

# COUNTY OF SUFFOLK



STEVEN BELLONE  
SUFFOLK COUNTY EXECUTIVE

## DEPARTMENT OF PUBLIC WORKS

PHILIP A. BERDOLT  
DEPUTY COMMISSIONER

GILBERT ANDERSON, P.E.  
COMMISSIONER

DARNELL TYSON, P.E.  
DEPUTY COMMISSIONER

### MEMORANDUM

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

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

**DATE:** December 16, 2015

**SUBJECT:** Please see the attached Suffolk County Sewer Agency agenda for the meeting of December 21, 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  
Boris Rukovets, P.E., Special Projects Supervisor, 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  
Justin Littell, Aide to Legislator Louis D'Amaro  
Tony Leung, P.E., 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 December 21, 2015**

- I. **Roll Call**
- II. **Minutes of Previous Meeting** (November 16, 2015)
- III. **Public Portion**
- IV. **Old Business**
  - N/A
- V. **New Business**
  - A. **Formal Approval – Connection/Construction Agreement**
    - 1. **Canal Properties (SH-1695)**
      - Findings Statement (SEQR)
      - Construction of On-Site STP (11,870 GPD)
    - 2. **Bar Louie (SM-1696)**
      - Connection to SCSD No. 22 – Hauppauge Municipal (8,040 GPD)
    - 3. **1671 Route 112 - Coram – Retail (BR-1664)**
      - Connection to SCSD No. 11 – Selden (2,858 GPD)
  - B. **Formal Approval – Connection/Construction Agreement – Time Extension**
    - 1. **Holiday Mid-Rise Tower (IS-1451)**
      - Connection to SCSD No. 13 – Windwatch (54,000 GPD)
    - 2. **1513 Straight Path (BA-1477.1-004)**
      - Connection to SCSD No. 3 – Southwest (505 GPD)
    - 3. **Karp Associates (HU-1644)**
      - Connection to SCSD No. 3 – Southwest (8,074 GPD)
  - C. **Conceptual Certification – Connection/Construction Agreement**
    - 1. **Brightview Senior Living at Sayville (IS-1694)**
      - Connection to SCSD No. 14 – Parkland (20,650 GPD)
  - D. **Conceptual Certification – Time Extension**
    - N/A
  - E. **Miscellaneous**
    - N/A

## V. New Business

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

#### **CANAL PROPERTIES, LLC**

**SH-1695**

This project is a proposed Thirty-Seven (37) unit condominium subdivision situated on Seven plus (7.7±) acres on the corner of Newtown Road and Montauk Highway in Hampton Bays. The project is expected to generate Eleven Thousand Eight Hundred Seventy (11,870 GPD) gallons per day of wastewater. The developer proposes to construct an on-site sewage treatment plant capable of treating the wastewater.

*The Southampton Town Board was declared the Lead Agency for SEQR with respect to Canal Properties, LLC. The Town completed the environmental review process and issued a Findings. The Sewer Agency should issue its own Findings regarding the project, stating that the Agency has reviewed the submittals and the project before them in conformance with the Southampton Town Board's Findings.*

Staff recommends granting Formal Approval for the construction and operation & maintenance of an on-site STP.

#### *Project Facts:*

Type/units:	Condominiums/37
Sewer District:	N/A – On-site
Proposed Flow:	11,870 GPD
Groundwater Zone:	V
SEQR:	Complete
RPTM:	09.00-207.00-04.00-022.001, 023.000, 024.000, 025.000, 09.00-208.00-02.00-018.001
Legislative District:	2 <sup>nd</sup>

# COUNTY OF SUFFOLK



**STEVE BELLONE**  
SUFFOLK COUNTY EXECUTIVE

## DEPARTMENT OF PUBLIC WORKS

**PHILIP A BERDOLT**  
DEPUTY COMMISSIONER

**GILBERT ANDERSON, P.E.**  
COMMISSIONER

**DARNELL TYSON, P.E.**  
DEPUTY COMMISSIONER

## Sewer Agency Memorandum

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

**CC:** Suffolk County Sewer Agency

**From:** John Donovan, P.E.

**Date:** December 3, 2015

**Subject:** Sewer Agency SEQRA Evaluation – Canal Properties LLC (SH-1695)

---

Having reviewed the environmental record for the above-referenced project requiring a SEQRA finding, the Sewer Agency staff after consultation offers the following for consideration:

Canal Properties LLC was the subject of a review by the Southampton Town Board. On January 13, 2105, the Southampton Town Board issued a Findings Statement and approved the project. The FEIS adequately addressed impacts to the groundwater resources. The impacts relevant to the Sewer Agency identified within the SEQR process have been shown to be insignificant or adequately mitigated. The Sewer Agency has reviewed the proposed action as submitted by Canal Properties LLC and determined that it is consistent with the final project as identified within the FEIS and the Southampton Town Board SEQR Findings.

Once the Sewer Agency has adopted its own Findings Statement, the Agency can proceed with final approval of the project.

This project involves the Construction, Operation and Maintenance of an On-Site Sewage Treatment Plant.

Based on the information presented, The Sewer Agency has reviewed the proposed action as submitted by Canal Properties LLC and determined that it is consistent with the final project as identified within the FEIS and the Southampton Town Board SEQR Findings.

JD/cap

SUFFOLK COUNTY IS AN EQUAL OPPORTUNITY / AFFIRMATIVE ACTION EMPLOYER

# Suffolk County Sewer Agency

---

Gilbert Anderson, P.E.,  
Commissioner, SCDPW, Chairman,  
Suffolk County Sewer Agency

335 Yaphank Avenue  
Yaphank, NY 11980  
(631) 852-4010

**Date adopted by the SCSA:** \_\_\_\_\_

Title 6 NYCRR Part 617.11 –  
Decision-making and findings requirements  
State Environmental Quality Review  
Findings Statement

Pursuant to Article 8 (State Environmental Quality Review Act – SEQRA) of the Environmental Conservation Law and 6 NYCRR Part 617, the Suffolk County Sewer Agency, as involved agency, makes the following findings

**Name of Action:** Canal Properties LLC – Construction, Operation, and Maintenance of an On-Site Sewage Treatment Plant (SH-1695)

**Description of Action:** This project includes the construction, operation, and maintenance of an on-site sewage treatment plant to service the wastewater generated from Thirty-Seven (37) condominiums situated on Seven plus (7.7±) acres.

**Location:** Corner of Newtown Road and Montauk Highway, west side of the Shinnecock Canal in Hampton Bays, NY. SCTM No. 09.00-207.00-04.00-022.001, 023.000, 024.000, 025.000, 09.00-208.00-02.00-018.001

**Agency Jurisdiction:** Construction, Operation, and Maintenance of an On-Site Sewage Treatment Plant

**Date FEIS filed: October 16, 2014**

**Facts and conclusions in the environmental review record relied upon to support the decision:**

1. Canal Properties LLC was the subject of a review by the Southampton Town Board. On January 13, 2015, the Southampton Town Board issued a Findings Statement and approved the project.
2. The FEIS adequately addressed impacts to the groundwater resources.
3. The impacts relevant to the Sewer Agency identified within the SEQR process have been shown to be insignificant or adequately mitigated.
4. The Sewer Agency has reviewed the proposed action as submitted by Canal Properties LLC and determined that it is consistent with the final project as identified within the FEIS and the Southampton Town Board SEQR Findings.

**Certification to Approve:**

Having considered the draft and final Environmental Impact Statement and having considered the preceding written facts and conclusions relied on to meet the requirements of 6 NYCRR Part 617.11, this Statement of Findings certifies that:

1. The requirements of 6 NYCRR Part 617 have been met; and
2. Consistent with social, economic and other essential considerations from among the reasonable alternatives available, the action is the one that avoids or minimizes adverse environmental impacts to the maximum extent practicable, and that adverse impacts will be avoided or minimized to the maximum extent practicable by incorporating as conditions to the decision those mitigative measures that were identified as practicable.

**Suffolk County Sewer Agency**

\_\_\_\_\_  
Gilbert Anderson, P.E., Commissioner, SCDPW,  
Chairman, Suffolk County Sewer Agency

\_\_\_\_\_  
Date

Address of Agency:  
Suffolk County Sewer Agency  
335 Yaphank Avenue  
Yaphank, NY 11980

cc: Other Involved Agencies  
Applicant

# SUFFOLK COUNTY SEWER AGENCY

## RESOLUTION NO.     -2015 AUTHORIZING THE CONSTRUCTION AND OPERATION & MAINTENANCE OF AN ON-SITE SEWAGE TREATMENT PLANT FOR CANAL PROPERTIES, LLC (SH-1695)

WHEREAS, application has been made for the Canal Properties, LLC which is a proposed Thirty-Seven (37) unit condominium subdivision, located in Hampton Bays, New York, situated on property identified on the Suffolk County Tax Maps as District 0900, Section 208.00, Block 02.00, Lot 018.001, and

WHEREAS, there is no Suffolk County Sewer District, or any other municipal sewer district in the vicinity of Canal Properties, LLC with available capacity to treat the proposed Eleven Thousand Eight Hundred Seventy (11,870) gallons per day of wastewater, and

WHEREAS, the developer has applied to this Agency for permission to construct, operate, and maintain an on-site sewage treatment plant to treat such wastewater for Canal Properties, LLC, and

WHEREAS, this Agency has determined that the Eleven Thousand Eight Hundred Seventy (11,870) gallons per day of sanitary sewage generated by the said project shall be treated at an on-site sewage treatment plant to be constructed by the developer, and

WHEREAS, pursuant to Section 617.5(c) (11) and (20), of the SEQRA regulations, the Suffolk County Sewer Agency has issued a Findings Statement, and requires no further action, and

WHEREAS, this Agency believes that prospective purchasers of the units should be apprised of the annual cost of the operation and maintenance of the proposed sewage treatment plant, not only while the plant is privately owned, but also if and when the County, or another municipality, assumes ownership of the plant,

NOW, THEREFORE, BE IT

1<sup>st</sup> RESOLVED, by the Suffolk County Sewer Agency as follows:

The Issuer hereby finds and determines:

(a) The Agency's jurisdiction over the project is the Construction, Operation, and Maintenance of an On-Site Sewage Treatment Plant.

(b) Based upon an independent review by the Issuer of the FEIS and the Southampton Town Board's Findings on January 13, 2015, the Issuer hereby concurs in the Southampton Town Board's declaration and decisions contained in the Statement and hereby adopts the Statement of Findings attached hereto as Exhibit A as its own Statement of Findings under SEQRA.

(c) Having considered the FEIS, the Southampton Town Board's SEQR Findings and such other documents as may be necessary or appropriate, the Sewer Agency finds that:

(i) The requirements of 6 NYCRR Part 617 have been met;

(ii) Consistent with the social, economic and other essential considerations, from among the reasonable alternatives thereto, the Action is one which minimizes or avoids adverse environmental effects to the maximum extent practicable, including effects disclosed in the environmental impact statement; and

(iii) Consistent with social, economic, and other essential considerations, to the maximum extent practicable, adverse environmental effects revealed in the environmental impact statement will be minimized or avoided by incorporating as conditions those mitigative measures which were identified as practicable.

(d) The basis for this decision is set forth in the Statement of Findings attached as Exhibit A hereto and incorporated by reference herein, thus all of the provisions of SEQRA have been complied with.

2<sup>nd</sup> RESOLVED, that the said application be approved subject to the execution of an agreement between the developer, 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 developer shall, at its sole cost, expense and effort, construct a complete sewage collection, treatment and disposal facility for the project in accordance with Agency standards and shall offer to dedicate the said facility to the Agency at no charge;

2. The developer and/or the Home Owners Association (HOA) shall operate and maintain the said facility until such time, if ever, as a Suffolk County, or other municipal, sewer district is formed encompassing the premises within its boundaries;

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

4. 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;

5. The developer shall disclose, in the project's Offering Plan/Prospectus, in language to be approved by this Agency's staff, the annual cost of operation and maintenance of the proposed sewage treatment plant, in order to ensure that prospective purchasers of the condominiums are apprised of said cost. The developer shall include in said notice the projected annual cost of operation and maintenance of the proposed sewage treatment plant for the ensuing years, based on an inflation factor, in order to ensure that all future owners of the condominium units are apprised of said

cost, not only while the plant is privately owned, but also if and when the County, or another municipality, assumes ownership of the plant.

And be it further

3<sup>rd</sup> RESOLVED, that this resolution shall become null and void, and of no further force or effect, without any further action by this Agency or notice to the developer of Canal Properties, LLC 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 (December 21, 2015)



### 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 #: 16952 Application Received: \_\_\_\_\_ 3. Application Processed: \_\_\_\_\_

4. Applicant Name: Canal Properties LLC 5. Corporation Name: Canal Properties LLC

6. Telephone No.: 631-414-8400 7. Address: 85 South Service Road 8. City: Plainview, NY 11803

9. Federal ID No.: 20-5945148 10. Email Address: KMcCabe@RechlerEquity.com

11. Project Plat Name: Canal Properties 12. Project Location: Hampton Bays

13. Real Property Tax Map #(s): 900-207-4-22.1, 900-207-4-23

(Note: Use additional Sheets if necessary) 900-207-4-24, 900-207-4-25

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)

Canal Properties LLC  
85 South Service Road, Plainview NY 11803, Gregg Rechler + Mitchell Rechler,

Managing Members Email Address: KMcCabe@RechlerEquity.com

15. Project Attorney: Guy Germano, Esq., Germano & Cahill, P.C., 4250 Veterans Memorial Hwy.,

Holbrook, NY 11741 Email Address: gwg@germanocahill.com

16. Project Engineer/Professional: Pio Lombardo, P.E., Lombardo Associates, Inc.

188 Church Street, Newton, MA 02458 Email Address: pio@LombardoAssociates.com

17. Project Area in Acres: 7.77 No. of Plots: 5 No. Units: 37 Gallons/day: 11,870

18. Type of Development:
- |   |                             |
|---|-----------------------------|
| a. Subdivision - Residential                | b. Subdivision - Commercial |
| c. Subdivision - Industrial                 | d. HOA Subdivision Yes- d   |
| 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: TBD 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.

NOV 18 2015

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: N/A

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

Canal Properties LLC by Gregg Rechler \_\_\_\_\_ Member \_\_\_\_\_ November 17, 2015  
 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



# Suffolk County Sewer Agency Application

(Choose One)  
(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 #: \_\_\_\_\_ 2. Application Received: \_\_\_\_\_ 3. Application Processed: \_\_\_\_\_

4. Applicant Name: Canal Properties LLC 5. Corporation Name: Canal Properties LLC

6. Telephone No.: 631-414-8400 7. Address: 85 South Service Road 8. City: Plainview, NY 11803

9. Federal ID No.: 20-5945148 ✓ 10. Email Address: KMcCabe@RechlerEquity.com

11. Project Plat Name: Canal Properties 12. Project Location: Hampton Bays

13. Real Property Tax Map #(s): 900-208-2-18.1, \_\_\_\_\_

(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).

Canal Properties LLC  
85 South Service Road, Plainview NY 11803, Gregg Rechler + Mitchell Rechler,  
Managing Members Email Address: KMcCabe@RechlerEquity.com

15. Project Attorney: Guy Germano, Esq., Germano & Cahill, P.C., 4250 Veterans Memorial Hwy.,  
Holbrook, NY 11741 Email Address: gwg@germanocahill.com

16. Project Engineer/Professional: Pio Lombardo, P.E., Lombardo Associates, Inc.

188 Church Street, Newton, MA 02458 Email Address: pio@LombardoAssociates.com

17. Project Area in Acres: 7.77 No. of Plots: 5 No. Units: 37 Gallons/day: 11,870

18. Type of Development:
- |   |                                 |
|---|---------------------------------|
| a. Subdivision - Residential                    | b. Subdivision - Commercial     |
| c. Subdivision - Industrial                     | d. HOA Subdivision <u>Yes</u>   |
| 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: TBD 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? 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: N/A

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

Canal Properties LLC by Gregg Rechler \_\_\_\_\_ Member \_\_\_\_\_  
Applicant's Printed name Signature Title Date November 17, 2015

**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



This project is an existing commercial building situated on a 1.8± acre parcel in Commack. The building was formerly a Chuck E Cheese and was a contractee to SCSD No. 22 – Hauppauge Municipal for Seven Thousand Two Hundred Sixty (7,260 GPD) gallons per day. The new project proposes to be a restaurant/bar and requires an additional Seven Hundred Eighty (780 GPD) to be in conformance with the SCDHS standards. The amount of capacity is currently available in the District and Staff recommends granting formal approval of the request for additional capacity.

*Project Facts*

Type/units:	Restaurant/Bar
Area: (AC)	1.8±
Flow: (GPD)	8,040
Sewer District:	SCSD No.22-Hauppauge Municipal
Groundwater Zone:	I
SEQRA:	Existing building
SC Tax Map	0800-090.00-02.00-005.003
Legislative District	13 <sup>th</sup>

# SUFFOLK COUNTY SEWER AGENCY

## RESOLUTION NO:      - 2015 AUTHORIZING THE FORMAL APPROVAL OF ADDITIONAL CAPACITY FOR BAR LOUIE (SM-1696) TO SUFFOLK COUNTY SEWER DISTRICT No. 22 – HAUPPAUGE MUNICIPAL

WHEREAS, Bar Louie is an existing building in Commack, New York, on property identified on the Suffolk County Tax Map as District 0800, Section 090.00, Block 02.00, Lot 005.003, and

WHEREAS, the Premises are not located within the boundaries of Suffolk County Sewer District No. 22 – Hauppauge Municipal (the "District"), but was connected in 1995 as a contractee, and

WHEREAS, the owner of Bar Louie has applied to this Agency for permission to discharge an additional Seven Hundred Eighty (780 GPD) gallons per day to the sanitary sewerage facilities of the District for a total of Eight Thousand Forty gallons per day (8,040 GPD), to be in conformance with the Suffolk County Department of Health Services' standards, and

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

WHEREAS, the connection fee for the additional capacity for Bar Louie is at the current rate of \$30.00 GPD and is to be paid to the District, and

WHEREAS, the connection of Bar Louie to the District will be financially beneficial to the District, and environmentally beneficial to Suffolk County,

WHEREAS, pursuant to Section 617.5(c) (11) and (20), of the SEQRA regulations, this project is listed as a Type II Action, and requires no further action, and

NOW, THEREFORE, IT IS

1<sup>st</sup> RESOLVED, that pursuant to Section 617.5(c) (11) and (20), of the SEQRA regulations, this project is a Type II Action, and requires no further action, now, therefore, be it further

2<sup>nd</sup> RESOLVED, that Bar Louie be permitted to discharge the additional capacity 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

3<sup>rd</sup> RESOLVED, that an additional Seven Hundred Eighty (780 GPD), of capacity in the District's sewage treatment plant be allocated to Bar Louie for a total of Eight Thousand Forty gallons per day (8,040 GPD), and it is further

4<sup>th</sup> RESOLVED, that the connection authorized herein is subject to the execution of an agreement (the "Connection Agreement") between the owner of Bar Louie, 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

5<sup>th</sup> RESOLVED, that the connection fee for the additional capacity (780 GPD) to be paid to the District for Bar Louie, shall be paid upon the execution of the Connection Agreement at the rate of \$30.00 per gallon of capacity per day for a total of Twenty-Three Thousand Four Hundred Dollars (\$23,400.00), and it is further

6<sup>th</sup> RESOLVED, that Bar Louie shall, continue offer to dedicate the previously constructed collection facility to this Agency, or to this Agency's nominee, at no charge, and it is further

7<sup>th</sup> RESOLVED, that this resolution shall become null and void, and of no further force or effect, without any further action by this Agency or notice to the owner of Bar Louie 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 December 21, 2015)



# 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: SINA MAHFER 5. Corporation Name: CINRON ASSOCIATES, LP

6. Telephone No.: 516.487.5690 7. Address: 185 GREAT NECK ROAD, SUITE 250 8. City: GREAT NECK, NY 11021

9. Federal ID No.: 11-2852850 10. Email Address: sina@smaequities.com

11. Project Plat Name: BAR LOUIE 12. Project Location: 2115 JERICO TURNPIKE, COMMACK, NY 11725

13. Real Property Tax Map #(s): 800, 90  
(Note: Use additional Sheets if necessary) 2, 5.3

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).

Cinro Associates, LP, Siyoun Mahfar, Jack Mahfar, Siyoun Mahfar & Associates, INC. 185 Great Neck Road, Suite 250, Great Neck, NY 11021

Email Address: sina@bullardpllc.com

15. Project Attorney: Ed Bullard

Email Address: ebullard@bullardpllc.com

16. Project Engineer/Professional: KEVIN J. BARKER

Email Address: DDAVID@BARKERNESTOR.COM

17. Project Area in Acres: 1.8 No. of Plots: 1 No. Units: 1 Gallons/day: 8040

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: 07-08-2015 ✓ 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.)

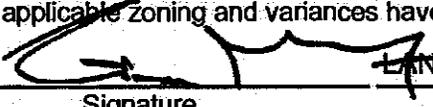
E. Other pertinent information, i.e. site plan and/or survey, or SCDHS Board of Review Determination.

20a. Is the project connecting to a County Sewage Treatment Plant? \_\_\_\_\_, Sewer District No.: 22 ✓

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: \_\_\_\_\_

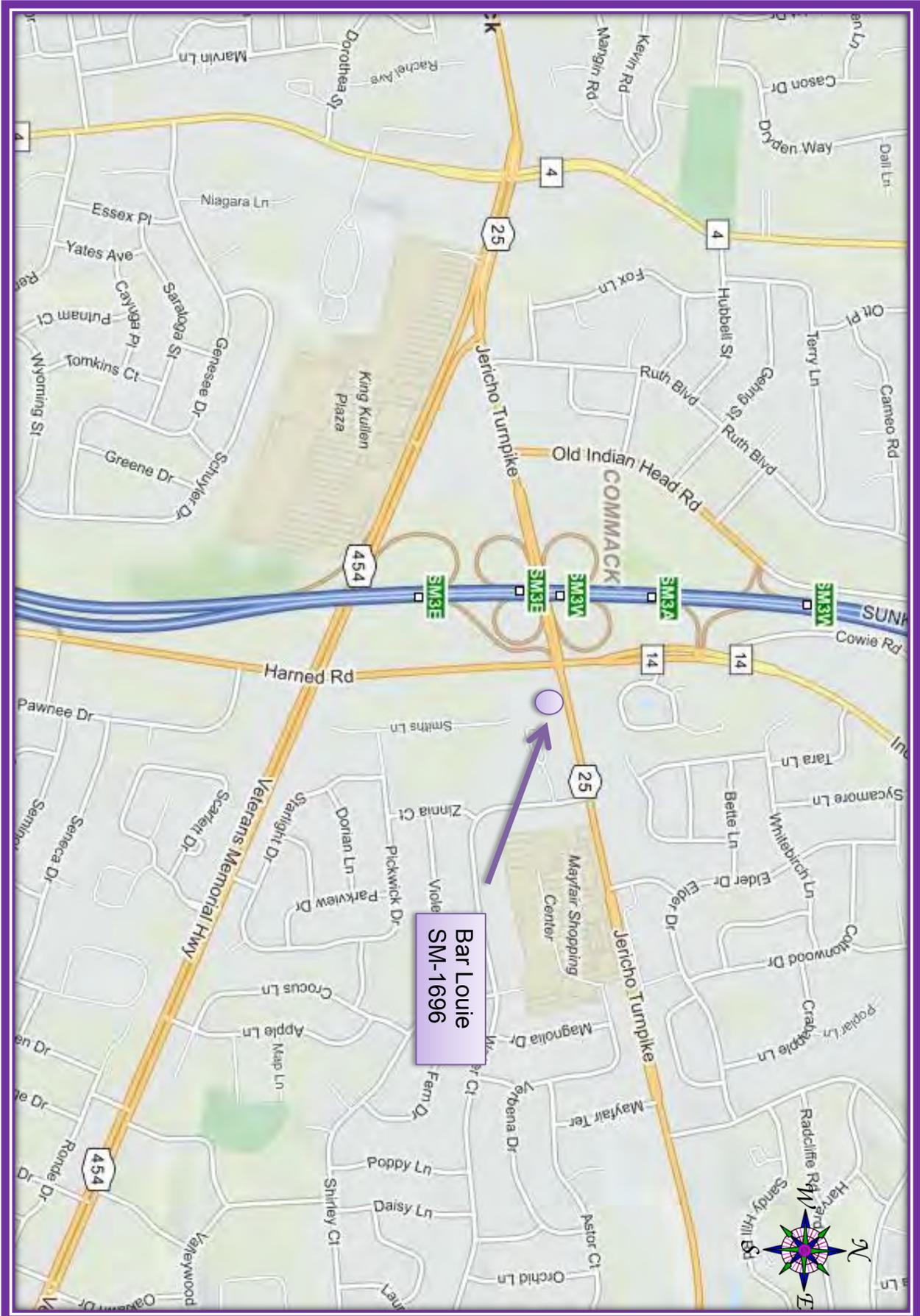
The applicant certifies that the applicable zoning and variances have been secured from the Town.

SINA MAHFAR  LAND OWNER 11-30-2015  
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

DEC 2 2015



This project is a proposed fast food restaurant and retail store subdivision situated on 13.3± acres at the northwest corner of the intersection of NYS Route 112 and Pine Road in Coram. The subdivision is expected to generate Two Thousand Eight Hundred Fifty-Eight gallons per day (2,858 GPD), of wastewater and the developer requests Formal Approval for connection to Sewer District No. 11 – Selden. The capacity is currently available in the District.

Staff recommends granting Formal Approval for connection to the District.

<b>Approval Type</b>	<b>SA Date</b>	<b>SA Resolution</b>	<b>Capacity (GPD)</b>
Conceptual Certification	July 14, 2014	27-2014	2,858

**Project Facts**

Type/units: Fast Food restaurant and Retail Store  
 Area: (AC) 13.3±  
 Flow: (GPD) 2,858  
 Sewer District: SCSD No.11 - Selden  
 Groundwater Zone: III  
 SEQRA: Complete  
 SC Tax Map 0200-33900-0100-040002  
 Legislative District 5<sup>th</sup>

# **SUFFOLK COUNTY SEWER AGENCY**

## **RESOLUTION NO. \_\_\_ - 2015 GRANTING FORMAL APPROVAL FOR THE CONNECTION OF 1671 ROUTE 112 - CORAM – RETAIL (BR-1664) TO SUFFOLK SEWER DISTRICT NO. 11 – SELDEN**

WHEREAS, 1671 Route 112 - Coram – Retail is a proposed fast food store and retail center situated in Coram, New York, on property identified on the Suffolk County Tax Map as District 02.00, Section 339.00, Block 01.00, Lot 040.002, and

WHEREAS, the sewage flow from 1671 Route 112 - Coram – Retail is expected to be Two Thousand Eight Hundred Fifty-Eight gallons per day (2,858 GPD), and

WHEREAS, 1671 Route 112 - Coram – Retail is not located within the boundaries of Suffolk County Sewer District No. 11 – Selden (the "District"), or within the boundaries of any other municipal sewer district, and

WHEREAS, the developer, Tanglewood Commons, LLC, has applied to this Agency for permission to connect its Two Thousand Eight Hundred Fifty-Eight gallons per day (2,858 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 Fifty-Eight gallons per day (2,858 GPD), which is expected to emanate from 1671 Route 112 - Coram – Retail, and

WHEREAS, the connection of 1671 Route 112 - Coram – Retail to the District will be financially beneficial to the District, and environmentally beneficial to Suffolk County, and

WHEREAS, pursuant to Section 617.5(c) (11) and (20), of the SEQRA regulations, this project is listed as a Type II Action, and requires no further action, and

NOW, THEREFORE, IT IS

1<sup>st</sup> RESOLVED, that pursuant to Section 617.5(c) (11) and (20), of the SEQRA regulations, this project is a Type II Action, and requires no further action, now, therefore, be it further

2<sup>nd</sup> RESOLVED, that 1671 Route 112 - Coram – Retail 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

3<sup>rd</sup> RESOLVED, that Two Thousand Eight Hundred Fifty-Eight gallons per day (2,858 GPD), of capacity in the District's sewage treatment plant be allocated to 1671 Route 112 - Coram – Retail, and it is further

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

5<sup>th</sup> RESOLVED, that the connection authorized herein is subject to the execution of an agreement (the "Connection Agreement") between the owner of 1671 Route 112 - Coram – Retail, 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

6<sup>th</sup> RESOLVED, that the connection fee to be paid for 1671 Route 112 - Coram – Retail 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 Eighty-Five Thousand Seven Hundred Forty Dollars (\$85,740.00), and it is further

7<sup>th</sup> RESOLVED, that Tanglewood Commons, LLC shall, at its sole cost, expense and effort, construct a sewage collection facility for 1671 Route 112 - Coram – Retail and shall offer to dedicate the said facility to this Agency, or to this Agency's nominee, at no charge, and it is further

8<sup>th</sup> RESOLVED, that Tanglewood Commons, 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 1671 Route 112 - Coram – Retail, as well as for all of the developer's obligations under the Connection Agreement, and it is further

9<sup>th</sup> RESOLVED, that this resolution shall become null and void, and of no further force or effect, without any further action by this Agency or notice to Tanglewood Commons, 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 December 21, 2015)



# Suffolk County Sewer Agency Application

Choose One)

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

1. SCDPW Project #: 1663    2. Application Received: \_\_\_\_\_    3. Application Processed: \_\_\_\_\_  
 4. Applicant Name: Richard Nelin    5. Corporation Name: Tanglewood Commons, LLC  
 6. Address: 1671 Route 112    7. City: Coram  
 8. Telephone #: 631 - 293 - 0003    9. Federal ID #: 61-1504398    10. Email Address: Michael@nelinrealty.com  
 11. Project Plat Name: N/A    12. Project Location: NYS Route 112 & Pine Road North Coram, NY  
 13. Real Property Tax Map #(s): 200 - 339 - 1 - 40.2  
 (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).

Richard Nelin, President, Nelin Real Estate Management, Inc 1671 Route 112, Coram, NY ✓

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

16. Project Engineering Firm Information: Bohler Engineering NY PLLC  
2929 Expressway Drive North Hauppauge, NY 11746

17. Project Area in Acres: 13.28 # of Plots: 1 # of Units: \_\_\_\_\_ # Gallons/day: 2,857.05 ✓

18. Type of Development:
- |   |   |
|---|---|
| <input type="checkbox"/> a. Subdivision - Residential                                     | <input type="checkbox"/> b. Subdivision - Commercial          |
| <input type="checkbox"/> c. Subdivision - Industrial                                      | <input type="checkbox"/> d. HOA Subdivision                   |
| <input type="checkbox"/> e. Condominium   | <input type="checkbox"/> f. Garden Apartments                 |
| <input type="checkbox"/> g. Shopping Center   | <input type="checkbox"/> h. Planned Retirement Community      |
| <input checked="" type="checkbox"/> i. Combination of above numbers <u>g</u> and <u>j</u> | <input type="checkbox"/> j. Other <u>fast-food restaurant</u> |

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: 12/17/14    SCDHS Project #: C02-15-0001 ✓

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

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

20. Is the project subject to Suffolk County Local Law 20-2007 - Affordable Housing? N/A ✓

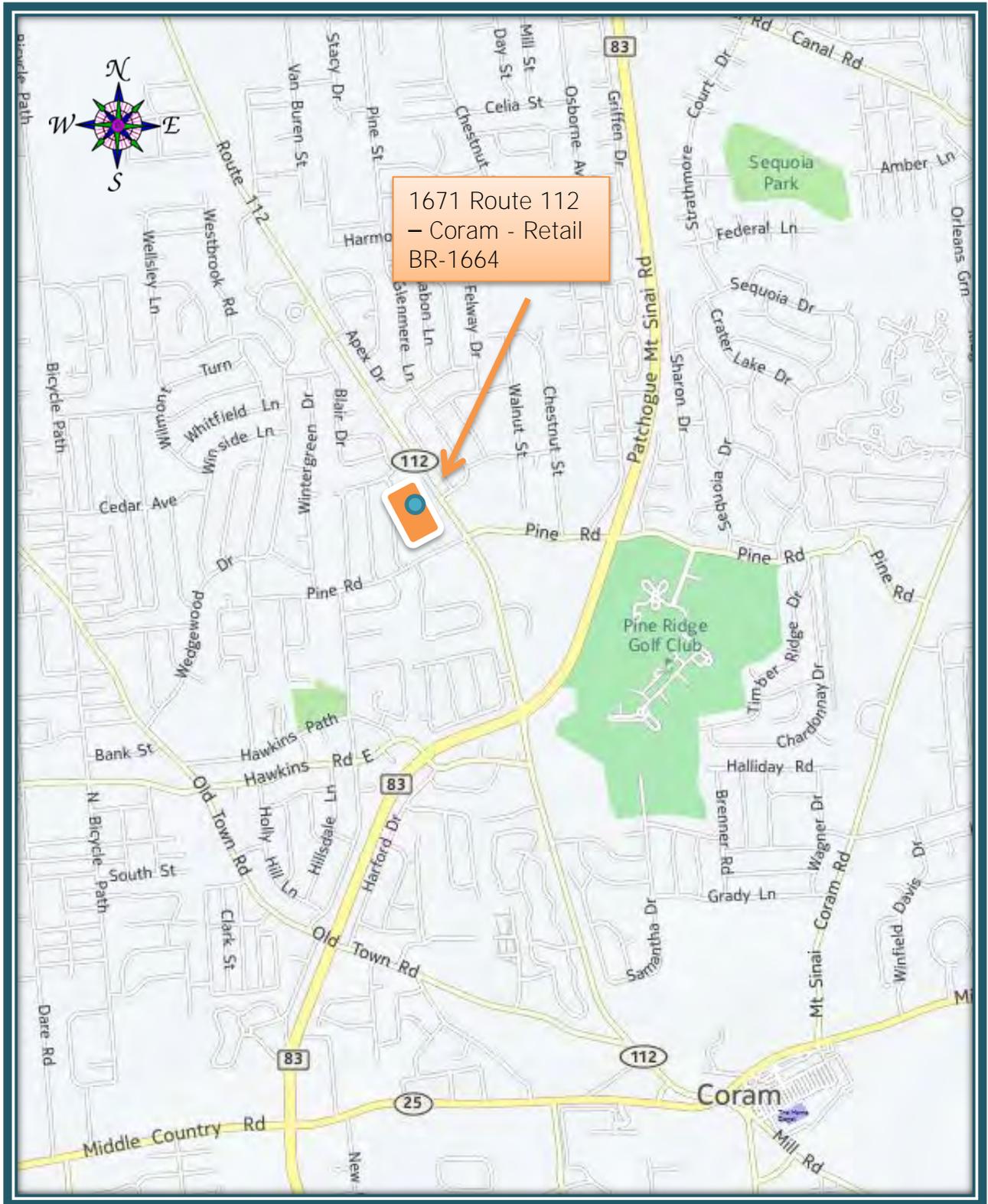
The applicant certifies that the applicable zoning and variances have been secured from the Town.

Richard Nelin, President  
 Applicant's Printed name, Signature, & Title

11-25-2015  
 Date:

DEC 2 2015

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



NTS 2015

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

### HOLIDAY MID-RISE TOWER

(IS-1451)

This project is a proposed 150 unit condominium building situated on 5.3± acres located on the north side of the Vanderbilt Motor Parkway in Hauppauge, adjacent to the Windwatch Hotel. The estimated flow from this project is Fifty-Four Thousand (54,000 GPD) gallons per day for which the developer requests an additional Time Extension to complete the connection agreement.

Staff recommends granting the Time Extension to complete the connection agreement for connection to SCSD #13 – Windwatch.

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

<b>Application Type</b>	<b>Date</b>	<b>Reso</b>	<b>GPD</b>
Time extension	November 17, 2014	47-2014	54,000
Time extension	February 25, 2013	1-2013	54,000
Time extension	May 17, 2010	8-2010	54,000
Time extension	June 15, 2009	25-2009	54,000
Time extension	June 16, 2008	12-2008	54,000
Formal Approval	August 20, 2007	16-2007	54,000
Conceptual Certification	May 17, 2004	14-2004	53,520

#### ***Project Facts***

Type/units: Condominium Complex / 150  
Area: (Ac) 5.3±  
Flow: (GPD) 54,000 (additional 47,500)  
Sewer District: No. 13 - Windwatch  
Groundwater Zone: I  
SEQRA: Complete  
SC Tax Parcel 0500-028.00-01.00-028.002  
Legislative District: 12<sup>th</sup>

# **SUFFOLK COUNTY SEWER AGENCY**

## **RESOLUTION NO. \_\_ - 2015 AUTHORIZING AN EXTENSION OF TIME FOR THE CONNECTION OF HOLIDAY MID-RISE TOWER (IS-1451) TO SUFFOLK COUNTY SEWER DISTRICT NO. 13 - WINDWATCH**

WHEREAS, on February 25, 2013, this Agency adopted Resolution No. 1-2013, authorizing the connection of Holiday Mid-Rise Tower to SCSD No. 13 - Windwatch, and

WHEREAS, on November 17, 2014, this Agency adopted Resolution No. 47-2014, granting a one year time extension for completion of the Agreement, however, the resolution expired on November 17, 2015, without the completion of the Agreement, and

WHEREAS, the owner of Holiday Mid-Rise Tower has requested an extension of the authorization granted in Resolution No. 1-2013, and

NOW, THEREFORE, IT IS

1<sup>st</sup> RESOLVED, that Resolution No. 1-2013, adopted by this Agency on February 25, 2013, is hereby renewed, and it is further

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

(Suffolk County Sewer Agency Meeting – December 21, 2015)



# 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 #: IS-1451 2. Application Received: \_\_\_\_\_ 3. Application Processed: \_\_\_\_\_

4. Applicant Name: Windwatch Tower LLC 5. Corporation Name: Windwatch Tower LLC

6. Telephone No.: 516-333-4200 7. Address: 255 Executive Drive 8. City: Plainview, NY 11803

9. Federal ID No.: 20-3856650 10. Email Address: emonter@holidayorganization.com

11. Project Plat Name: Holiday Mid-Rise Tower 12. Project Location: Motor Parkway, Hauppauge, NY

13. Real Property Tax Map #(s): 0500-028.00-01.00-028.002, \_\_\_\_\_, \_\_\_\_\_

(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).

c/o The Holiday Organization Inc., 255 Executive Drive, suite 408, Plainview, NY 11803; Elliot Monter, President; Gerald Monter 25%, Elliot Monter 47.5%, Marilyn Monter 17.5%, Wittmont Trust 10.0% Email Address: emonter@holidayorganization.com

15. Project Attorney: Robert M. Calica, Esq. & Judah Serfaty, Esq., Rosenberg Calica & Birney LLP  
100 Garden City Plaza, #408, Garden City, NY 11530, 516-747-7400 Email Address: rcalica@rcblaw.com; jserfaty@rcblaw.com

16. Project Engineer/Professional: Thomas F. Lembo, PE, Nelson & Pope, PLLC,  
572 Walt Whitman Road, Melville, NY 11747, Tel. 631-427-5665 Email Address: TLembo@nelsonpope.com

17. Project Area in Acres: 5.23 No. of Plots: 1 No. Units: 150 Gallons/day: 54,000

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 Mid Rise apartment complex

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 #: \_\_\_\_\_  
(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.

NOV 17 2015

20a. Is the project connecting to a County Sewage Treatment Plant? Y, Sewer District No.: 13

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

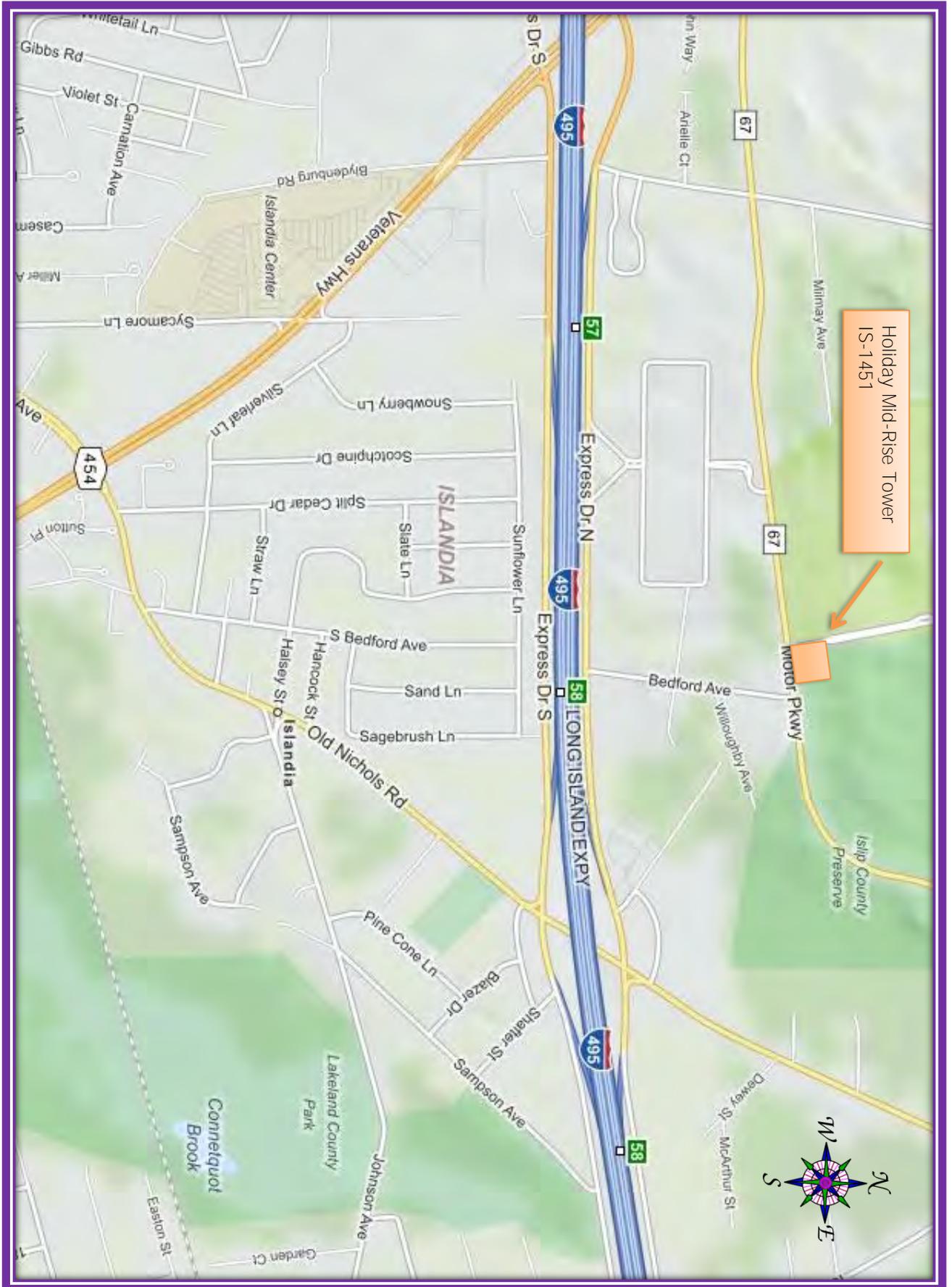
20c. If answer for 20a. is yes and answer for 20b. is no, state reason: The law applies only to connections from outside the district, and the Project seeks a connection from inside the district. Additionally, the Project pre-dates enactment of the law, and also that applicant paid \$1,000,000 toward affordable housing in the Town of Islip in lieu of on site affordable housing.

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

<u>Elliot Monter</u>		<u>Manager</u>	<u>11-16-15</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: Craig A Platt  
24 of 39



This project is an existing auto dealer and a single apartment situated on 0.6± acres on Straight Path in Wyandanch. The proposed project is within the Town of Babylon, revitalization project area (Area A) and the owner requests an additional Time Extension to complete the connection agreement.

The capacity continues to be available in the sewer district and Staff recommends granting the Time Extension to complete the connection agreement.

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

<b>Application Type</b>	<b>SA Meeting Date</b>	<b>Agency Reso No.</b>	<b>GPD</b>
Formal Approval Time Extension	November 17, 2014	46-2014	505
Formal Approval	June 17, 2013	15-2013	505

**Project Facts**

Type/units: Commercial/Residential  
Area: (AC) 0.6±  
Flow: (GPD) 505  
Sewer District: SCSD No.3-Southwest  
Groundwater Zone: I  
SEQRA: Complete  
SC Tax Map 0100-05800-0400-014000  
Legislative District 16<sup>th</sup>

# **SUFFOLK COUNTY SEWER AGENCY**

## **RESOLUTION NO. \_\_\_ - 2015 AUTHORIZING AN EXTENSION OF TIME FOR THE CONNECTION OF 1513 STRAIGHT PATH WYANDANCH (BA-1477.1-004) TO SUFFOLK COUNTY SEWER DISTRICT NO. 3 - SOUTHWEST**

WHEREAS, on June 17, 2013, this Agency adopted Resolution No. 15-2013, authorizing the connection of 1513 Straight Path Wyandanch to SCSD No. 3 - Southwest, and on November 17, 2014, Resolution No. 46-2014, which granted an additional year to complete the agreement, and

WHEREAS, Agency Resolution No. 46-2014, granted one year for completion of the Agreement, however, the resolution expired on November 17, 2015, without the completion of the Agreement, and

WHEREAS, the Owner of 1513 Straight Path Wyandanch has requested an extension of the authorization granted in Resolution No. 15-2013, and

NOW, THEREFORE, IT IS

1<sup>st</sup> RESOLVED, that Resolution No. 15-2013, adopted by this Agency on June 17, 2013, is hereby renewed, and it is further

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

(Suffolk County Sewer Agency Meeting – December 21, 2015)

# Suffolk County Sewer Agency Application

hooee  
(7ne)

### 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 #: 1477.1004 2. Application Received: \_\_\_\_\_ 3. Application Processed: \_\_\_\_\_  
 4. Applicant Name: GLASFORD HALL 5. Corporation Name: G & H MOTORS  
 6. Telephone No.: 5166077128 Address: 1513 STRAIGHT PATH WYANDANCH  
 9. Federal ID No.: 1307031274 10. Email Address: 5166077128H@GMAIL.COM  
 11. Project Plat Name: \_\_\_\_\_ 12. Project Location: 1513 STRAIGHT PATH WYANDANCH  
 13. Real Property Tax Map #(s): 0100 58414

(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).

GLASFORD HALL  
1513 STRAIGHT PATH WYANDANCH NY 11748  
~~HUNTINGTON NY 11743~~ Email Address: 5166077128H@GMAIL.COM

15. Project Attorney: ALLAN ROSS ESQ 172 EAST JERICHO TRK  
HUNTINGTON NY 11743 (A ROSS@ALLANROSSLAW.COM)  
 Email Address: ALLANROSSLAW.COM

16. Project Engineer/Professional: APARO 15 GREEN ST - BAY SHORE  
031669 6102 Email Address: \_\_\_\_\_

17. Project Area in Acres: 0.10+ No. of Plots: \_\_\_\_\_ No. Units: \_\_\_\_\_ Gallons/day: 505 ✓

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>COMERCIAL/RESIDENTIAL</u> |

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 #: CO1-13-0020  
(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.: CO1-13-0020 3 Southwest

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.

GLASFORD HALL [Signature] owner 11/20/15  
 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



2015 NJ8

This project is an existing industrial building situated on 9.6± acres on Spagnoli Road in Melville. The facility is expected to generate Eight Thousand Seventy-Four (8,074 GPD) gallons per day of wastewater and the owner requests an additional Time Extension to complete the Connection Agreement for the connection to Sewer District No. 3 – Southwest. The capacity continues to be available in the District.

Staff recommends granting the request for the time Extension of the connection to the District.

***Sewer Agency Timeline:***

<b>Approval Type</b>	<b>SA Date</b>	<b>SA Resolution</b>	<b>GPD</b>
Formal Approval Time Extension	September 18, 2014	33-2014	8,074
Formal Approval	March 18, 2013	10-2013	8,074

**Project Facts**

Type/units: Existing Industrial Building  
 Area: (AC) 9.6±  
 Flow: (GPD) 8,074  
 Sewer District: SCSD No.3 - Southwest  
 Groundwater Zone: I  
 SEQRA: Existing building  
 SC Tax Map 0400-26500-0100-011007  
 Legislative District 17<sup>th</sup>

# **SUFFOLK COUNTY SEWER AGENCY**

**RESOLUTION NO. \_\_\_ -2015**

**AUTHORIZING AN EXTENSION OF TIME FOR  
THE COMPLETION OF THE CONNECTION AGREEMENT BY  
KARP ASSOCIATES (HU-1644)  
TO THE SUFFOLK COUNTY SEWER DISTRICT NO. 3 - SOUTHWEST**

WHEREAS, on March 18, 2013, this Agency adopted Resolution No. 10-2013, authorizing the connection of Karp Associates to Suffolk County Sewer District No. 3 - Southwest, and

WHEREAS, on September 18, 2014, this Agency adopted Resolution No. 33-2014, authorizing a one year time extension for the connection of Karp Associates to Suffolk County Sewer District No. 3 - Southwest, and

WHEREAS, Resolution 33-2014, granted one year for completion of the Agreement, but the year has passed 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 Karp Associates has requested an extension of the authorization granted in Resolution No. 10-2013,

NOW, THEREFORE, IT IS

1<sup>st</sup> RESOLVED, that Resolution No. 10-2013, adopted by this Agency on March 18, 2013, is hereby renewed, and it is further

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

(Suffolk County Sewer Agency Meeting December 21, 2015)



# Suffolk County Sewer Agency Application

(Choose One)

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

1. SCDPW Project #: HU-1644 2. Application Received: \_\_\_\_\_ 3. Application Processed: \_\_\_\_\_  
 4. Applicant Name: Karp Associates 5. Corporation Name: Karp Associates Inc.  
 6. Address: 260 Spagnoli Road 7. City: Melville  
 8. Telephone #: 718-784-2015 9. Federal ID #: 11-1802329 10. Email Address: ggray@weberlawgroup.com  
 11. Project Plat Name: \_\_\_\_\_ 12. Project Location: Town of Huntington  
 13. Real Property Tax Map #(s): 0400-265.00-01.00-011.007, \_\_\_\_\_  
 (Note: Use additional Sheets if necessary) \_\_\_\_\_

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

Suffolk County Industrial Development Agency, 100 Vets Highway, Hauppauge, NY 11749

15. Project Attorney Information: Garrett L. Gray, Weber Law Group LLP, 290 Broadhollow Road, Suite 200E, Melville, NY 11747

16. Project Engineering Firm Information: Catapano Engineering, P.C., 5 Broadhollow Road, Melville, NY 11747

17. Project Area in Acres: 9.69 # of Plots: \_\_\_\_\_ # of Units: \_\_\_\_\_ # Gallons/day: 8,074

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

19. The following must accompany the application

\*Renovations to an existing industrial building for a new manufacturing facility

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

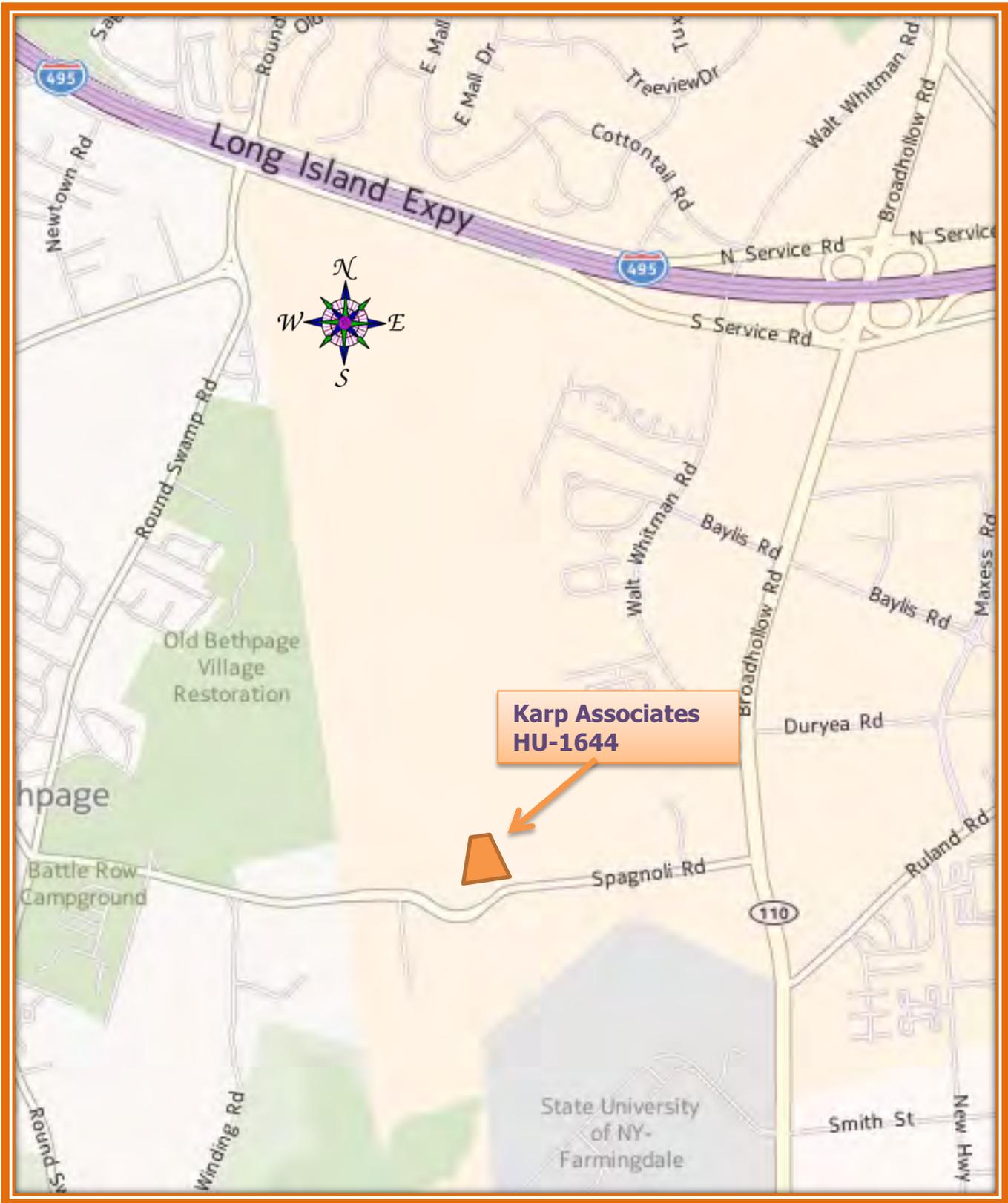
20. Is the project subject to Suffolk County Local Law 20-2007 - Affordable Housing? No

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

Steven Bellone, Suffolk County Executive 12/2/15  
 Applicant's Printed Name, Signature & Title Date:

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

DEC 3 2015



*NIS 2015*

## C. Conceptual Certification – Connection/Construction Agreement

### **BRIGHTVIEW SENIOR LIVING AT SAYVILLE**

**(IS-1694)**

This project is a proposed assisted living facility situated on 7.3± acres on the southeastern corner of Sunrise Highway and Broadway in Sayville. The project is expected to generate Twenty Thousand Six Hundred Fifty (20,650 GPD) gallons per day of wastewater, which the developer proposes connection to SCSD #14 – Parkland. Capacity is currently available in the District

Staff recommends granting Conceptual Certification to the project providing the project engineer can demonstrate that the connection is feasible and that the existing sewer collection system can accommodate the additional flow.

#### *Project Facts:*

Type/units:	Assisted Living Facility
Sewer District:	14 - Parkland
Proposed Flow:	20,650 GPD
Groundwater Zone:	I
SEQR:	Incomplete
RPTM:	0500-23800-0200-003.002, 0500-23800-0200-004.000
Legislative District:	8 <sup>th</sup>

# **SUFFOLK COUNTY SEWER AGENCY**

## **RESOLUTION NO. \_\_\_ - 2015, GRANTING CONCEPTUAL CERTIFICATION FOR THE CONNECTION OF BRIGHTVIEW SENIOR LIVING AT SAYVILLE (IS-1694) TO SUFFOLK SEWER DISTRICT NO. 14 – PARKLAND**

WHEREAS, Brightview Senior Living at Sayville is a proposed assisted living facility, located in Sayville, New York, on property identified on the Suffolk County Tax Maps as District 05.00, Section 238.00, Block 02.00, Lots 003.002, 004.000, and

WHEREAS, the sewage flow from Brightview Senior Living at Sayville is expected to be Twenty Thousand Six Hundred Fifty (20,650 GPD) gallons per day, and

WHEREAS, Brightview Senior Living at Sayville is not located within the boundaries of Suffolk County Sewer District No. 14 – Parkland (the "District"), or within the boundaries of any other municipal sewer district, and

WHEREAS, Brightview Senior Living at Sayville has applied to this Agency for permission to connect its Twenty Thousand Six Hundred Fifty (20,650 GPD) gallons per day of flow to the sanitary sewerage facilities of the District, and

WHEREAS, the proposed facility is a considerable distance from the nearest point of connection in said District, and the project engineer must demonstrate that the connection is feasible and that the sewer collection system can accommodate the additional flow, 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 Brightview Senior Living at Sayville 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

1<sup>st</sup> RESOLVED, that this Agency hereby grants "Conceptual Certification" to the proposed connection of Brightview Senior Living at Sayville to SCSD No. 14 – Parkland, as aforesaid, and it is further

2<sup>nd</sup> RESOLVED, that this resolution shall become null and void, and of no further force or effect, without any further action by this Agency or notice to the developer of Brightview Senior Living at Sayville, 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.

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

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

(Suffolk County Sewer Agency Meeting December 21, 2015)



### Suffolk County Sewer Agency Application

(Choose One)  
(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 #: \_\_\_\_\_ 2. Application Received: \_\_\_\_\_ 3. Application Processed: \_\_\_\_\_

4. Applicant Name: See Attached. 5. Corporation Name: See Attached.

6. Telephone No.: 4109620395 Address: \_\_\_\_\_ 8. City: \_\_\_\_\_

9. Federal ID No.: 52-1950865 10. Email Address: \_\_\_\_\_

11. Project Plat Name: Brightview Senior Living at Sayville 12. Project Location: Broadway Ave, Sayville

13. Real Property Tax Map #(s): 500-238-2-3.2, 500-238-2-4

(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).

See Attached.

\_\_\_\_\_ Email Address: \_\_\_\_\_

15. Project Attorney: Anthony S. Guardino, c/o Farrell Fritz, PC, 100 Motor Parkway, Suite 138, Hauppauge, New York 11788 Email Address: aguardino@farrellfritz.com

16. Project Engineer/Professional: Sharon Remmer, H2M Architects & Engineers, 538 Broad Hollow Rd., 4th Floor East, Melville, NY 11747 Email Address: SRemmer@H2M.com

17. Project Area in Acres: 7.34 No. of Plots: 1 No. Units: 150 Gallons/day: 20,650

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>Assisted Living Facility</u> |

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 #: \_\_\_\_\_  
(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.: 14

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: See Attached.

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

DAVID S. HOLLAND David Holland VP OF DEVELOPMENT 11/16/15  
 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**

4. Applicant Name: Shelter Development, LLC, 218 North Charles Street, Suite 220, Baltimore, Maryland 21201.
5. Corporation Name: Anthony James Fusco Company LLC, and Fusco Associates LLC.
14. Exact Address of **ALL** owners of land, etc.: Lot 3.2 - Anthony James Fusco Company LLC, c/o 19 Dock Road, PO 674, Remsenberg, NY 11960, By: Anthony J. Fusco, Member. E-mail: ajfusco@optonline.net; and Lot 4 - Fusco Associates LLC, c/o 19 Dock Road, PO 674, Remsenberg, NY 11960, By: Anthony J. Fusco, Member. E-Mail: ajfusco@optonline.net.
- 20c. If the answer for 20a. is yes and answer for 20b. is no, state reason: The project is a New York State Dept. of Health ("NYSDOH")-licensed "assisted living facility," located within a single 3-story building containing a mix of unit types and care options for the elderly. In order to provide for a continuum of care, the facility will contain units that are eligible for inclusion in the NYSDOH-approved "Enriched Housing Program," as well as living arrangements for those who are frail and/or memory-impaired. The units are neither purchased nor rented. Instead, all occupants of the facility pay a monthly service fee that provides them with a room(s) and a combination of services that may include meal plans, transportation services, housekeeping, personal care and supervision, and access to medical services.

Interwoven\5129335.1



2015 NTS