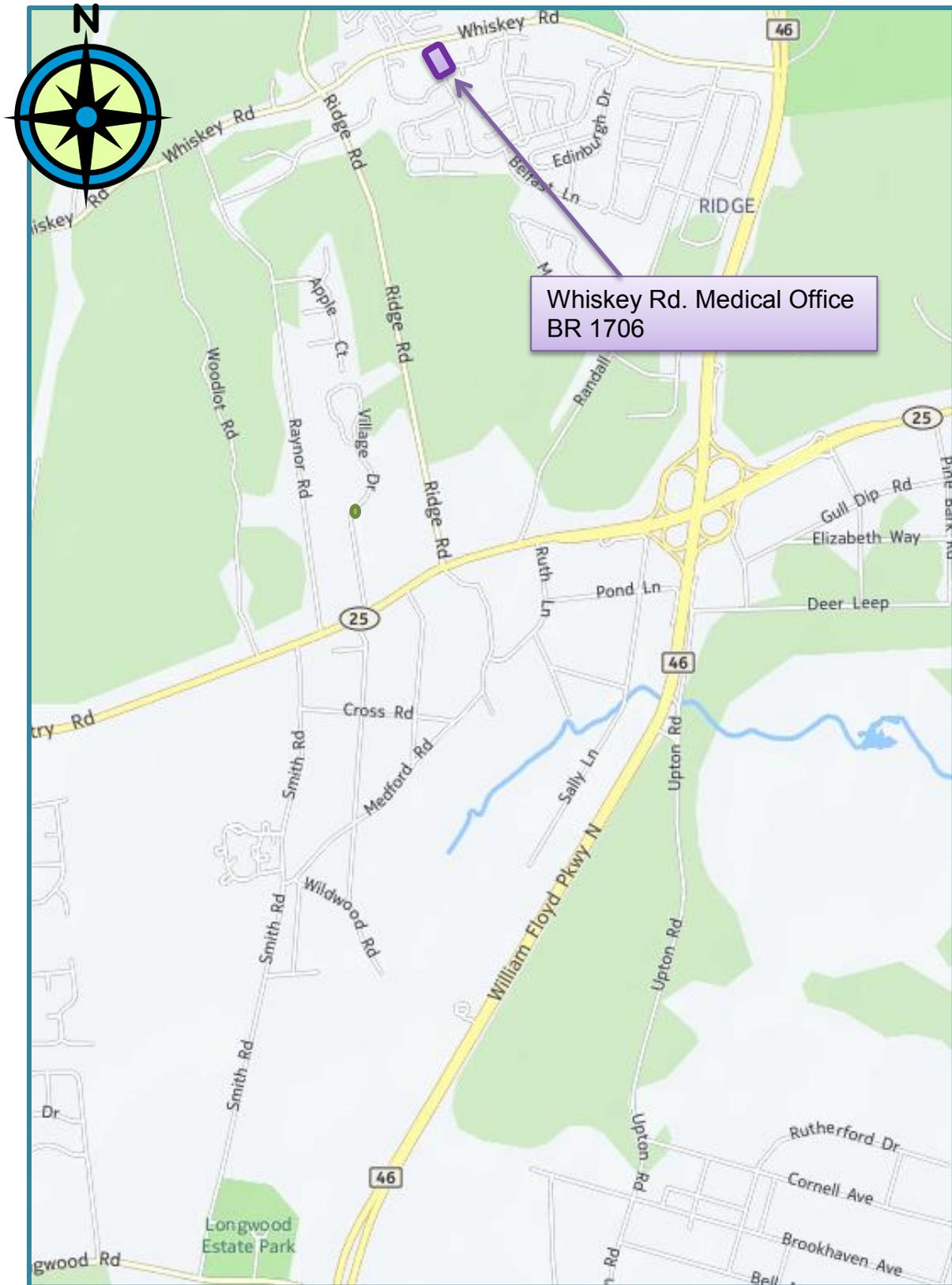
BR-1706

This project is a proposed medical office to be located on 2.0± acres at Whiskey Rd. in Ridge. The project is expected to generate One Thousand Two Hundred Sixty gallons per day (1,260 GPD) of flow and the owner is requesting a Conceptual Certification to be connected to the County Sewer District No. 20- William Floyd (Leisure Village STP).

The District's STP has sufficient excess treatment capacity to accommodate this project and the staff recommends granting Conceptual Certification.

Project Facts

Type/units:	Medical Office
Area: (AC)	2.00±
Flow: (GPD)	1,260 GPD
Sewer District:	SCSD No.20-William Floyd
Groundwater Zone:	III
SEQRA:	Incomplete
SC Tax Map	0200-241.00-11.00-048.000
Legislative District	6 th



NTS 2016



Suffolk County Sewer Agency Application

(Choose One)

Application Type

- Formal Approval - (Projects Which Have Completed SEQRA)
- Conceptual Certification - (Projects Which Have Not Completed SEQRA)
- Formal Approval - Time Extension - (Time Extension to complete Agreement-projects with prior Agency approval)
- Conceptual Certification - Time Extension - (Time Extension to complete SEQRA-projects with prior Agency Approval)

(Please note that items No. 1-3 will be filled out by the Agency)

1. SCDPW Project #: _____ 2. Application Received: _____ 3. Application Processed: _____

4. Applicant Name: Salvatore Malguarnera 5. Corporation Name: T&S Builders, Inc

6. Telephone No.: 631-732-0010 7. Address: 713 Main Street 8. City: Port Jefferson

9. Federal ID No.: 11-2691322 10. Email Address: sal@silverridgeli.com

11. Project Plat Name: Whiskey Road Medical Office 12. Project Location: Ridge, NY

13. Real Property Tax Map #(s): 0200-241-11-48, _____, _____

(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, email, 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 as necessary).

T&S Builders, Inc - 713 Main Street, Port Jefferson, NY, 11777 - (631) 732 0010

President: Salvatore Malguarnera Email Address: sal@silverridgeli.com

15. Project Attorney: Certilman Balin Adler & Hyman, LLP - Rachel Scelfo - (631) 979 3000

_____ Email Address: RScelfo@certilmanbalin.com

16. Project Engineer/Professional: Hayduk Engineering, LLC - Stephen G. Hayduk, P.E.

_____ Email Address: shayduk@haydukengineering.com

17. Project Area in Acres: 2.00 No. of Plots: 1 No. Units: 1 Gallons/day: 1,260

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 letters ___ and ___ | j. Other <u>Medical Office</u> |

19. The following must accompany the application:

- A. Check in the amount of \$550.00 payable to Suffolk County Comptroller.
- 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: _____ 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 Agency meeting.)
- E. Other pertinent information, i.e. site plan and/or survey, or SCDHS Board of Review Determination.

20a. Is the project connecting to a County Sewage Treatment Plant? YES, Sewer District No.: 20

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

20c. If answer for 20a. is yes and answer for 20b. is no, state reason: _____

Proposed site use is Medical Office, no residential units are proposed.

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

<u>Salvatore Malguarnera</u>		<u>President</u>	<u>08/31/2016</u>
Applicant's Printed name	Signature	Title	Date

Note: Incomplete Applications Will Not Be Processed

Please return application to:
Suffolk County Sewer Agency
335 Yaphank Avenue
Yaphank, NY 11980
Attn: Boris Rukovets, P.E.

SUFFOLK COUNTY SEWER AGENCY

RESOLUTION NO. ___ - 2016, GRANTING CONCEPTUAL CERTIFICATION FOR THE CONNECTION OF WHISKEY RD MEDICAL OFFICE (BR-1706) TO SUFFOLK COUNTY SEWER DISTRICT NO. 20 – WILLIAM FLOYD (LEISURE VILLAGE STP)

WHEREAS, Whiskey Rd Medical Office is a proposed medical office, located in Ridge, New York, on property identified on the Suffolk County Tax Maps as District 02.00, Section 241.00, Block 11.00, Lot 048.000, and

WHEREAS, the sewage flow from Whiskey Rd Medical Office is expected to be One Thousand Two Hundred Sixty gallons per day (1,260 GPD), and

WHEREAS, Whiskey Rd Medical Office 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, Whiskey Rd Medical Office has applied to this Agency for permission to connect its One Thousand Two Hundred Sixty gallons per day (1,260 GPD) of flow to the sanitary sewerage facilities of the District, and

WHEREAS, capacity is currently available and 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 Whiskey Rd Medical Office an indication of the action that this Agency might take regarding the proposed connection if the SEQRA process had been completed, and this Agency were to pass upon the matter at this time,

NOW, THEREFORE, IT IS

1st RESOLVED, that this Agency hereby grants "Conceptual Certification" to the proposed connection of Whiskey Rd Medical Office to SCSD No. 20 – William Floyd (Leisure Village Sewage Treatment Plant), as aforesaid, and it is further

2nd 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 Whiskey Rd Medical Office, within two 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.

3rd 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 this Agency, favorable or otherwise, with respect to local land use, zoning and/or subdivision requirements.

(Suffolk County Sewer Agency Meeting September 19, 2016)

E. Miscellaneous

1. Capital Projects

Capital Project 8102 MacArthur Industrial Sewer District Planning and Design Project

The project is to implement planning and design of the sewerage infrastructure for the proposed MacArthur Industrial Sewer District in the MacArthur industrial area. The planning involves development of the characteristics for future service area demands while the design is for the initial sewer infrastructure to convey the future sewage flow to Suffolk County Sewer District No. 3 – Southwest. The current expectations are for the proposed MacArthur Industrial Sewer District to connect indirectly to SCSD No. 3 – Southwest through the Ronkonkoma Hub project.

SUFFOLK COUNTY SEWER AGENCY

RESOLUTION NO. __ - 2016 PLANNING AND DESIGN OF MACARTHUR INDUSTRIAL SEWER DISTRICT (CP 8102)

WHEREAS, this project is the planning and design of the sewer infrastructure for the proposed MacArthur Industrial Sewer District in the MacArthur industrial area to convey the future sewage flow to Suffolk County Sewer District No. 3 – Southwest, and

WHEREAS, the current expectations are for the proposed MacArthur Industrial Sewer District to connect indirectly to SCSD No. 3 – Southwest through the Ronkonkoma Hub project, and

NOW, THEREFORE, IT IS

1st RESOLVED, that the Suffolk County Sewer Agency directs its attention and staff to take the steps necessary to obtain the approvals needed to perform planning and design of the MacArthur Industrial Sewer District.

(Suffolk County Sewer Agency Meeting – September 19, 2016)

**Capital Project 8106
Sayville Extension Sewer District
Planning and Design Project**

The project is to implement planning and design of the sewerage infrastructure for the proposed Sayville Extension Sewer District for Sayville, West Sayville and Oakdale area. The planning involves development of the characteristics for future service area demands while the design is for the sewer infrastructure to convey the future sewage flow to Suffolk County Sewer District No. 3 – Southwest.

SUFFOLK COUNTY SEWER AGENCY

RESOLUTION NO. __ - 2016 PLANNING AND DESIGN OF SAYVILLE EXTENSION SEWER DISTRICT (CP 8106)

WHEREAS, this project is the planning and design of the sewer infrastructure for the proposed Sayville Sewer District for Sayville, West Sayville and Oakdale area to convey the future sewage flow to Suffolk County Sewer District No. 3 – Southwest, and

NOW, THEREFORE, IT IS

1st RESOLVED, that the Suffolk County Sewer Agency directs its attention and staff to take the steps necessary to obtain the approvals needed to perform planning and design of the Sayville Extension Sewer District.

(Suffolk County Sewer Agency Meeting – September 19, 2016)