

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; 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: April 14, 2016

SUBJECT: Please see the attached Suffolk County Sewer Agency agenda for the meeting of April 18, 2016.

GA/JD/br – Attachments

cc: Jon Schneider, Deputy County Executive
Philip A. Berdolt, Deputy Commissioner SCDPW
Darnell Tyson, P.E., Deputy Commissioner SCDPW
John Donovan, P.E., Chief Engineer, Division of Sanitation, SCDPW
Janice McGovern, P.E., Principal Civil Engineer, Division of Sanitation, SCDPW
Robert A. Braun, Esq., SC Department of Law
Walter Dawydiak, P.E., SC Department of Health Services
Catherine Stark, Aide to Legislator Al Krupski
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 Agenda
April 18, 2016
11:00 AM

- I. **Roll Call**
- II. **Minutes of Previous Meeting** (March 21, 2016)
- III. **Public Portion**

- IV. **Old Business**
 - 1. N/A

- VI. **New Business**
 - A. **Formal Approval – Connection/Construction Agreement**
 - 1. **LIE Welcome Center between Exits 51 & 52 (HU-1430)**
 - **Connection to SCSD No. 3 – Southwest (60,000 GPD)**

 - B. **Formal Approval – Connection/Construction Agreement – Time Extension**
 - 1. **Wyandanch Public Library (BA-1477.1-001)**
 - **Connection to SCSD No. 3 – Southwest (300 GPD)**

 - C. **Conceptual Certification – Connection/Construction Agreement**
 - 1. N/A

 - D. **Conceptual Certification – Time Extension**
 - 1. N/A

 - E. **Miscellaneous**
 - 1. **Flow Allocation to former Entenmann’s Site/Bimbo Bakeries**

VI. New Business

Formal Approval – Connection/Construction Agreement

LIE WELCOME CENTER BETWEEN EXITS 51 & 52

HU-1430

This project is a proposed Welcome Center to be built on a 7.0± acres on the south side of the Long Island Expressway, east of Carlls Straight Path, between exits 51 & 52 Eastbound in the Town of Huntington. The Welcome Center is proposed to be on NYS property and is expected to generate sixty thousand (60,000) gallons per day of wastewater proposed to be connected the County Sewer District No. 3 – Southwest. The disposal of the flow will require the use of the collection system and pump station presently serving Pilgrim Psychiatric Center. In addition, it will require construction of a pump station and associated force main for the Welcome Center.

Both SEQR and National Environmental Policy Act (NEPA) review were completed in 2007, with the NYS Department of Transportation and U.S. Federal Highway Administration (FHWA) serving as lead agencies for SEQR and NEPA, respectively.

In 2003, the Agency granted Conceptual Certification for this project. Since the application for Conceptual Certification was submitted in 2003, the Agency can consider charging the connection fee of \$15.00/gpd.

The capacity continues to be available in the sewer district and the staff recommends granting Formal Approval.

Sewer Agency Project Timeline:

Application Type	SA Meeting Date	Agency Reso No.	GPD
Conceptual Certification	December 17, 2003	28-2003	60,000

Project Facts

Type/units: Tourist/travel information center; restrooms; vending machines w. food and beverages; parking spaces for up to 135 passenger vehicles

Area: (AC) 7.0±

Flow: (GPD) 60,000 gpd

Sewer District: SCSD No.3-Southwest

Groundwater Zone: I

SEQRA: Complete

SC Tax Map NYS Property on the south side of the LIE and north of 0400-264.00-03.00-126.000 & 127.000 and north of 0400-264.00-04.00-000.003

Legislative District 16th



DIX HILLS WATER DISTRICT WELL HOUSES

LONG ISLAND EXPRESSWAY

GRID NORTH

SANITARY PUMP STATION

PROPOSED 4" HDPE SANITARY FORCE MAIN

CARL'S STRAIGHT PATH

PROPOSED WELCOME CENTER

LIE SOUTH SERVICE ROAD

RECHARGE BASIN NO. 84

LILCO EASEMENT

PROPOSED 4" HDPE SANITARY FORCE MAIN

PINE RIDGE LANE

PILGRIM PSYCHIATRIC CENTER

FISH PATH ROAD

TIE INTO EXISTING COUNTY SANITARY MH 38-3

LIE WELCOME CENTER
PROPOSED SANITARY FORCE MAIN ALIGNMENT

SCALE: 1" = 600'

3 of 11

DATE: APRIL 1, 2016



Suffolk County Sewer Agency Application

(Choose One)

Application Type

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

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

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

4. Applicant Name: Mark Bocamazo 5. Corporation Name: NYS Dept. of Transportation

6. Telephone No.: 631-952-6654 7. Address: 250 Veterans Memorial Hwy. 8. City: Hauppauge NY 11788

9. Federal ID No.: _____ 10. Email Address: Mark.Bocamazo@DOT.NY.GOV

11. Project Plat Name: LIE Welcome Center between Exits 51 & 52 12. Project Location: SE Quadrant of I-495 & Carls Straight Path

13. Real Property Tax Map #(s): District No. 0400, Section No. 263, District No 0400, Section No. 264

(Note: Use additional Sheets if necessary) District No. 0400, Section No. 284, District No 0500, Section No. 071

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).

NYS Dept. of Transportation, 250 Veterans Memorial Highway, Hauppauge NY 11788

Email Address: Mark.Bocamazo@DOT.NY.GOV

15. Project Attorney: _____

Email Address: _____

16. Project Engineer/Professional: Timothy J Hinrichs, Stantec Consulting Services Inc.

50W 23rd Street, New York NY 10010-5272 Email Address: timothy.hinrichs@stantec.com

17. Project Area in Acres: 7 No. of Plots: NA No. Units: NA Gallons/day: 60,000 GPD

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>LIE Welcome Center</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: April 1, 2016 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.: 3

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.

MARK BOCAMAZO Mark Bocamazo REGIONAL DESIGN ENG. 4/1/16
 Applicant's Printed name Signature Title Date

Note: Incomplete Applications Will Not Be Processed

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

SUFFOLK COUNTY SEWER AGENCY

RESOLUTION NO. - 2016, GRANTING FORMAL APPROVAL FOR THE CONNECTION OF LIE WELCOME CENTER BETWEEN EXITS 51 & 52 PROJECT (HU-1430) TO SUFFOLK SEWER DISTRICT NO. 3 – SOUTHWEST

WHEREAS, LIE Welcome Center between Exits 51 & 52 Project is a Welcome Center proposed by the NYS Department of Transportation to be located on the south side of the Long Island Expressway and east of Carlls Straight Path in the Town of Huntington, New York. It is located on the NYS property on the south side of the LIE and north of properties identified on the Suffolk County Tax Map as District 0400, Section 264.00, Block 03.00, Lots 126.000 & 127.000 and Block 04.00, Lot 000.003.

WHEREAS, the sewage flow from LIE Welcome Center between Exits 51 & 52 Project is expected to be sixty thousand gallons per day (60,000 gpd), and

WHEREAS, LIE Welcome Center between Exits 51 & 52 Project 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, LIE Welcome Center between Exits 51 & 52 Project has applied to this Agency for permission to connect its sixty thousand gallons per day (60,000 gpd) flow to the sanitary sewerage facilities of the District, and

WHEREAS, the District's sewage treatment plant has sufficient capacity to accept the sewage, which is expected to emanate from LIE Welcome Center between Exits 51 & 52 Project, and

WHEREAS, the connection of LIE Welcome Center between Exits 51 & 52 Project to the District will be financially beneficial to the District, and environmentally beneficial to Suffolk County, and

WHEREAS, the proposed project was assessed in 2007 for both SEQR and National Environmental Policy Act (NEPA), with the NYS Department of Transportation and U.S. Federal Highway Administration (FHWA) serving as lead agencies for SEQR and NEPA, respectively.

WHEREAS, as part of the aforementioned assessment, the NYS Department of Transportation completed the Final Environmental Impact Statement (FEIS) under SEQR and identified the proposed project as the alternative that minimizes or avoids adverse environmental effects to the maximum extent practicable, including the effects disclosed in the FEIS.

WHEREAS, FHWA determined that the requirements of NEPA have been satisfied for the proposed project and approved the FEIS in May 2007.

WHEREAS, pursuant to Section 617.5(c) (11) and (20), of the SEQRA regulations, this project was listed as a Non-Type II Action, and based on the review of the FEIS, from the Sewer Agency's perspective, the project deals with extension of the sewer lines and requires no further action, and

NOW, THEREFORE, IT IS

1st RESOLVED, that pursuant to Section 617.5(c) (11) and (20), of the SEQRA regulations, this project is a Non-Type II Action, and, based on the Sewer Agency jurisdiction, requires no further action, now, therefore, be it further.

2nd RESOLVED, that LIE Welcome Center between Exits 51 & 52 Project 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 Sixty Thousand (60,000 GPD) gallons per day, of capacity in the District's sewage treatment plant be allocated to LIE Welcome Center between Exits 51 & 52 Project, 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 NYS Department of Transportation, 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 LIE Welcome Center between Exits 51 & 52 Project shall be paid upon the execution of the Connection Agreement at the rate of \$15.00 per gallon of flow per day for a total of \$900,000.00, and it is further

7th RESOLVED, that LIE Welcome Center between Exits 51 & 52 Project shall, at its sole cost, expense and effort, construct a dedicated pump station for LIE Welcome Center between Exits 51 & 52 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 LIE Welcome Center between Exits 51 & 52 Project 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 LIE Welcome Center between Exits 51 & 52 Project, 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 LIE Welcome Center between Exits 51 & 52 Project 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 April 18, 2016)

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

WYANDANCH PUBLIC LIBRARY

BA-1477.1-001

This project is an existing public library situated on 0.82± acres on Straight Path in Wyandanch. The proposed project is within the Town of Babylon, revitalization project area (Area A) and requests a Time Extension to complete the connection agreement.

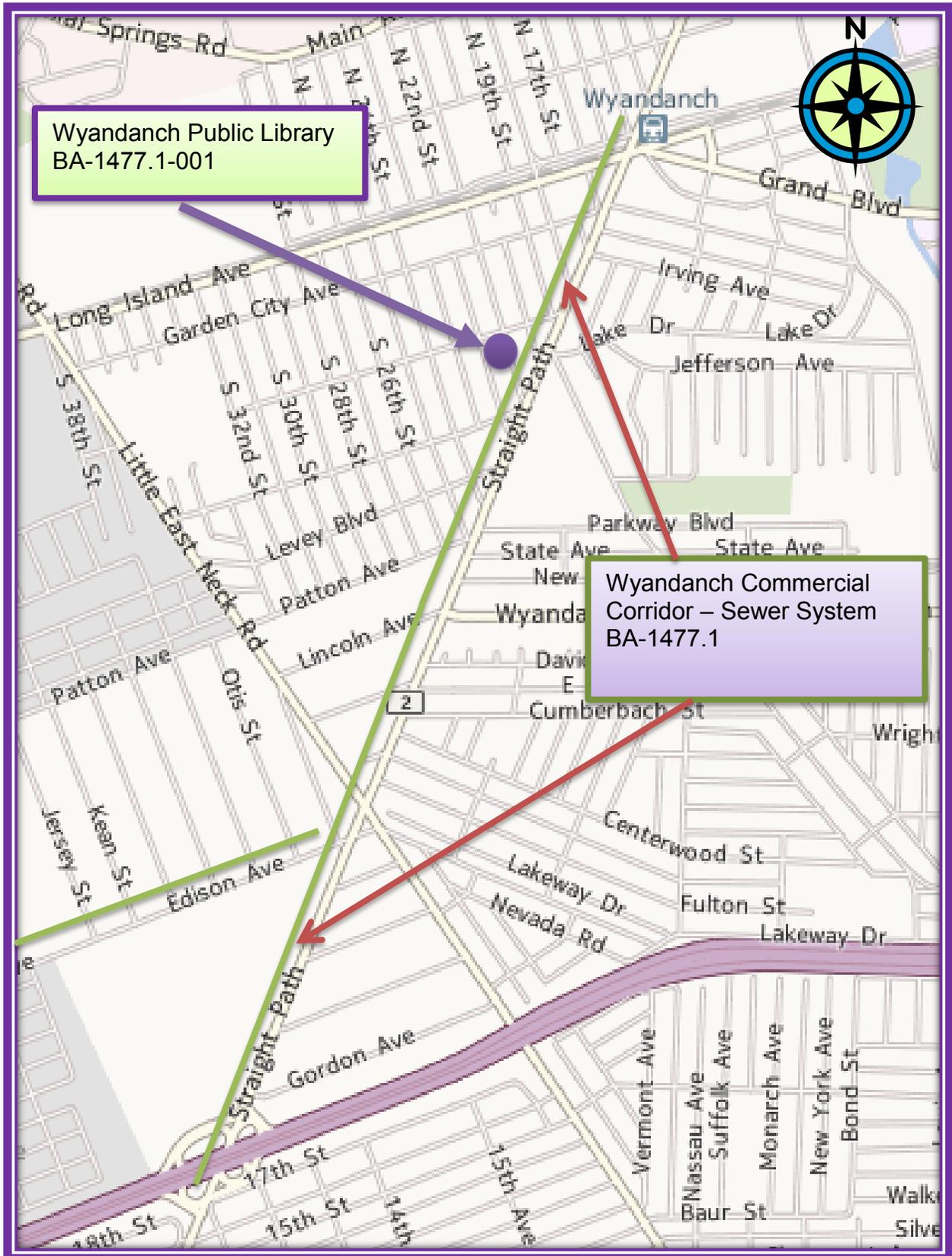
The capacity continues to be available in the sewer district and Staff recommends granting the time Extension to complete the connection agreement.

Sewer Agency Project Time line:

Application Type	SA Meeting Date	Agency Reso No.	GPD
Time Extension	November 17, 2014	45-2014	1,747
Formal Approval	February 25, 2013	2-2013	1,747

Project Facts

Type/units: Public Library
 Area: (AC) 0.82±
 Flow: (GPD) 1747
 Sewer District: SCSD No.3-Southwest
 Groundwater Zone: I
 SEQRA: Complete
 SC Tax Map 0100-05500-0200-082004
 Legislative District 16th



2016 NTS



Suffolk County Sewer Agency Application

(Choose One)

Application Type

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

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

1. SCDPW Project #: BA-1477 2. Application Received: _____ 3. Application Processed: _____
 4. Applicant Name: Nancy Holliday 5. Corporation Name: Wyandanch Public Library
 6. Telephone No.: 631-643-4848 7. Address: 14 South 20th Street 8. City: Wyandanch
 9. Federal ID No.: 112325815 10. Email Address: nancy.holliday57@yahoo.com
 11. Project Plat Name: N/A 12. Project Location: 14 South 20th St. NY. 11798
 13. Real Property Tax Map #(s): District 0100, Section 055.00
 (Note: Use additional Sheets if necessary) Block 02.00, LOT 082.003, LOT 082.004

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)

Wyandanch Union Free School District
1455 Straight Path, Wyandanch, NY 11798
 Email Address: _____

15. Project Attorney: Robert E. Sapor, Cooper, Sapor & Cohen, P.C.
560 Broadhollow Road, Suite 210 Email Address: _____
Melville, NY 11747 Ph (631) 493-6127

16. Project Engineer/Professional: REGA Architects & Design
90-04 161 Street Jamaica, NY Email Address: _____
11435 Ph (718) 206-2200

17. Project Area in Acres: _____ No. of Plots: 1 No. Units: _____ Gallons/day: 1747

18. Type of Development:
- | | |
|---|---------------------------------|
| a. Subdivision - Residential | b. Subdivision - Commercial |
| c. Subdivision - Industrial | d. HOA Subdivision |
| f. Garden Apartments | e. Condominium |
| g. Shopping Center | h. Planned Retirement Community |
| i. Combination of above letters _____ and _____ | <u>i. Other <u>Library</u></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? NO Sewer District No.: _____
 20b. Is the project subject to Suffolk County Local Law 20-2007 - Affordable Housing? NO
 20c. If answer for 20a. is yes and answer for 20b. is no, state reason: _____

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

Nancy Holliday Applicant's Printed name Nancy Holliday Applicant's Signature & Title 3/29/16 Date

Note: Incomplete Applications Will Not Be Processed

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

SUFFOLK COUNTY SEWER AGENCY

RESOLUTION NO. ___ - 2016 AUTHORIZING AN EXTENSION OF TIME FOR THE CONNECTION OF WYANDANCH PUBLIC LIBRARY (BA-1477.1-001) TO SUFFOLK COUNTY SEWER DISTRICT NO. 3 - SOUTHWEST

WHEREAS, on February 25, 2013, this Agency adopted Resolution No. 2-2013, authorizing the connection of the Wyandanch Public Library to SCSD No. 3 - Southwest, and

WHEREAS, on November 17, 2014, this Agency adopted Resolution No. 45-2014, authorizing a one-year time extension for the connection of the Wyandanch Public Library to SCSD No. 3 - Southwest, and

WHEREAS, Agency Resolution No. 45-2014, 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 Trustees of the Wyandanch Public Library have requested an extension of the authorization granted in Resolution No. 2-2013, and

NOW, THEREFORE, IT IS

1st RESOLVED, that Resolution No. 2-2013, adopted by this Agency on February 25, 2013, is hereby renewed, and it is further

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

(Suffolk County Sewer Agency Meeting – April 18, 2016)

E. Miscellaneous

1. Flow Allocation to former Entenmann's Site/Bimbo Bakeries

This project is a proposed purchase of Entenmann's site in Bay Shore by Suffolk County Industrial Development Agency (IDA) with the goal to subsequently renovate the property into state of the art industrial complex. Bimbo Bakeries intends to lease back 50,000 square feet of space and retain 200 local jobs; the developer is also considering leasing additional space within the building to sublease to other potential tenants. The entire building is approximately 450,000 square feet of space. The developer has not determined how much flow will be required for Bimbo Bakeries and has asked the staff what flow capacity is allocated to Entenmann's building based on the previous Sewer Agency agreement.

The pertinent facts are as follows:

1. Entenmann's had a Sewer Agency agreement dated 1983 that allocated the site 500,000 gpd of flow
2. Entenmann's was not charged any sewer connection fee for 500,000 gpd
3. Entenmann's used a maximum of 270,000 gpd
4. Entenmann's contract expired after 25 years in 2008 so Bimbo Bakeries (and Suffolk County IDA) will need to sign a new agreement with the Sewer Agency

The question for the Sewer Agency's review is whether the Sewer Agency allocates 270,000 gpd; 500,000 gpd; or treats Entenmann's building as a totally new connection and allocates 0 gpd of flow until the receipt of the application and connection fees for the amount of flow that Bimbo Bakeries needs.

Based on the total building square footage for the site, 0.6 gpd/sf is the allocation based on the actual flow used by Entenmann's. As such, Bimbo Bakeries would be allocated 30,000 gpd and the remaining portion of the building – 240,000 gpd, if the Entenmann's actual flow is grandfathered with the site.