

COUNTY OF SUFFOLK



STEVEN BELLONE
SUFFOLK COUNTY EXECUTIVE

DEPARTMENT OF PUBLIC WORKS

DARNELL TYSON, P.E.
DEPUTY COMMISSIONER

GILBERT ANDERSON, P.E.
COMMISSIONER

THOMAS G. VAUGHN
DEPUTY COMMISSIONER

MEMORANDUM

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

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

DATE: October 13, 2016

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

GA/JD/br – Attachments

cc: Jon Schneider, Deputy County Executive
Peter Scully, Deputy County Executive
Darnell Tyson, P.E., Deputy Commissioner, SCDPW
Thomas Vaughn, Deputy Commissioner, SCDPW
John Donovan, P.E., Chief Engineer, Division of Sanitation, SCDPW
Janice McGovern, P.E., Principal Civil Engineer, Division of Sanitation, SCDPW
Robert A. Braun, Esq., SC Department of Law
Walter Dawydiak, P.E., SC Department of Health Services
Christina DeLisi, Aide to Presiding Officer DuWayne Gregory
Catherine Stark, Aide to Legislator Al Krupski
Justin Littell, Aide to Legislator Louis D'Amaro
Tony Leung, P.E., NYSDEC
Boris Rukovets, P.E., Secretary, SC Sewer Agency

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 Minutes September 19, 2016

The meeting was called to order at 11:06 AM by Commissioner Gilbert Anderson, P.E. In attendance were Legislator Al Krupski, Chairman of the Public Works, Transportation, & Energy Committee; Justin Littell, representing Legislator Lou D’Amaro, the Sewer Agency Legislator-At-Large; Sarah Lansdale, AICP, Director, Suffolk County Planning Department, Tanima Adhya, P.E., representing the Commissioner of the Department of Health Services; Lisa Broughton, representing County Executive Steven Bellone; Christina DeLisi, representing Presiding Officer DuWayne Gregory.

Note: Ms. DeLisi arrived as the discussion of the Ronkonkoma Hub project began.

Also present were John Donovan, P.E, Chief Engineer, Suffolk County Department of Public Works, Division of Sanitation; Catherine Stark, Aide to Legislator Krupski; Janice McGovern, P.E., Ben Wright, P.E. and Craig Platt, Suffolk County Department of Public Works; Robert A. Braun, Esq., Suffolk County Department of Law; Boris Rukovets, P.E., Secretary, Suffolk County Sewer Agency.

(See the attached sign-in sheet for others in attendance).

Commissioner Anderson welcomed attendees to the meeting of the September 19, 2016, Suffolk County Sewer Agency. A roll call was then taken.

I. **Roll Call** - (see above)

II. **Minutes of Previous Meeting**

The minutes from SCSA meeting of August 15, 2016, were discussed. A motion to accept the minutes as written was made by Commissioner Anderson, seconded by Ms. Broughton; and approved unanimously.

III. **Public Portion** – There were no requests to address the Agency.

V. New Business

A. Formal Approval – /Construction Agreement

1. RONKONKOMA HUB

BR-1692

Mr. Wright mentioned that this project is a proposed 53± acres transit oriented development (detailed below) located in the vicinity of the railroad station in Ronkonkoma. This is a mixed use residential development including residential units, retail, commercial and flex use space. It is an important element of “Connect Long Island” concept.

The developer proposes to connect the Four Hundred Thousand gallons per day (400,000 gpd) of wastewater to be generated by the project to the SCSO No. 3 - Southwest via the pump station to be constructed by the Sewer District. Mr. Wright added that there would be a connection fee and at current rate of \$30/gallon, the total connection fee would be \$12,000,000, and noted that number required a correction in the sixth “Resolved” clause of the proposed Resolution which was off by one decimal point.

Mr. Wright said that concurrently the County was designing a pump station and force main which would be on the Ronkonkoma Hub site and dedicated to the County and would be large enough to serve other adjacent areas, one of which is on the Agenda – MacArthur Industrial Sewer District.

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

Commissioner Anderson asked if there was a representative present and Chris Kent, Esq., the project attorney, mentioned that he was. He concurred with everything that was reported by the staff and said that he wanted to request that the owner pay the connection fee as phases are constructed and connected. Mr. Kent said that the first phase of the project would be for 111,600 gpd, which would correspond to \$3,348,000 in connection fees for 489 residential units located in the southwest corner of the project area. His client provided the DPW staff with both the plans and the renderings for the phased approach to the project showing that this first phase discussed at the meeting will be located in the southeast corner of the project area. The first phase will also include the creation of the pump station parcel to be dedicated by a deed to the County along with the easement to be given to the County over the owner's property to connect the pump station with the public right-of-way. Mr. Kent mentioned that there had been an inter-municipal agreement executed between the County and Village of Islandia which was expected to be introduced in the County Resolution at the October 5th meeting and there was a SEQRA hearing for the County's portion of the project on September 21st.

Legislator Krupski asked if there were any analyses of hydrological impact of pumping the volume of water involved in this project and how is it going to affect the groundwater. Mr. Wright responded that when Sewer District No. 3 was being constructed, there was a lengthy project to address that very subject that concluded that when over 95% of connections were made, there was no impact on the streams, the head waters of the streams or the

groundwater and that also related to salt water intrusion and the Bay. Legislator Krupski asked whether this was done 40 years ago. Mr. Wright responded that the study was done in the 1980s and the 1990s. He added that with respect to the Ronkonkoma Hub and the Town of Brookhaven environmental process, he did not recall whether this type of analyses was done.

Legislator Krupski noted that a lot of people spoke of benefits of building the sewage treatment plant on site to keep the recharge of fresh water in the aquifer instead of transferring water to discharge it offshore. Commissioner Anderson said that this may have been looked into by the Town of Brookhaven's environmental process which was separate from the County's process. He reiterated that the County looked at such impact for Sewer District No. 3 which was a much bigger area and found that there was no such impact. He said that he personally did not necessarily agree with where the discussion was going. Right now, the Bergen Point treatment plant had sufficient capacity to accommodate the flow to facilitate the project; without it, there would be no project. If the proposed flow is not sent to Bergen Point, this would impact the economic development, the project would not move forward and the wastes would continue to be treated by septic systems and therefore discharged with very limited treatment into the groundwater. Legislator Krupski said that with the onsite sewage treatment plant, the waste would be treated and just be recharged to the aquifer.

Mr. Wright noted that one of the factors was high level of water in Lake Ronkonkoma that caused flooding problems in the past and could be alleviated by the proposed project. He recalled one of the Lake Ronkonkoma related projects when the drainage was proposed to be taken away to address flooding. Commissioner Anderson clarified that it was flooding of residences. Mr. Wright said that another project that he had mentioned was MacArthur Industrial, the RFP and the scope of work for which was in the process of being finalized. That project represented the majority of the flow in that area with 1.1 MGD being from the Airport surrounding area. That was a much larger amount of flow going through the Ronkonkoma Hub Pump Station as opposed to 400,000 gpd from the development under review. That was something for the environmental process to look at. Commissioner Anderson said that he would defer back to the Town because the Town should have looked at that issue but he did not know whether they have done it or not. In response to Legislator Krupski's question, he clarified that that was the Town of Brookhaven, while Mr. Wright added that MacArthur Industrial's environmental review process would be handled by the Town of Islip.

Legislator Krupski asked if the Sewer Agency responsibility was just to say that physically there is capacity for the project and approve it solely based on available capacity or to review the impact on groundwater as well. Commissioner Anderson said that the latter sounded more like the CEQ issue. Mr. Wright said that CEQ first addressed this project back in January 2015 and with many questions that SCDPW responded to, the question at hand was not raised. The questions were mainly about capacity at Bergen Point rather than the question about the groundwater impact of a relatively small flow. Mr. Kent said that he believed the groundwater impact might have been the Suffolk County Water Authority's (SCWA) issue since SCWA was responsible for monitoring the impact of pumping out of the aquifer and the well field servicing the project, wherever it was located, would be provided by

the SCWA. Mr. Wright added that with respect to SCWA, the project would improve the quality of the groundwater because it would remove the pollution from the aquifer.

Commissioner Anderson noted that there will be also an increased flow from stormwater because the site was so dense. He said that globally he had a problem with the earlier argument because if mandated that the treatment plant be within the project area, it would make that project undevelopable because economically it does not work and the area would essentially remain stuck with the old septic systems. Legislator Krupski said that he was not sure that it would not happen economically and asked how much the pump station would cost. Commissioner Anderson responded that the County by going ahead with this project was making a decision of not building the treatment plant which would be more expensive. Legislator Krupski said that he understood Commissioner Anderson's responses and decided that it would be appropriate to ask the question about the groundwater impact at the CEQ meeting.

Ms. Broughton said that the connection fee was \$12 Million and asked if the Agency passed this resolution, would the resolution be amended to include the schedule of the phases and corresponding fees? Mr. Wright said that it was not what was typically included in the resolution; it was usually part of the Sewer Agency Agreement. Commissioner Anderson concurred – the resolution will include the total amount of connection fees but the contract would specify the schedule of phases.

Ms. Broughton said that it looked like that at that point the Agency did not know how many phases there would be. Commissioner Anderson agreed and said that it would be determined going forward. Mr. Braun reiterated that the contract would include complete schedule for payments.

Commissioner Anderson asked if there were any questions or comments and seeing none he made a motion to approve the resolution; the motion was seconded by Ms. Lansdale and approved by six Agency members voting in favor of the resolution and one abstention by Legislator Krupski.

SUFFOLK COUNTY SEWER AGENCY

RESOLUTION NO: 31 - 2016

AUTHORIZING THE FORMAL APPROVAL FOR THE CONNECTION OF RONKONKOMA HUB (BR-1692)

TO SUFFOLK COUNTY SEWER DISTRICT NO. 3 - SOUTHWEST

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

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

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

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

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

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

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

NOW, THEREFORE, IT IS

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

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

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

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

5th RESOLVED, that the connection authorized herein is subject to the execution of an agreement (the "Connection Agreement") between Ronkonkoma Hub, the District, the Suffolk County Department of Public Works ("DPW"), the Suffolk County Department of Health Services, the County of Suffolk, and this Agency, which agreement shall contain such terms and conditions as the Administrative Head of the District shall determine, and it is further

6th RESOLVED, that the connection fee to be paid for Ronkonkoma Hub shall be paid upon the execution of the Connection Agreement at the rate of \$30.00 per gallon of flow per day for a total of Twelve Million Dollars (\$12,000,000.00), and it is further

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

8th RESOLVED, that Ronkonkoma Hub shall furnish a Letter of Credit, in form, wording and amount, and on such terms and conditions, as determined by this Agency's staff, as security for the construction of the sewage collection facility for Ronkonkoma Hub, as well as for all of the developer's obligations under the Connection Agreement, and it is further

9th RESOLVED, that this resolution shall become null and void, and of no further force or effect, without any further action by this Agency or notice to Ronkonkoma Hub if, within one (1) year from the date of the adoption hereof, an agreement in furtherance of the authorization granted herein (the Connection Agreement), in form and content satisfactory to the Chairman of this Agency, has not been negotiated and fully executed by all parties thereto.

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

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

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

Commissioner Anderson asked if there was a representative present and Chris Robinson, P.E., the project engineer mentioned that he was. He said that Mr. Rukovets' narrative was accurate and added that he would be glad to answer any questions.

Commissioner Anderson asked if there were any questions or comments and seeing none, he made a motion to approve the resolution; the motion was seconded by Ms. Broughton and approved unanimously.

SUFFOLK COUNTY SEWER AGENCY

RESOLUTION NO. **32 - 2016**

GRANTING FORMAL APPROVAL

FOR THE CONNECTION OF

40 MELVILLE PARK RD. (HU-1703)

TO SUFFOLK SEWER DISTRICT NO. 3 – SOUTHWEST

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

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

WHEREAS, 40 Melville Park Rd. is not located within the boundaries of Suffolk County Sewer District No. 3 – Southwest (the "District"), or within the boundaries of any other municipal sewer district, and

WHEREAS, Melville Park Road LLC has applied to this Agency for permission to connect its Two Thousand Eight Hundred Sixty-Five gallons per day (2,865 GPD), of flow to the sanitary sewerage facilities of the District, and

WHEREAS, the District's sewage treatment plant has sufficient capacity to accept the proposed flow of Two Thousand Eight Hundred Sixty-Five gallons per day (2,865 GPD) which is expected to emanate from 40 Melville Park Rd., and

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

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

NOW, THEREFORE, IT IS

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

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

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

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

5th RESOLVED, that the connection authorized herein is subject to the execution of an agreement (the "Connection Agreement") between the owner of 40 Melville Park Rd., the District, the Suffolk County Department of Public Works ("DPW"), the Suffolk County Department of Health Services, the County of Suffolk, and this Agency, which agreement shall contain such terms and conditions as the Administrative Head of the District shall determine, and it is further

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

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

8th RESOLVED, that Melville Park Road LLC shall furnish a Letter of Credit, in form, wording and amount, and on such terms and conditions, as determined by this Agency's staff, as security for the construction of the sewage collection facility for 40 Melville Park Rd., as well as for all of the developer's obligations under the Connection Agreement, and it is further

9th RESOLVED, that this resolution shall become null and void, and of no further force or effect, without any further action by this Agency or notice to Melville Park Road LLC if, within one (1) year from the date of the adoption hereof, an agreement in furtherance of the authorization granted herein (the Connection Agreement), in form and content satisfactory to the Chairman of this Agency, has not been negotiated and fully executed by all parties thereto.

(Suffolk County Sewer Agency Meeting September 19, 2016)

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

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

Commissioner Anderson asked if there was a representative present and Michael DeGiglio, the project engineer mentioned that he was. He said that he had nothing else to add to Mr. Rukovets' description.

Legislator Krupski asked who would be administering the affordable housing component. Mr. DeGiglio said that there were a number of funding sources that the project was seeking and those sources have not been finalized yet. Legislator Krupski clarified that the project currently was required to include 20% of affordable housing units. He asked whether it would be attractive to the developer to have a buyout provision to put out money to the County to provide required affordable housing outside of the project area instead of building them on site. Mr. DeGiglio said that this project is part of Wyandanch revitalization and the developer is generally supportive of affordable housing but for this project is planning not to incorporate affordable housing. Legislator Krupski asked what about in other areas? Mr. DeGiglio said that it was possible but would depend on financial metrics of the project.

Commissioner Anderson asked if there were any questions or comments and seeing none, he made a motion to approve the resolution; the motion was seconded by Legislator Krupski and approved unanimously.

SUFFOLK COUNTY SEWER AGENCY

RESOLUTION NO: 33 - 2016

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

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

WHEREAS, the Premises is not located within the boundaries of Suffolk County Sewer District No. 3 – Southwest (the "District"), or within the boundaries of any other municipal sewer district, but is located within the Agency project "Wyandanch Commercial Corridor" (WCC), and

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

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

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

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

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

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

NOW, THEREFORE, IT IS

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

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

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

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

5th RESOLVED, that the connection authorized herein is subject to the execution of an agreement (the "Connection Agreement") between the Wyandanch Village Building E1, the District, the Suffolk County Department of Public Works ("DPW"), the Suffolk County Department of Health Services, the County of Suffolk, and this Agency, which agreement shall contain such terms and conditions as the Administrative Head of the District shall determine, and it is further

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

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

8th RESOLVED, that the Wyandanch Village Building E1 shall furnish a Letter of Credit, in form, wording and amount, and on such terms and conditions, as determined by this Agency's staff, as security for the construction of the sewage collection facility for Wyandanch Village Building E1, as well as for all of the developer's obligations under the Connection Agreement, and it is further

9th RESOLVED, that this resolution shall become null and void, and of no further force or effect, without any further action by this Agency or notice to the owner of Wyandanch Village Building E1 if, within one (1) year from the date of the adoption hereof, an agreement in furtherance of the authorization granted herein (the Connection Agreement), in form and content satisfactory to the Chairman of this Agency, has not been negotiated and fully executed by all parties thereto.

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

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

Mr. Rukovets noted that the project representative was not in attendance and said that the Staff recommended granting Formal Approval of the connection to the Sewer District No. 3 – Southwest.

Commissioner Anderson asked if there were any questions or comments and seeing none, he made a motion to approve the resolution; the motion was seconded by Ms. Broughton and approved unanimously.

SUFFOLK COUNTY SEWER AGENCY

RESOLUTION NO: 34 - 2016

AUTHORIZING THE FORMAL APPROVAL FOR THE CONNECTION OF

18 LINCOLN AVE (BA-1477.1-014)

TO SUFFOLK COUNTY SEWER DISTRICT NO. 3 - SOUTHWEST

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

WHEREAS, the Premises is not located within the boundaries of Suffolk County Sewer District No. 3 – Southwest (the "District"), or within the boundaries of any other municipal sewer district, but is located within the Agency project “Wyandanch Commercial Corridor” (WCC), and

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

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

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

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

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

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

NOW, THEREFORE, IT IS

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

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

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

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

5th RESOLVED, that the connection authorized herein is subject to the execution of an agreement (the "Connection Agreement") between the owner of 18 Lincoln Ave, the District, the Suffolk County Department of Public Works ("DPW"), the Suffolk County Department of Health Services, the County of Suffolk, and this Agency, which agreement shall contain such terms and conditions as the Administrative Head of the District shall determine, and it is further

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

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

8th RESOLVED, that the owner of 18 Lincoln Ave shall furnish a Letter of Credit, in form, wording and amount, and on such terms and conditions, as determined by this Agency's staff, as security for the construction of the sewage collection facility for 18 Lincoln Ave, as well as for all of the developer's obligations under the Connection Agreement, and it is further

9th RESOLVED, that this resolution shall become null and void, and of no further force or effect, without any further action by this Agency or notice to the owner of 18 Lincoln Ave if, within one (1) year from the date of the adoption hereof, an agreement in furtherance of the authorization granted herein (the Connection Agreement), in form and content satisfactory to the Chairman of this Agency, has not been negotiated and fully executed by all parties thereto.

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

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

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

Staff recommends granting the Formal Approval.

Commissioner Anderson asked if there was a representative present and Chris Robinson, P.E., the project engineer mentioned that he was. He said that the Board of Directors of his client, BMHMC, has recently voted to purchase the building. The building will be a mixed used medical building; will include the dialysis center moving out of Patchogue, as well as substance abuse programs, assisted living and other medical uses. The client is projecting an increase in flow of 11,500 gpd and is asking for additional 12,000 gpd.

Ms. Adhya asked if the building footprint was increasing. Mr. Hayduk responded negatively and said that there would be only interior alterations. He added that if the elevator shafts and some other exterior components would need to be added, he would submit them to SCDHS. For now, there were only interior components that were contemplated.

Commissioner Anderson asked if there were any questions or comments and seeing none, he made a motion to approve the resolution; the motion was seconded by Legislator Krupski and approved unanimously.

SUFFOLK COUNTY SEWER AGENCY

RESOLUTION NO. 35 - 2016

AUTHORIZING ADDITIONAL CAPACITY

FOR THE CONNECTION OF

J.J. FOLEY FACILITY (BR 1707)

TO SUFFOLK COUNTY SEWER DISTRICT NO. 16 – YAPHANK MUNICIPAL

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

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

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

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

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

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

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

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

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

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

NOW, THEREFORE, IT IS

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

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

3rd RESOLVED, that the connection authorized herein is subject to the execution of an agreement (the "Connection Agreement") between Brookhaven Memorial Hospital Medical Center, the District, the Suffolk County Department of Public Works ("DPW"), the Suffolk County Department of Health Services, the County of Suffolk, and this Agency, which agreement shall contain such terms and conditions as the Administrative Head of the District shall determine, and it is further

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

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

6th RESOLVED, that this resolution shall become null and void, and of no further force or effect, without any further action by this Agency or notice to Brookhaven Memorial Hospital Medical Center if within one (1) year from the date of the adoption hereof, an agreement in furtherance of the authorization granted herein (the Connection Agreement), in form and content satisfactory to the Chairman of this Agency, has not been negotiated and fully executed by all parties thereto.

Suffolk County Sewer Agency Meeting (September 19, 2016)

Mr. Rukovets mentioned that this project is a proposed medical office to be located on 2.0± acres at Whiskey Rd. in Ridge. The project is expected to generate One Thousand Two Hundred Sixty gallons per day (1,260 GPD) of flow and the owner is requesting a Conceptual Certification to be connected to the County Sewer District No. 20- William Floyd (Leisure Village STP). The District's STP has sufficient excess treatment capacity to accommodate this project and the staff recommends granting Conceptual Certification.

Commissioner Anderson asked if there was a representative present and Mr. Steve Hayduk, P.E., the project engineer, mentioned that he was. He said that Mr. Rukovets gave an accurate representation and that he would be happy to answer any questions.

Ms. Adhya asked if there was any formal application submitted to SCDHS. Mr. Hayduk replied negatively and added that that was due to the fact that this was still a conceptual certification.

Commissioner Anderson asked if there were any questions or comments and seeing none, he made a motion to approve the resolution; the motion was seconded by Ms. Broughton and approved unanimously.

SUFFOLK COUNTY SEWER AGENCY

RESOLUTION NO. 36 - 2016

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

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

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

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

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

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

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

WHEREAS, in furtherance of such policy, this Agency is desirous of giving Whiskey Rd Medical Office an indication of the action that this Agency might take regarding the proposed connection if the SEQRA process had been completed, and this Agency were to pass upon the matter at this time,

NOW, THEREFORE, IT IS

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

2nd RESOLVED, that this resolution shall become null and void, and of no further force or effect, without any further action by this Agency or notice to the developer of Whiskey Rd Medical Office, within two years from the date of the adoption hereof if an application for Formal Approval in form and content satisfactory to the Chairman of this Agency, has not been submitted for consideration.

3rd RESOLVED, that

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

(Suffolk County Sewer Agency Meeting September 19, 2016)

E. Miscellaneous

1. Capital Projects

Capital Project 8102 - MacArthur Industrial Sewer District

Ben mentioned that the project is to implement planning and design of the sewerage infrastructure for the proposed MacArthur Industrial Sewer District in the MacArthur industrial area. The boundaries of the project were around the airport and the commercial and industrial area surrounding the airport. The project design was for initial infrastructure and not the individual connections to convey the future sewage flow to the County Sewer District No. 3 – Southwest. The Capital Program includes \$1 Million in planning and design and the corresponding County Resolution has been laid on the table to be voted on at October 5th meeting of the Legislature. The RFP for this project is expected to be advertised by the end of the week with the date to receive the proposals by November 3rd and, hopefully, the contractor selected by the end of the year. There are approximately 600 lots that surround the airport with the total area, including the airport, of over 2,000 acres and the existing plus buildable lots could be as much as 40 Million sq. ft. of buildings.

Mr. Wright said that for this project the expected flow was 1.1 MGD and that the current expectations were that there would be only one pump station connecting via the force main to the Ronkonkoma Hub pump station. The Ronkonkoma Hub pump station, as was mentioned earlier, would have the capacity to handle both the MacArthur Industrial flow and the flow from Ronkonkoma Hub. Mr. Wright noted that it was possible that there could be a second pump station. The project is important for both reducing pollution and economic development. There is a possibility of grants. The construction is included in the Year 2020 Capital Program at \$45 Million. What is included is a 10,000 ft. force main and pump station, not the individual lots. However, there is an opportunity for grants and by doing the design work that opportunity would be classified as a shovel ready project. The SCSO No. 3 – Southwest has a capacity for that and the purpose of the proposed resolution is to get a concurrence on the next steps the SCDPW is looking to undertake to proceed.

Legislator Krupski asked whether the grants were to cover the capital costs and whether SCDPW is looking to create a different district as part of the project. Mr. Wright said that whether that would be a new district or extension of the existing district would be evaluated as part of the project and there might be a difference in the timeframe to do the one or the other. Legislator Krupski asked if the funds will be reimbursed. Mr. Wright said that the design cost of \$1 Million was in Introductory Resolution 1871 and was classified as “pay as you go” so it was a transfer of funds into this Capital Project. Once the District is formed, those funds are supposed to reimburse whatever the source of funds it came from.

Commissioner Anderson asked if there were any questions or comments and seeing none, he made a motion to approve the resolution; the motion was seconded by Ms. Broughton and approved unanimously.

SUFFOLK COUNTY SEWER AGENCY

RESOLUTION NO. 37 - 2016 PLANNING AND DESIGN OF MACARTHUR INDUSTRIAL SEWER DISTRICT (CP 8102)

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

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

NOW, THEREFORE, IT IS

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

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

T

Capital Project 8106 – Sayville Extension Sewer District

Mr. Wright mentioned that the project had a lot of similarities to MacArthur Industrial project. The project is to implement initial planning and design of the sewerage infrastructure for the proposed Sayville Sewer District for Sayville, West Sayville and Oakdale area and to extend SCSD No. 3 to that area. There will be at least two pumping stations and upward of 50,000 ft. of force main and interceptors. There could be as much as 9,000 lots – commercial, industrial and residential within the area. There was the County Executive's press conference and press release and a lot of support for both this and MacArthur Industrial project. Again, the County was looking to issue an RFP by the end of the week and to receive the proposals by November 3rd and have the contract by the end of the year. This project will generate as much as 3.1 MGD and the capacity at Bergen Point STP is available. There will be some coordination with SCDPW project for the Great River area. Future cost for this initial phase is estimated at \$45 Million and since again, it may not be affordable without grants, SCDPW wants to have a shovel ready project to create opportunity for such grants. The initial \$4.5 Million funding for planning and design has been laid on the table by the Legislative Resolution that could be voted on October 5th. Similarly to the previous resolution, the funds are expected to be reimbursed once the District is extended. SCDPW is again looking for approval of the Resolution to concur with the steps proposed to be undertaken by the staff.

Mr. Littell asked if the project was separate from the \$388 Million in state grants for the other areas. Mr. Wright responded affirmatively. Mr. Littell said that there was a closely related component like the Connetquot River corridor. Mr. Wright clarified that the Connetquot River project was on the west side of the corridor. Mr. Littell said that his understanding was that these were close by but still different areas and if the future funds come for sewers that would be a logical extension. Mr. Wright concurred.

Commissioner Anderson asked if there were any questions or comments and seeing none, he made a motion to approve the resolution; the motion was seconded by Ms. Lansdale and approved unanimously.

SUFFOLK COUNTY SEWER AGENCY

RESOLUTION NO. 38 - 2016 PLANNING AND DESIGN OF SAYVILLE EXTENSION SEWER DISTRICT (CP 8106)

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

NOW, THEREFORE, IT IS

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

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

Seeing no further business, Commissioner Anderson made a motion to adjourn the meeting. The motion was seconded by Ms. Lansdale and approved unanimously at 11:43 AM.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Boris Rukovets". The signature is fluid and cursive, with a prominent initial "B" and a long, sweeping tail.

Boris Rukovets, P.E.
Secretary, SC Sewer Agency

Note: These minutes represent the recorder's understanding of the issues discussed. Please report any discrepancies to the recorder within seven days of distribution for discussion at the next available Agency meeting or move to amend the meeting's minutes at the next meeting.

Sign-in

September 19, 2016

Suffolk County Sewer Agency
SCDPW - Sanitation - Engineering

No.	Name	Firm/Company	Project	Email Address
1	Stephen G. Hayduk, PE	Hayduk Engrng. LLC	Whiskey Rd. Med. Bldg.	SHayduk@HaydukEngineering.com
2	Michael DeAngelo	Cameron Engineering	Wyandanch Village Bldg #1	MDEANGELO@CAMERONENGINEERING.COM
3	CHRISTOPHER ROBINSON	RMS ENGINEERING	40 BELVILLE PK. + J Foley	CWR@RMSENGINEERING.COM
4	MARTIN DETTLING	ALBANESE ORG	WYANDANCH ET	MSD@albansescorp.com
5	Chris Kent	Farrell Fritz	Ronkonkoma Hub	ckent@farrellfritz.com
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If you are not a project representative but would like to address the Sewer Agency, please fill out an index card.