

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 *Darnell Tyson for Gil Anderson*

DATE: November 12, 2015

SUBJECT: Please see the attached Suffolk County Sewer Agency agenda for the meeting of November 16, 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 Services
Catherine Stark, Aide to Legislator Al Krupski
Ted Klein, SC Planning Department
Justin Littell, Aide to Legislator Louis D'Amaro
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 November 16, 2015

- I. **Roll Call**
- II. **Minutes of Previous Meeting** (September 21, 2015)
- III. **Public Portion**
- IV. **Old Business**
 - 1. N/A
- V. **New Business**
 - A. **Formal Approval – Connection/Construction Agreement**
 - 1. **Brookhaven Executive Center (BR 1693)**
 - **Connection to an Off-Site STP (12,700 GPD)**
 - B. **Formal Approval – Connection/Construction Agreement – Time Extension**
 - 1. **Concern at Middle island (BR 1578)**
 - **Construction of an On-Site STP**
 - 2. **The Haven (IS-1672)**
 - **Connection to an Off-Site STP (3,225 GPD)**
 - 3. **Westbrook Village (IS-1432.1)**
 - **Connection Fee Request**
 - C. **Conceptual Certification– Connection/Construction Agreement**
 - 1. **Ronkonkoma HUB (CP 8156)**

This project is an existing Ten (10) building subdivision, situated on a 15± acre parcel in Medford. The developer is requesting approval to connect the Twelve Thousand Seven Hundred (12,700 GPD) gallons per day of wastewater generated to the existing Blue Ridge Wastewater Treatment Plant. As per the project engineer, it will be determined that the capacity is available in the WWTP.

There is no Suffolk County Sewer District in the vicinity of this project and Staff recommends granting Formal Approval for connection to the existing on-site WWTP once the engineering firm has demonstrated that the capacity is available.

Project Facts

Type/units:	Office Buildings/10 Buildings
Acreage:	15± acres
Flow: (GPD)	12,700
Sewer District:	On-Site WWTP
Groundwater Zone:	I
SEQRA:	Complete
RPTM:	0200-60600-0200-001000
Legislative District:	7 th

SUFFOLK COUNTY SEWER AGENCY

RESOLUTION NO. - 2015

AUTHORIZING THE CONNECTION OF BROOKHAVEN EXECUTIVE CENTER (BR-1693) TO THE BLUE RIDGE HOMEOWNERS ASSOCIATION WASTEWATER TREATMENT PLANT

WHEREAS, application has been made for Brookhaven Executive Center which is an existing Commercial/Industrial park in Medford, New York, on property identified on the Suffolk County Tax Maps as District 0200, Section 606.00, Block 01.00, Lot 001.000, and

WHEREAS, there is no Suffolk County Sewer District, or any other municipal sewer district in the vicinity of Brookhaven Executive Center to serve the development's sanitary needs, and

WHEREAS, there is a wastewater treatment plant (WWTP) at the Blue Ridge Condominium development complex (the "Blue Ridge Plant"), which is sufficiently close to Brookhaven Executive Center to permit the connection of the project thereto, and

WHEREAS, this Agency has been advised by the engineering firm, that after a complete study, it will be determined that the Blue Ridge Plant has sufficient capacity to accept the sewage which is expected to emanate from Brookhaven Executive Center, and

WHEREAS, the owner of Brookhaven Executive Center has applied to this Agency for permission to connect to the Blue Ridge Plant, and

WHEREAS, this Agency has been advised that the owner of the Plant is receptive to the connection of Brookhaven Executive Center to the Blue Ridge Plant, and

WHEREAS, the connection of Brookhaven Executive Center to the Blue Ridge Plant will be environmentally beneficial to Suffolk County, and

WHEREAS, this Agency has determined that the Twelve Thousand Seven Hundred gallons per day (12,700 GPD) of sanitary sewage generated by Brookhaven Executive Center shall be treated at the Blue Ridge Plant, 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 requirement for Brookhaven Executive Center have been met, and requires no further action, now, therefore, be it further

2nd RESOLVED, that the said application be approved subject to the execution of an agreement between the owner of Brookhaven Executive Center, the Suffolk County Department of Public Works, the Suffolk County Department of Health Services, the County of Suffolk and this Agency, on such terms as the Chairman of this Agency shall determine, including, but not limited to, the following:

1. The owner shall, at its sole cost, expense and effort, construct a complete sewage collection system for the project in accordance with Agency standards and shall offer to dedicate the said facility to the Agency at no charge;

2. No Certificate of Occupancy shall be issued for any of the units in the project until the sewage collection system has been completed, and is operating, to the satisfaction of this Agency's staff;

3. The developer shall post a Letter of Credit, in form, wording and amount as determined by this Agency's staff, as security for the performance of all of the developer's obligations under the said agreement;

4. The developer shall furnish a copy of the agreement between Brookhaven Executive Center and the owners of the Blue Ridge Plant for review and approval;

and be it further

3rd 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 developers of Brookhaven Executive Center 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 (November 16, 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 #: _____ 2. Application Received: _____ 3. Application Processed: _____

4. Applicant Name: John Farley 5. Corporation Name: Lincoln Property Company

6. Address: 75 Holly Hill Lane Suite #304 7. City: Greenwich, CT 06830

8. Telephone #: (203) 340-9441 9. Federal ID #: 13-5459480 10. Email Address: jfarley@LPC.com

11. Project Plat Name: Brookhaven Executive Center 12. Project Location: 3233-3253 NYS Route 112, Medford, NY 11763

13. Real Property Tax Map #(s): 0200-606-02-001

(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).

Lincoln Property Company; c/o John Farley

75 Holly Hill Lane Suite #304, Greenwich, CT 06830

15. Project Attorney Information: n/a

16. Project Engineering Firm Information: Sidney B. Bowne & Son, LLP; c/o Joseph Fusillo, PE
235 E Jericho Turnpike, Mineola, NY 11501

17. Project Area in Acres: 15.0 # of Plots: 1 # of Units: 10 # Gallons/day: 12,700

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 Building

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: TBD SCDHS Project #: _____

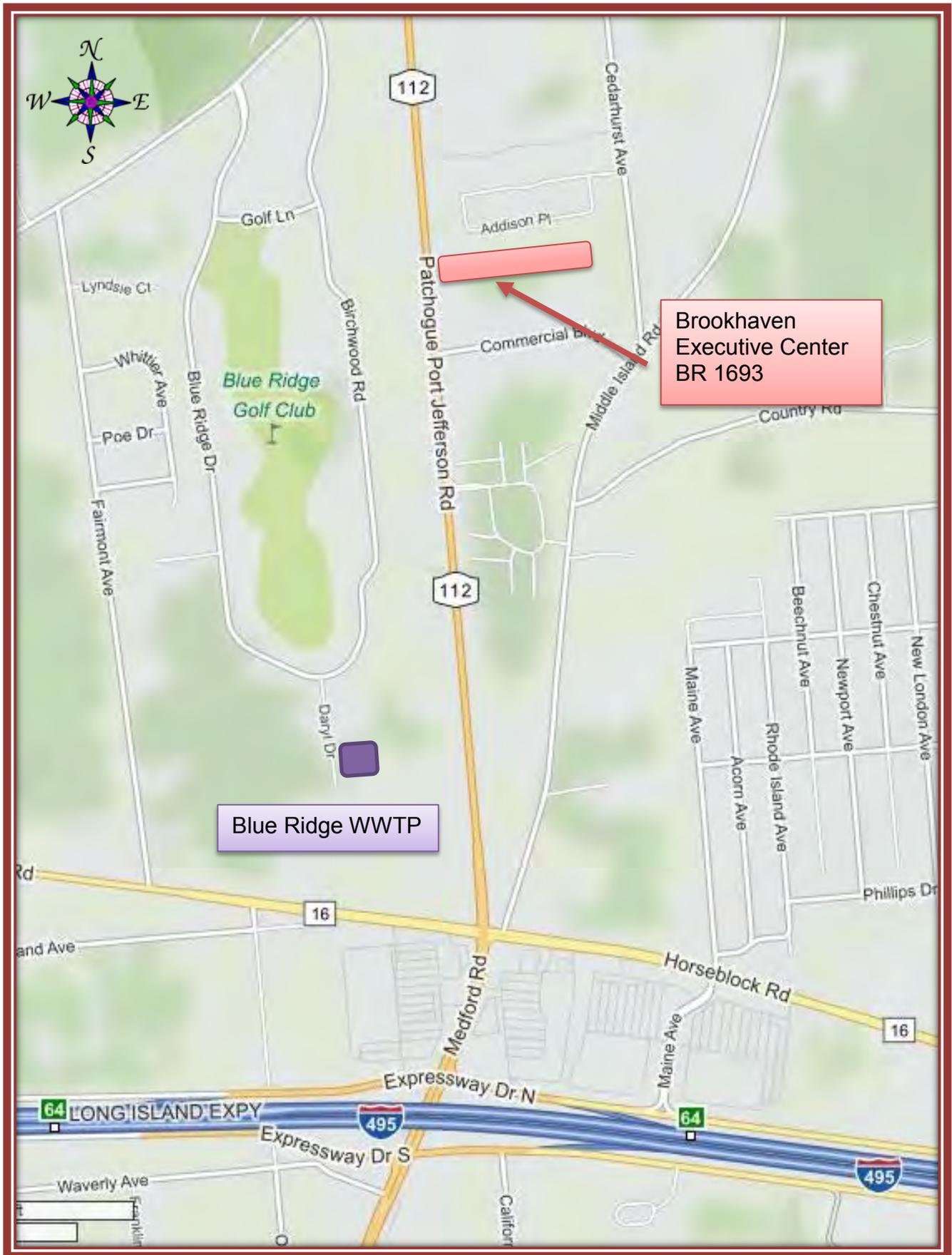
(Note: The application must be submitted prior to the Sewer Agency meeting. It is the applicant's responsibility to submit the application in a timely manner. Please allow sufficient time for the SCDHS to review the application thoroughly. Failure to do so may result in the removal of the application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

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

John Farley John Farley/AVP 9/11/15
Applicant's Printed name, Signature, & Title Date:



NTS - 2015

This project is a proposed development consisting of 123 various type units, in Middle Island, New York, situated on 39.3± acres, bounded by Bailey Road on the north and Middle Country Road (NYS Route 25) on the south. The developer requests a Time Extension to complete the Construction Agreement to construct on on-site Sewage Treatment Plant (STP) to treat the proposed Sixty-Three Thousand (63,000 GPD) gallons per day of wastewater.

Staff recommends granting the request for the construction, operation and maintenance of an on-site STP.

* Note: This project was formerly known as Sandy Hills at Middle Island

Approval Type	Date	Resolution	GPD
Conceptual	December 18, 2006	38-2006*	50,000
Formal	June 15, 2009	30-2009*	50,000
Time Extension	June 21, 2010	14-2010*	50,000
Time Extension	December 19, 2011	26-2011*	50,000
Time Extension	February 25, 2013	5-2013*	50,000
Time Extension	February 10, 2014	12-2014*	50,000
Amended	September 19, 2014	32-2014	63,000

Project Facts

Type/units: Condo/123, various
 Acreage: (Ac) 39.3±
 Flow: (GPD) 63,000
 Sewer District: On Site STP
 Groundwater Zone: III
 SEQRA: Complete
 SC Tax Map 0200-378.00-02.00-033.003

SUFFOLK COUNTY SEWER AGENCY

RESOLUTION NO. ___ - 2015

AUTHORIZING AN EXTENSION OF TIME FOR THE COMPLETION OF THE AGREEMENT TO CONSTRUCT, OPERATE, AND MAINTAIN A SEWAGE TREATMENT PLANT FOR CONCERN @ MIDDLE ISLAND (BR-1578)

WHEREAS, on September 15, 2015, this Agency adopted Resolution No. 32-2014, authorizing the construction and operation and maintenance of a sewage treatment system for Concern @ Middle Island, and

WHEREAS, said Resolution granted one year for completion of the Agreement, whereas, the resolution expired on September 15, 2015, without the completion of the Agreement, and

WHEREAS, the developer of Concern @ Middle Island has requested an extension of the authorization granted in Resolution No. 32-2014, and

NOW, THEREFORE, IT IS

1st RESOLVED, that Resolution No. 30-2009, adopted by this Agency on September 15, 2015, is hereby renewed, 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, 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 – November 16, 2015)



Suffolk County Sewer Agency Application

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

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)

1. SCDPW Project #: BR-1578 2. Application Received: _____ 3. Application Processed: _____

4. Applicant Name: Concern at Middle Island 5. Corporation Name: Concern Middle Island, LLC

6. Telephone No.: 631-758-3517 7. Address: 312 Expressway Drive South 8. City: Medford

9. Federal ID No.: 47-1234852 10. Email Address: RFasano@concernhousing.org

11. Project Plat Name: Concern Middle Island 12. Project Location: E/S CR 21, S/S Bailey Road

13. Real Property Tax Map #(s): 0200-378-02-33.5

(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).

Concern Middle Island Housing Development Fund Corp. by Ralph Fasano, President

312 Expressway Dr. South, Medford, NY Email Address: RFasano@concernhousing.org

15. Project Attorney: John M. Wagner, Esq., Certilman Balin Adler & Hyman, LLP, 100 Motor Parkway, Suite 156, Hauppauge, NY 11788 (631) 979-3000 Email Address: JWagner@certilmanbalin.com

16. Project Engineer/Professional: Tom Lembo, P.E., Nelson & Pope, 572 Walt Whitman Road, Melville, NY 11747 (631) 427-5665 Email Address: TLembo@nelsonpope.com

17. Project Area in Acres: 37.3 No. of Plots: _____ No. Units: 123 Gallons/day: 63,000 ✓

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 _____ |

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: _____ SCDHS Project #: C02-08-0091 ✓
(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.: _____
- 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.

Ralph Fasano _____ Executive Director _____
Applicant's Printed name _____ Signature _____ Title _____ Date 9/4/15

Note: Incomplete Applications Will Not Be Processed

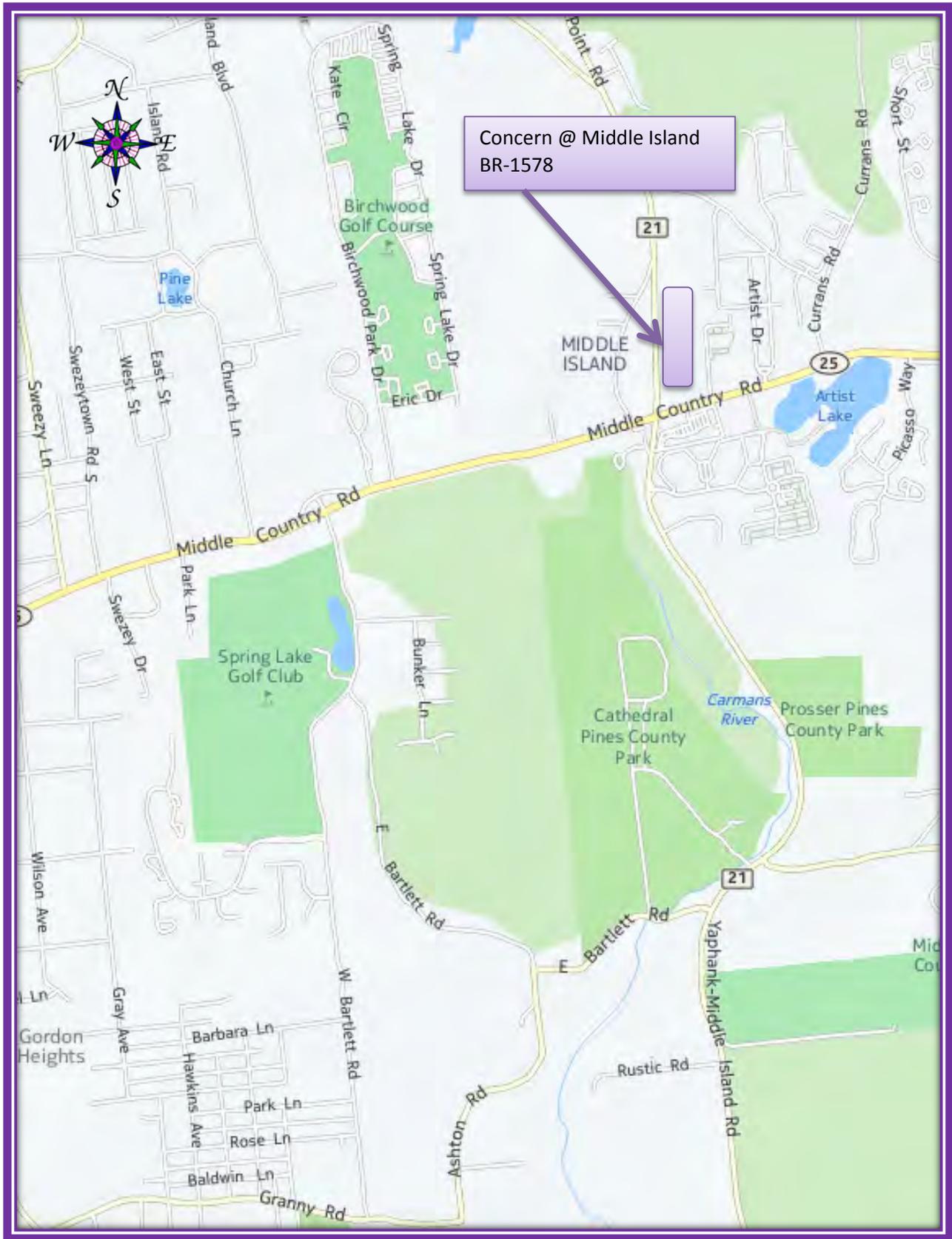
SEP 21 2015

CONCERN MIDDLE ISLAND HOUSING DEVELOPMENT FUND CORP.

Addendum to Section 14 of Suffolk County Sewer Agency Time Extension Application

Principals:

1. Ralph Fasano, President and Director
2. Michael Bellotti, Vice President and Director
3. Carolyn Varajao, Treasurer and Director
4. Elizabeth Lunde, Secretary and Director



NTS 2015

This project is a proposed Nineteen (19) unit garden apartment subdivision, situated on a 2.9± acre parcel in Central Islip. The developer is requesting a time extension to complete the connection agreement for the proposed Three Thousand Two Hundred Twenty-Five (3,225 GPD) gallons per day of wastewater to the existing Hawthorne Wastewater Treatment Plant. As per the project engineer, it will be determined that the capacity is available in the WWTP.

Agency Time Line

Approval Type	SA Date	Resolution No.	GPD
Formal Approval	November 17, 2014	44-2014	3,225

Project Facts

Type/units: Garden Apartments / 19
Acreage: 2.93± acres
Flow: (GPD) 3,225
Sewer District: On-Site WWTP
Groundwater Zone: I
SEQRA: Complete
RPTM: 0500 07800 0100 038000, 0500 07800 0100 039000
0500 07900 0100 001000, 0500 07900 0100 005000
Legislative District: 10th

SUFFOLK COUNTY SEWER AGENCY

RESOLUTION NO. 44 - 2014

AUTHORIZING AN EXTENSION OF TIME FOR THE COMPLETION OF THE CONNECTION AGREEMENT BY THE HAVEN (IS-1672) TO THE HOME PROPERTIES HAWTHORNE WASTEWATER TREATMENT PLANT

WHEREAS, on November 17, 2014, this Agency adopted Resolution No. 44-2014, authorizing the connection of The Haven to the Home Properties Hawthorne Wastewater Treatment Plant, and

WHEREAS, Resolution 44-2014, granted one year for completion of the Agreement, will expire on November 17, 2015, without the completion of the Agreement, and

WHEREAS, negotiations concerning such an agreement are incomplete, and a proposed agreement is being prepared, and

WHEREAS, the owner of The Haven has requested an extension of the authorization granted in Resolution No. 44-2014,

NOW, THEREFORE, IT IS

1st RESOLVED, that Resolution No. 44-2014, adopted by this Agency on November 17, 2014, is hereby renewed, 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, 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 (November 16, 2015)



Suffolk County Sewer Agency Application

(Charter
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 #: 1S-1872 2. Application Received: _____ 3. Application Processed: _____

4. Applicant Name: Joe Mercurio 5. Corporation Name: Mercy Haven, Inc.

6. Telephone No.: 631-277-8300 7. Address: 859 Connetquot Ave, Suite 10 8. City: Islip Terrace, NY 11752

9. Federal ID No.: 11-02783877 10. Email Address: jmercurio@mercyhaven.com

11. Project Plat Name: The Haven 12. Project Location: Central Islip

500	78
500	79
	38, 39
(Note: Use additional Sheets if necessary)	1, 5

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).

See attached list of property owners

Email Address: _____

15. Project Attorney: Bram D. Weber, Weber Law Group LLP

290 Broadhollow Road, Suite 200E, Melville, NY 11747 Email Address: bweber@weberlawgroup.com

16. Project Engineer/Professional: Michael P. Chiarelli Engineer, P.C.

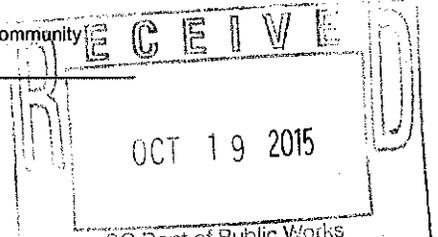
1954 New York Avenue, Huntington Station, NY 11746 Email Address: mchiarelli@mpcengineer.com

17. Project Area in Acres: 2.93 No. of Plots: 4 No. Units: 19 Gallons/day: 3,225 ✓

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 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: 6/11/2015 SCDHS Project #: C05-15-0027
- 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.: _____

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: _____

n/a

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

Joseph Mercurio [Signature] Assoc. Exec. Director 10/9/15
 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: Craig A Platt

Property: 56 Adams Road, Central Islip, NY 11776
Tax map Sec 078.00, Bk 01.00 Lot 039.00

Name of Current Property Owner: Leonard Bruno & Marie Bruno

Address of Property Owner: 56 Adams Road, Central Islip, NY 11776

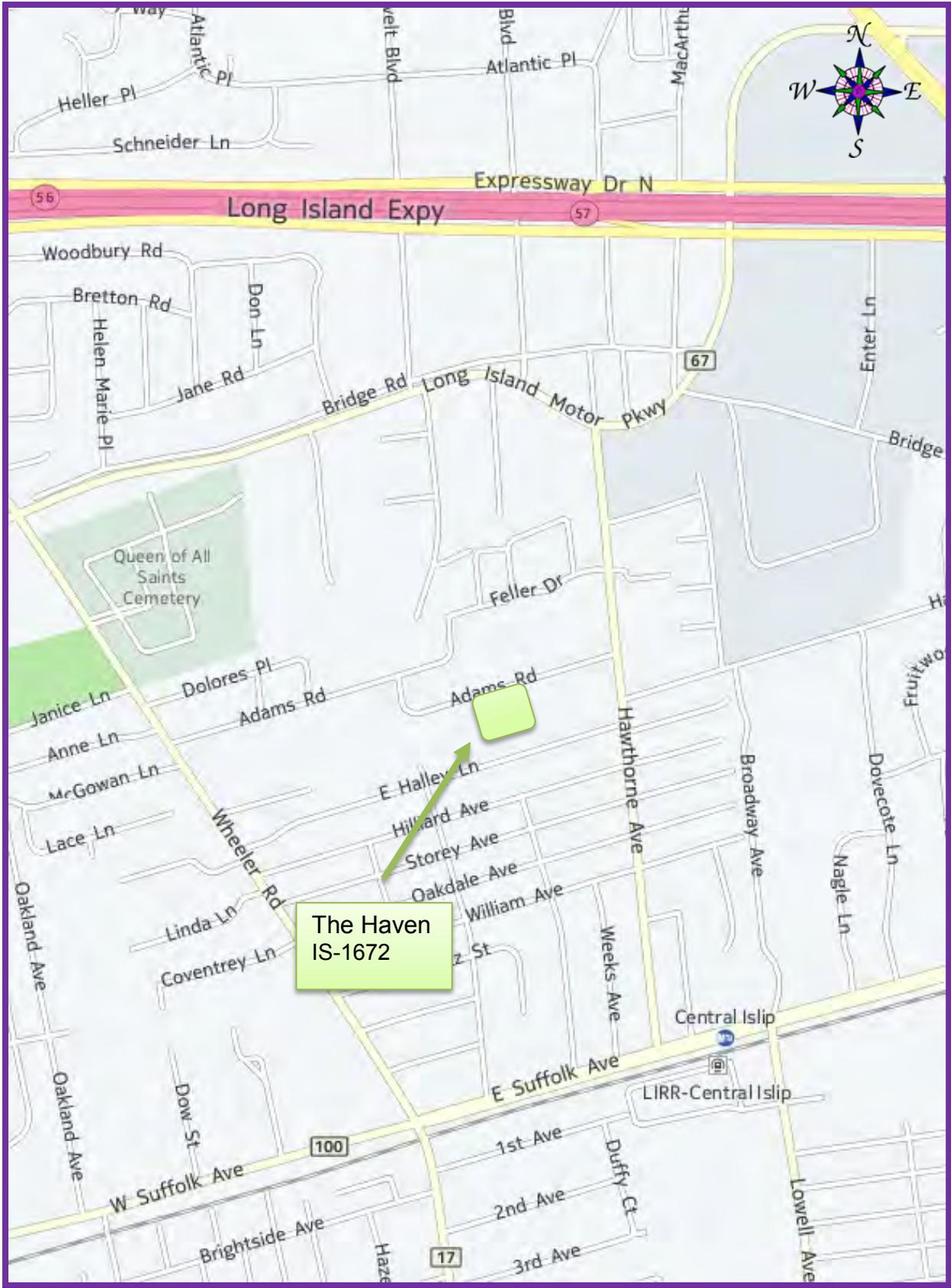
- Properties (3x):**
- 1) 58 Adams Road, Central Islip, NY
Tax map Sec 078.00, Bk 01.00, Lot 038.00

 - 2) 60 Adams Road, Central Islip, NY
Tax map Sec 079.00, Bk 01.00 Lot 001.000

 - 3) 88 Hawthorne Ave, Central Islip, NY
Tax map Sec 079.00, Bk 01.00 Lot 05.00
(Western Portion of Lot)

Name of Current Property Owner: Vincent Bonomo

Address of Property Owner: 10 Jefferson Blvd, Port Jefferson, NY 11776



NTS - 2015

This project is a proposed 320-mixed unit subdivision situated in Great River. The developer (Mr. Larry Gargano) requested of the Agency and was granted a payment plan for the connection fee. The initial installment was submitted on December 14, 2014 and the second installment was due on October 1, 2015. On September 29, 2015, a reminder notice was sent to Mr. Gargano that as per the agreement, the installment was due on October 1, 2015. On October 2, 2015, a notice was sent that the installment was past due. On October 2, 2015, Mr. Gargano sent an email stating that *"We are aware of the payment obligation and will be addressing the matter next week"*. On October 6, 2015, an email was sent informing Mr. Gargano that all inspection of the project would cease until the installment was submitted. On October 16, 2015, an additional notice was sent to Mr. Gargano that the installment was past due. On October 27, 2105, Mr. Gargano sent an email regarding the project finances and requested a delay in the payment of the installment until June 2016. Subsequently, Mr. Gargano's office submitted an application to request the delay of the installment.

November 6, 2015

WESTBROOK, LLC

November 5, 2015

Craig Platt
Suffolk County DPW
355 Yaphank Avenue
Yaphank, NY 11980

Re: Suffolk County Sewer Agency
Modification of the Connection Fee Payment Schedule

Dear Mr. Platt:

Please accept this letter and enclosed application as a formal request to extend the due date for the connection fee of Phase II & III until June 30th 2016.

Additionally, we are requesting the letter of credit be reduced upon inspection and sign off of the facility in an amount equal to the remaining connection fee balance.

As of this date, Westbrook LLC has performed the following:

1. Remitted the connection fee in the amount of \$1,139,100 for 3500 Sunrise Business center and Phase I of the Westbrook Development.
2. Completed construction and funded the Pump Station / Force Main in the amount of \$1,433,000.
3. Placed a letter of credit to secure the connection fee in the amount of \$1,559,760.
4. Completed the entire on-site sanitary collection system for Phase I of the Westbrook Development.

Thank you in advance for your cooperation in this matter and should you require any further information in support of our request, please do not hesitate to contact me.

Sincerely,



Lawrence Gargano
Managing Member

Encl.

PO Box 5750, Bay Shore, NY 11706
631-666-4040; 631-666-2450 fax



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 #: IS1432.1 2. Application Received: Yes 3. Application Processed: Yes

4. Applicant Name: Westbrook, LLC 5. Corporation Name: Westbrook, LLC

6. Telephone No.: 631-666-4040 7. Address: 5 Shore Lane 8. City: Bay Shore, NY

9. Federal ID No.: 46-3265792 10. Email Address: imatos@greenviewproperties.com

11. Project Plat Name: Westbrook Village 12. Project Location: Great River

13. Real Property Tax Map #(s): 0500-211-01-005.007

(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, 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).

Westbrook, LLC, 5 Shore Lane, Bay Shore, NY 11706

Lawrence C. Gargano, Managing Member

Email Address: _____

15. Project Attorney: Ivette X. Matos, Esq.

5 Shore Lane, Bay Shore, NY 11706 Email Address: imatos@greenviewproperties.com

16. Project Engineer/Professional: Michael P. Chiarelli Engineering, PC

1954 New York Avenue, Huntington Station NY 11746 Email Address: _____

17. Project Area in Acres: 37.8 No. of Plots: 1 No. Units: 320 Gallons/day: 69,984

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 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: _____ SCDHS Project #: C-05-10-0035
(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.: 3rd

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.

<u>Lawrence Gargano</u>		<u>Managing Member</u>	_____
Applicant's Printed name	Signature	Title	Date

Note: Incomplete Applications Will Not Be Processed

WESTBROOK, LLC

November 5, 2015

Craig Platt
Suffolk County DPW
355 Yaphank Avenue
Yaphank, NY 11980

Re: Suffolk County Sewer Agency
Modification of the Connection Fee Payment Schedule

Dear Mr. Platt:

Please accept this letter and enclosed application as a formal request to extend the due date for the connection fee of Phase II & III until June 30th 2016.

Additionally, we are requesting the letter of credit be reduced upon inspection and sign off of the facility in an amount equal to the remaining connection fee balance.

As of this date, Westbrook LLC has performed the following:

1. Remitted the connection fee in the amount of \$1,139,100 for 3500 Sunrise Business center and Phase I of the Westbrook Development.
2. Completed construction and funded the Pump Station / Force Main in the amount of \$1,433,000.
3. Placed a letter of credit to secure the connection fee in the amount of \$1,559,760.
4. Completed the entire on-site sanitary collection system for Phase I of the Westbrook Development.

Thank you in advance for your cooperation in this matter and should you require any further information in support of our request, please do not hesitate to contact me.

Sincerely,



Lawrence Gargano
Managing Member

Encl.

PO Box 5750, Bay Shore, NY 11706
631-666-4040; 631-666-2450 fax

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

September 29, 2015

lgargano@greenviewproperties.com

Larry Gargano
Greenview Properties, Inc.
132 E. Main Street
Bay Shore, NY 11706

Subject: **Suffolk County Sewer Agency Review & Inspection Fees**

Project: Westbrook Village SCDPW Project # IS-1432.1

Please be advised that the above-referenced project is subject to inspection by this Department. Currently there is a balance due for inspection. Please submit a check payable to the Suffolk County Treasurer in the amount of Twenty-Five Thousand dollars (\$25,000.00) within Ten (10) days of the receipt of this notice. **Please note this is the second request.** In order to continue inspection of the project, the funds must be submitted. Additionally, as per the connection fee agreement, the installment payment of Four Hundred Twenty-Four Thousand Six Hundred Sixty Dollars (\$424,660.00) is due on October 1, 2015. Please make the check payable to the Suffolk County Treasurer as well.

If you have any questions or require additional information concerning this matter, please contact me at 852-4187.

Sincerely,

Craig A Platt
Secretary, Suffolk County Sewer Agency

CAP/DV

Cc: Janice McGovern, P.E.

W:\IS - Islip 0500\1432.1 IS Westbrook Village\2015\1432. IS Westbrook Village R&I Fees Due & Connection Fee Installment.docx

SUFFOLK COUNTY IS AN EQUAL OPPORTUNITY / AFFIRMATIVE ACTION EMPLOYER

WESTBROOK, LLC

Via Fax and First class mail

November 18, 2014

John C. Berchtold, P.E.
Dept. of Public Works
335 Yaphank Avenue
Yaphank, NY 11980

Re: Westbrook Village
IS1432.1

Dear Mr. Berchtold:

On November 17, 2014, the Sewer Agency granted approval to extend the due date for the first connection fee payment, as well as the release of all relevant drawings for the pump station / force main and onsite collection system / water distribution system.

Accordingly, Westbrook LLC agrees to following changes to the previously approved connection fee payment schedule:

Due January 1, 2015

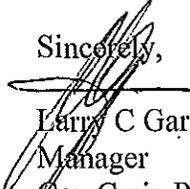
1. 3500 Business center - \$510,000
2. Phase 1 - \$629,100

~~Due October 1, 2015~~
(Or prior to connection , which ever occurs first)

1. Phase 2 - \$180,000
2. Phase 3 - \$240,660

Kindly release the stamped drawings as soon as possible.

Sincerely,



Larry C Gargano
Manager

Cc: Craig Platt, Sewer Agency
Tanima Adhya, P.E., SCDHS

5 Shore Lane, Bay Shore, NY 11706
631-666-4040; 631-666-2450 fax

COUNTY OF SUFFOLK



STEVEN BELLONE
SUFFOLK COUNTY EXECUTIVE

DEPARTMENT OF PUBLIC WORKS

PHILIP A BERDOLT
DEPUTY COMMISSIONER

October 2, 2015

GILBERT ANDERSON, P.E.
COMMISSIONER

DARNELL TYSON, P.E.
DEPUTY COMMISSIONER

lgargano@greenviewproperties.com

Larry Gargano
Greenview Properties, Inc.
132 E. Main Street
Bay Shore, NY 11706

Subject: **Suffolk County Sewer Agency Connection Fee Installment**

Project: Westbrook Village SCDPW Project # IS-1432.1

Mr. Gargano,

Please be advised that as per the connection agreement, an installment payment of Four Hundred Twenty-Four Thousand Six Hundred Sixty Dollars (\$424,660.00) was due on October 1, 2015. The attached correspondence from you assures this office that the installment would be made providing the project plans were released. Please make the check payable to the Suffolk County Treasurer and submit to my attention without delay.

If you have any questions or require additional information concerning this matter, please contact me at 852-4187.

Sincerely,

Craig A Platt
Secretary, Suffolk County Sewer Agency

CAP/DV

Cc: Janice McGovern, P.E.

W:\IS - Islip 0500\1432.1 IS Westbrook Village\2015\1432. IS Westbrook Village Connection Fee Installment Due.docx

SUFFOLK COUNTY IS AN EQUAL OPPORTUNITY / AFFIRMATIVE ACTION EMPLOYER

WESTBROOK, LLC

Via Fax and First class mail

November 18, 2014

John C. Berchtold, P.E.
Dept. of Public Works
335 Yaphank Avenue
Yaphank, NY 11980

Re: Westbrook Village
IS1432.1

Dear Mr. Berchtold:

On November 17, 2014, the Sewer Agency granted approval to extend the due date for the first connection fee payment, as well as the release of all relevant drawings for the pump station / force main and onsite collection system / water distribution system.

Accordingly, Westbrook LLC agrees to following changes to the previously approved connection fee payment schedule:

Due January 1, 2015

1. 3500 Business center - \$510,000
2. Phase 1 - \$629,100

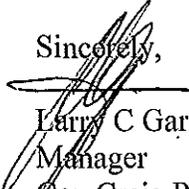
~~Due October 1, 2015~~

(Or prior to connection , which ever occurs first)

1. Phase 2 - \$180,000
2. Phase 3 - \$240,660

Kindly release the stamped drawings as soon as possible.

Sincerely,



Larry C Gargano
Manager

Cc: Craig Platt, Sewer Agency
Tanima Adhya, P.E., SCDHS

5 Shore Lane, Bay Shore, NY 11706
631-666-4040; 631-666-2450 fax

Platt, Craig

From: Larry Gargano <lgargano@greenviewproperties.com>
Sent: Tuesday, October 27, 2015 3:07 PM
To: Platt, Craig
Cc: 'Ivette Matos' (imatos@greenviewproperties.com); McGovern, Janice; Berchtold, John; Braun, Robert
Subject: Re: Suffolk County Sewer Agency Connection Fee Installment Westbrook Village SCDPW Project # IS-1432.1

Craig -The additional inspection / review fee in the amount of 25,000 has been paid . However , I have been unsuccessful in my attempts to secure the remaining connection fee from our lender at this time .

Within the current loan (section 1 only) , the lot 1 / Sunrise Business center connection fee in the amount of 1,139,100 are paid , the full cost of the now completed Pump Station / Force Main and a letter of credit in the amount of 1,559,760 .

Unfortunately , we have not finalized the construction loans for lots 3,4&5 (section 2 & 3) as planned . The intent was to do so by July / August 2015 .

At this time , we respectfully request the installment agreement be extended to June , 2016 and the letter of credit be reduced upon facility sign off to an amount equal to the remaining connection fee balance

We expect to finalize the funding for next two sections of Westbrook over the several months with the hope of starting construction by March 2016 .

Please let me know how to proceed .

Regards

Larry

On Oct 16, 2015, at 12:08 PM, Platt, Craig <Craig.Platt@SUFFOLKCOUNTYNY.GOV> wrote:

Mr. Gargano,

Please see the attached Sewer Agency notification which requires immediate action.

If you have any questions, please contact me.

Craig

Craig A Platt
Secretary, Suffolk County Sewer Agency
Suffolk County Department of Public Works
335 Yaphank Avenue
Yaphank, NY 11980
(631) 852-4187
(631) 852-4659 Fax

<image003.jpg>**Please consider the environment before printing this e-mail.**

DISCLAIMER: The information contained in this transmission (including any attachments) may contain confidential information, privileged material (including material protected by the attorney-client or other applicable privileges), or constitutes non-public information. Any use of this information by anyone other than the intended recipient is prohibited. If you have received this transmission in error, please immediately reply to the sender and delete this information from your system. Use, dissemination, distribution, or reproduction of this transmission by unintended recipients is not authorized and may be unlawful.

From: Larry Gargano [<mailto:lgargano@greenviewproperties.com>]

Sent: Friday, October 02, 2015 8:41 AM

To: Platt, Craig

Cc: 'Ivette Matos' (imatos@greenviewproperties.com); McGovern, Janice; Berchtold, John; Braun, Robert

Subject: Re: Suffolk County Sewer Agency Connection Fee Installment Westbrook Village SCDPW Project # IS-1432.1

Craig - We are aware of the payment obligation and will be addressing the matter next week .

Thank you

Larry

On Oct 2, 2015, at 8:25 AM, Platt, Craig <Craig.Platt@SUFFOLKCOUNTYNY.GOV> wrote:

Mr. Gargano,

Please see the attached Sewer Agency correspondence.

If you have any questions, please contact me.

Craig

Craig A Platt
Secretary, Suffolk County Sewer Agency
Suffolk County Department of Public Works
335 Yaphank Avenue
Yaphank, NY 11980
(631) 852-4187
(631) 852-4659 Fax

<image003.jpg> **Please consider the environment before printing this e-mail.**

DISCLAIMER: The information contained in this transmission (including any attachments) may contain confidential information, privileged material (including material protected by the attorney-client or other applicable privileges), or constitutes non-public information. Any use of this information by anyone other than the intended recipient is prohibited. If you have received this transmission in error, please immediately reply to the sender and delete this information from your system. Use, dissemination, distribution, or reproduction of this transmission by unintended recipients is not authorized and may be unlawful.

<1432. IS Westbrook Village Connection Fee Installment Due.pdf>

<1432. IS Westbrook Village Fees Due 10-16-15.pdf>

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

October 16, 2015

lgargano@greenviewproperties.com

Larry Gargano
Greenview Properties, Inc.
132 E. Main Street
Bay Shore, NY 11706

Subject: **Suffolk County Sewer Agency Connection Fee Installment**

Project: Westbrook Village SCDPW Project # IS-1432.1

Mr. Gargano,

Please be advised that as per the connection agreement, an installment payment of Four Hundred Twenty-Four Thousand Six Hundred Sixty Dollars (\$424,660.00) was due on October 1, 2015. Additionally, the check for the Review & Inspection fees was not submitted to this office but rather mailed to the Suffolk County Treasurer's office, without a signature. Please make the checks payable to the Suffolk County Treasurer and submit to this office as per the agreed upon payment plan agreement.

Please note that until the installment payment and Review & Inspection fees are submitted, no further inspection and/or review will be performed.

If you have any questions or require additional information concerning this matter, please contact me at 852-4187.

Sincerely,

Craig A Platt
Secretary, Suffolk County Sewer Agency

CAP/DV

Cc: Janice McGovern, P.E.

W:\IS - Islip 0500\1432.1 IS Westbrook Village\2015\1432. IS Westbrook Village Connection Fee Installment Due 10-16-15.docx

SUFFOLK COUNTY IS AN EQUAL OPPORTUNITY / AFFIRMATIVE ACTION EMPLOYER

C. Conceptual Certification

1. Ronkonkoma HUB (CP 8156)

- **Sewer Connection/System/District for proposed Ronkonkoma HUB**