

**COUNTY OF SUFFOLK**



**STEVEN BELLONE**  
SUFFOLK COUNTY EXECUTIVE

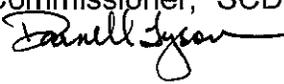
**DEPARTMENT OF PUBLIC WORKS**

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

**ERIC M. HOFMEISTER**  
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, Public Works, Transportation & Energy Committee; Robert Calarco, the Sewer Agency Legislator-At-Large; Fleming, Sunderman, Muratore, Hahn, Anker, Lindsay, Martinez, Cilmi, Flotteron, Kennedy, Trotta, McCaffrey, Berland, Donnelly, Spencer; Tanima Adhya, P.E., Associate Public Health Engineer, representing the Commissioner of the Suffolk County Department of Health Services; Sarah Lansdale, AICP, Director of Planning, Suffolk County Dept. of Economic Development and Planning; Lisa Broughton, representing County Executive Steven Bellone

**FROM:** Darnell Tyson, P.E., Acting Commissioner, SCDPW and Acting Chairman, Suffolk County Sewer Agency 

**DATE:** November 15, 2018

**SUBJECT:** Please see the attached Suffolk County Sewer Agency agenda for the meeting of November 19, 2018.

DT/JD/br – Attachments

cc: Peter Scully, Deputy County Executive  
Amy Keyes, Director of Intergovernmental Relations  
Eric Hofmeister, 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  
Dan Dubois, Aide to Legislator Robert Calarco  
Catherine Stark, Aide to Legislator Al Krupski  
Tony Leung, P.E., NYSDEC  
Boris Rukovets, P.E., Secretary, SC Sewer Agency

*The Suffolk County Sewer Agency meets at 12:30 PM at the offices of the  
Suffolk County Department of Public Works - 335 Yaphank Avenue - Yaphank, NY*

SUFFOLK COUNTY IS AN EQUAL OPPORTUNITY / AFFIRMATIVE ACTION EMPLOYER

**Suffolk County Sewer Agency**  
**Meeting Agenda**  
**November 19, 2018**  
**12:30 PM**

**I. Roll Call**

**II. Minutes of Previous Meeting (October 15, 2018)**

**III. Public Portion**

**IV. Old Business**

- N/A

**V. New Business**

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

- 1. Setauket Meadows in the Woods (BR-1709)**
  - Connection to SCSD No. 1 – Port Jefferson (14,325 GPD)
- 2. Suffolk County Industrial LLC (IS-0727)**
  - Connection to SCSD No. 3 – Southwest (request for additional 232 GPD of flow; 42,887 GPD previously allocated)

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

**B1. Connection Agreement - Time Extension**

- 1. Seasons at Deer Park (BA-1712)**
  - Connection to SCSD No. 3 - Southwest (30,480 GPD)
- 2. Fairfield Broadway (IS-1603)**
  - Connection to SCSD No. 14 - Parkland (28,950 GPD)
- 3. Green Brook Apartments (IS-1677)**
  - Connection to SCSD No. 14 – Parkland (32,000 GPD)

**B2. Construction Agreement - Time Extension**

- N/A

**C. Conceptual Certification – Connection/Construction Agreement**

- 1. Jefferson’s Ferry Addition (BR-1132.2)**
  - Connection to SCSD No. 11 – Selden (request for additional 13,150 GPD of flow; 53,895 GPD previously allocated)
- 2. 336 South Service Road LLC (HU-1725)**
  - Connection to SCSD No. 3 – Southwest (2,471 GPD)

**D. Conceptual Certification – Time Extension**

- N/A

**E. Miscellaneous**

- **N/A**

**V. New Business**

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

**SETAUKET MEADOWS IN THE WOODS**

**BR-1709**

The proposed project is Planned Retirement Community (PRC) consisting of Ninety Two (92) units with a community clubhouse and a pool. The project is located between Comsewogue Rd. to the south and the Long Island Rail Road to the north in Setauket. The developer proposes to connect the Fourteen Thousand Three Hundred Twenty-Five gallons per day (14,325 gpd) of wastewater to be generated by the project to the Sewer District No. 1 – Port Jefferson.

At the March 13, 2017 Sewer Agency meeting, the project received conceptual certification for connection of 14,490 GPD of flow to SCSD No. 1.

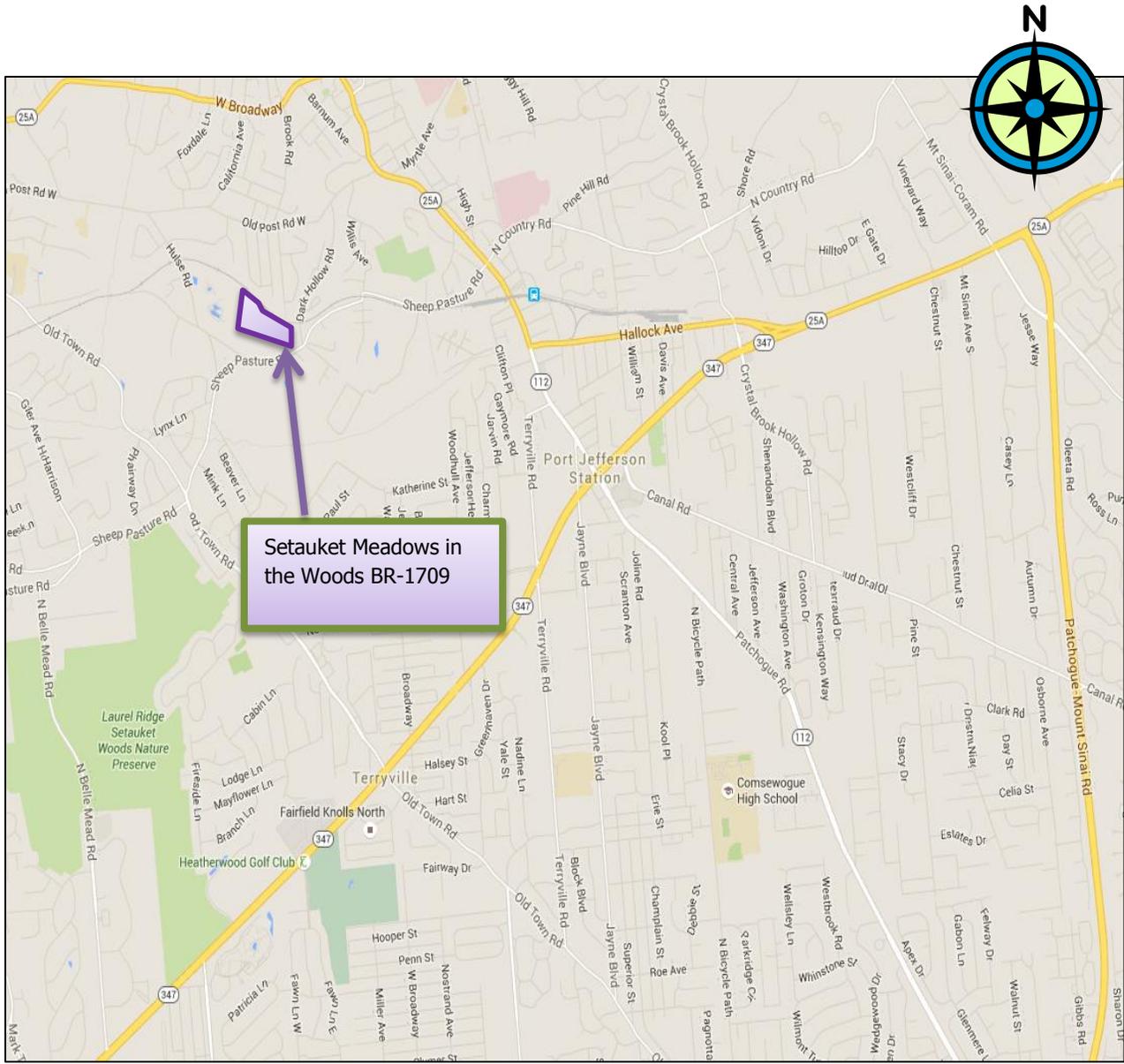
The capacity is currently available in the District and Staff recommends granting the request for formal approval.

***Sewer Agency Project Timeline:***

<b>Application Type</b>	<b>SA Meeting Date</b>	<b>Agency Reso No.</b>	<b>GPD</b>
Concept. Certification	March 13, 2017	14-2017	14,490

***Project Facts:***

Type/units: PRC Units/92, Community Clubhouse, Pool  
Area (AC): 16.99 ±  
Flow (GPD): 14,325  
Sewer District: SCSD No. 1 – Port Jefferson  
Groundwater Zone: III  
SEQR: Complete  
% Affordable Units 15% (14 units)  
RPTM: 0200-13500-0400-003.000, 004.005 and  
0200-15800-0400-013.001  
Legislative District: 5<sup>th</sup>



*NTS 2018*



### Suffolk County Sewer Agency Application

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

**Application Type**

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

1. SCDPW Project #: BR-1709 2. Application Received: 10-10-18 3. Application Processed: \_\_\_\_\_

4. Applicant Name: Daniel Scarda 5. Corporation Name: Seatuket Meadows in the Woods LLC

6. Telephone No.: 31-582-4800 7. Address: 1201 Route 112, Ste 900 8. City: Port Jefferson Station

9. Federal ID No.: 56-2575985 10. Email Address: d.scarda@thecrestgroupllc.com

11. Project Plat Name: Seatuket Meadows in the Woods 12. Project Location: north side of Comsewogue Rd

13. Real Property Tax Map #(s): 200-135-4-3, 200-135-4-4.5

(Note: Use additional Sheets if necessary) 200-158-4-13.1

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).

Seatuket Meadows in the Woods LLC - 1201 Rte 112, Ste. 900, Port Jefferson Station, NY 11776,

Principals of Corporation: Daniel P. Scarda, Enrico Scarda  
Daniel P. Scarda, Managing Member Email Address: d.scarda@thecrestgroupllc.com

15. Project Attorney: J. Timothy Shea Jr., Esq - Certilman Balin Adler & Hyman, LLP  
Email Address: tshea@certilmanbalin.com

16. Project Engineer/Professional: Raul Cotilla PE - D&B Engineers and Architects, PC  
Email Address: rcotilla@db-eng.com

17. Project Area in Acres: 16.99 No. of Plots: N/A No. Units: 92 Gallons/day: 14,325

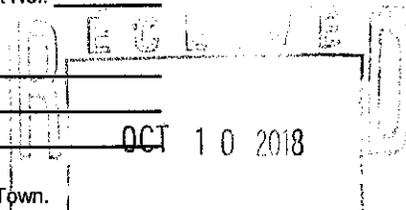
18. Type of Development:
- |   |                                 |
|---|---------------------------------|
| a. Subdivision - Residential                    | b. Subdivision - Commercial     |
| c. Subdivision - Industrial                     | d. HOA Subdivision              |
| f. Garden Apartments                            | g. Shopping Center              |
| i. Combination of above letters _____ and _____ | h. Planned Retirement Community |
|   | j. Other _____                  |

19. The following must accompany the application:
- A. Check in the amount of \$1,000.00 payable to Suffolk County Comptroller.
  - B. Copy of deed in the name of number 4 (above).
  - C. Copy of Lead Agency's SEQRA Declaration.
  - D. Date application submitted to the SCDHS: 5-21-18 SCDHS Project #: C02-18-0053  
(Note: The SCDHS application must be submitted prior to the Sewer Agency meeting. It is the applicant responsibility to submit the SCDHS application in a timely manner. Please allow sufficient time for the SCDHS to review the application thoroughly. The applicant must have a SCDHS Project # before the application will be placed on the Agenda of the Sewer 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.: CSD-01

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: Yes



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

Daniel P. Scarda [Signature] Managing Member 9/24/18  
Applicant's Printed name Signature Title Date

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

# **SUFFOLK COUNTY SEWER AGENCY**

## **RESOLUTION NO. \_\_\_ - 2018, GRANTING FORMAL APPROVAL FOR THE CONNECTION OF SETAUKET MEADOWS IN THE WOODS (IS-1709) TO SUFFOLK COUNTY SEWER DISTRICT NO. 1 – PORT JEFFERSON**

WHEREAS, Setauket Meadows in the Woods is a proposed Ninety-Two (92) unit Planned Retirement Community situated in Setauket, New York, on property identified on the Suffolk County Tax Map as District 0200, Section 135.00, Block 0400, Lots 003.000, 004.005 and Section 158.00, Block 0400, Lot 013.001, and

WHEREAS, the sewage flow from Setauket Meadows in the Woods is expected to be Fourteen Thousand Three Hundred Twenty-Five gallons per day (14,325 GPD), and

WHEREAS, Setauket Meadows in the Woods is not located within the boundaries of Suffolk County Sewer District No. 1 – Port Jefferson (the "District"), or within the boundaries of any other municipal sewer district, and

WHEREAS, Setauket Meadows in the Woods has applied to this Agency for permission to connect its Fourteen Thousand Three Hundred Twenty-Five gallons per day (14,325 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 Fourteen Thousand Three Hundred Twenty-Five gallons per day (14,325 GPD) which is expected to emanate from Setauket Meadows in the Woods, and

WHEREAS, the connection of Setauket Meadows in the Woods 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,

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 Setauket Meadows in the Woods 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 Fourteen Thousand Three Hundred Twenty-Five gallons per day (14,325 GPD) of capacity in the District's sewage treatment plant be allocated to Setauket Meadows in the Woods, 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 Setauket Meadows in the Woods, 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 Setauket Meadows in the Woods 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 Four Hundred Twenty-Nine Thousand Seven Hundred Fifty Dollars (\$429,750.00), and it is further

7th RESOLVED, that the developer shall, at his sole cost, expense and effort, construct a sewage collection facility for Setauket Meadows in the Woods 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 developer 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 Setauket Meadows in the Woods, 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 Setauket Meadows in the Woods 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 -- November 19, 2019)

This project is a former Entenmann’s Inc. facility located on 30.9± acres at 1724 Fifth Ave in Bay Shore connected to the County Sewer District No. 3 – Southwest. The current beneficial owner of the industrial building is Suffolk County Industrial LLC, a developer who bought the property from Bimbo Bakeries USA, the successor in interest to Entenmann’s Inc., in late 2016. Bimbo Bakeries USA leased back a portion of the space and is now a tenant.

Entenmann’s previously had a Sewer Agency agreement that expired in 2013. At the May 16, 2016 meeting, the Agency authorized the new agreement with the flow allocation of 42,887 GPD for which the connection fees had been previously paid for by Entenmann’s (Resolution 16-2016). The Agency also approved the connection fee of \$4.71 per GPD for flow in excess of 42,887 GPD and up to 260,000 GPD, stipulating that an additional flow exceeding 42,887 GPD would require a Sewer Agency application.

Since with the addition of the latest tenant, Water Lilies Food, Inc., a maker and distributor of the Asian food, the total projected flow from the building is now 43,119 gpd, the applicant is requesting both an extension of time to complete the Connection Agreement and formal approval of an additional 232 gpd of flow.

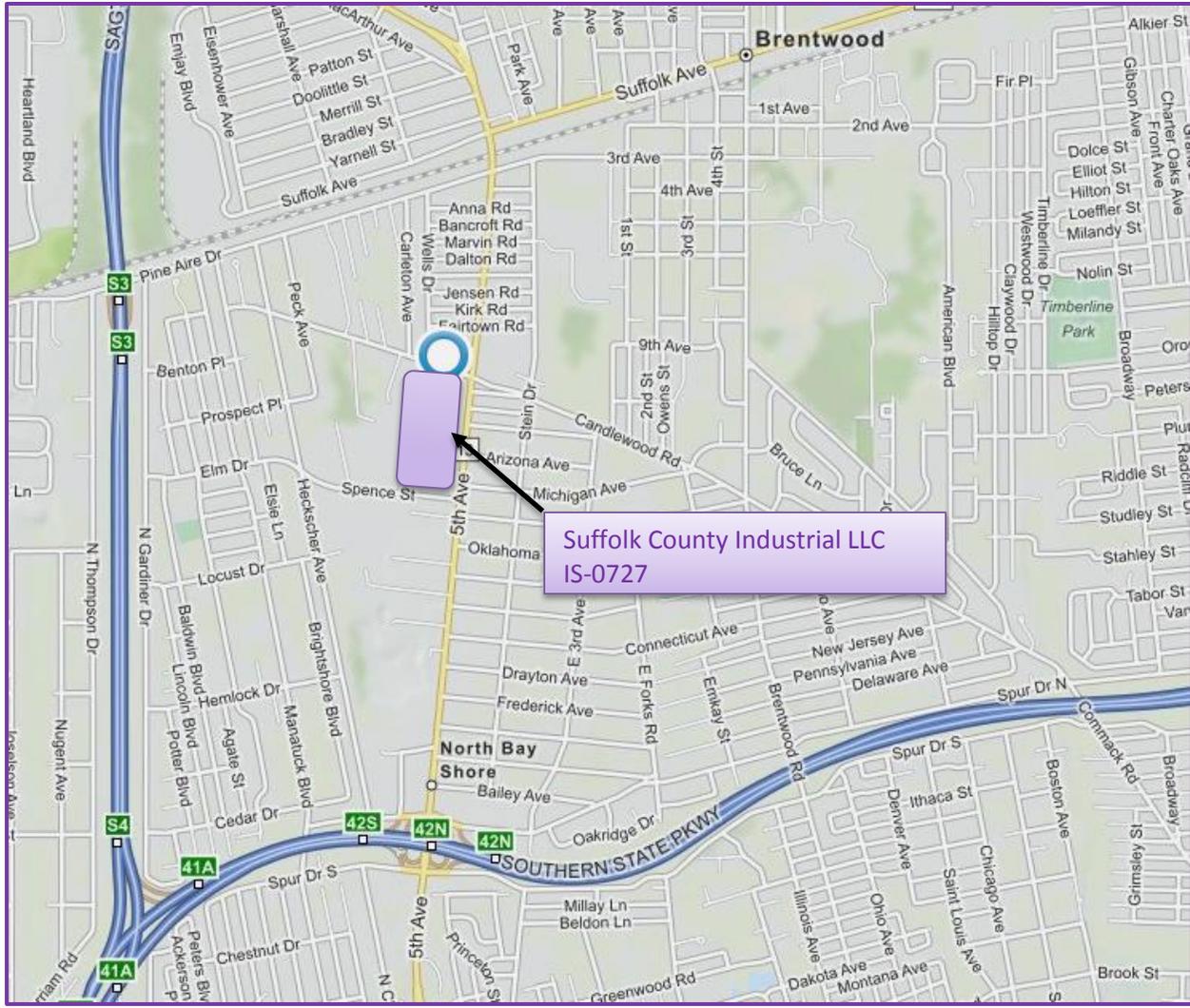
The capacity continues to be available in the District and the staff recommends the approval of both requests.

***Sewer Agency Project Timeline:***

<b>Application Type</b>	<b>Dates</b>	<b>Agency Reso No.</b>	<b>Capacity (gpd)</b>
Formal Approval – Time Extension	Oct. 16, 2017	45-2017	42,887
Formal Approval	May 16, 2016	16-2016	42,887
Sewer Agency Agreement	Dec 15, 1983 – 2013 (expired)	NA	260,000 (conn. fees paid for an equivalent of 42,887 gpd; expired)

**Project Facts**

Type/units: Industrial building; food production, office and warehouse space  
 Area: (AC) 30.9± acres  
 Flow: (GPD) 43,119 gpd (request for additional 232 gpd of flow; 42,887 gpd previously allocated)  
 Sewer District: SCSD No.3-Southwest  
 Groundwater Zone: VII  
 SEQRA: Complete  
 SC Tax Map 0500-182.00-01.00-041.002  
 Legislative District 9<sup>th</sup>



2018 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 #: 18-0727 2. Application Received: 11-1-18 3. Application Processed: \_\_\_\_\_

4. Applicant Name: Suffolk County Industrial LLC 5. Corporation Name: FB 1724 LLC, Managing Member

6. Telephone No.: 516-755-6200 7. Address: 10 Hub Drive, Suite 5 8. City: Melville, NY 11747

9. Federal ID No.: 47-3992930 10. Email Address: mafischl@yahoo.com

11. Project Plat Name: Water Lilies Food, Inc. 12. Project Location: 1724 Fifth Ave., Bay Shore, NY

13. Real Property Tax Map #(s): 500-182.00-01.00-041.002, \_\_\_\_\_

(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).

Suffolk County Industrial LLC, 10 Hub Drive, Suite 5, Melville, NY 11747

\_\_\_\_\_ Email Address: mafischl@yahoo.com

15. Project Attorney: Christopher E. Kent, Farrell Fritz, P.C., 100 Motor Parkway, Suite 138, Hauppauge, NY 11788

\_\_\_\_\_ Email Address: ckent@farrellfritz.com

16. Project Engineer/Professional: vhb Engineering, Surveying & Landscape Architecture, P.C., 100 Motor Parkway, Suite 135, Hauppauge, NY 11788

\_\_\_\_\_ Email Address: jmikrut@vhb.com

17. Project Area in Acres: 30.9 No. of Plots: 2 No. Units: 4 Gallons/day: 43,119

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 ___ | j. Other <u>Industrial - Accessory Office</u> |

19. The following must accompany the application:
- A. Check in the amount of \$1,000.00 payable to Suffolk County Comptroller.
  - B. Copy of deed in the name of number 4 (above).
  - C. Copy of Lead Agency's SEQRA Declaration.
  - D. Date application submitted to the SCDHS: N/A SCDHS Project #: N/A  
(Note: The SCDHS application must be submitted prior to the Sewer Agency meeting. It is the applicant responsibility to submit the SCDHS application in a timely manner. Please allow sufficient time for the SCDHS to review the application thoroughly. The applicant must have a SCDHS Project # before the application will be placed on the Agenda of the Sewer 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.: SD - 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: N/A. No Residential Use Proposed. By SCSA Resolution No. 45 - 2017 the industrial facility was approved for 42,887 GPD with application to the Agency required and connection fee of \$4.71 per GPD for flow in excess of 42,887 GPD up to 260,000 GPD

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

By: TOD BUCKVAR \_\_\_\_\_ Manager \_\_\_\_\_ 10/31/2018  
 Applicant's Printed name Signature Title Date

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

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

# **SUFFOLK COUNTY SEWER AGENCY**

## **RESOLUTION NO. \_\_\_ - 2018**

### **GRANTING AN EXTENSION OF TIME FOR ISSUANCE OF THE NEW AGREEMENT AND AUTHORIZING AN ADDITIONAL CAPACITY FOR THE EXISTING CONNECTION OF SUFFOLK COUNTY INDUSTRIAL LLC (IS-0727) TO SUFFOLK COUNTY SEWER DISTRICT NO. 3 – SOUTHWEST**

WHEREAS, on May 16, 2016, this Agency adopted Resolution No. 16-2016, authorizing the issuance of the new agreement for the existing connection of the former Entenmann's industrial building, for which Suffolk County Industrial LLC is the beneficial owner, to Suffolk County Sewer District No. 3 – Southwest, and

WHEREAS, Resolution No. 16-2016 allocated Forty-Two Thousand Eight Hundred Eighty-seven gallons per day (42,887 GPD) of capacity to said industrial building without charge for a connection fee, and

WHEREAS, Resolution No. 16-2016 approved the connection fee of \$4.71 per GPD for flow in excess of 42,887 GPD and up to 260,000 GPD, stipulating that an additional flow exceeding 42,887 GPD would require a Sewer Agency application by the building owner, and

WHEREAS, Resolution No. 16-2016 stipulated that the aforementioned capacity applied specifically to Suffolk County Industrial LLC's site, and was not transferrable to any entity and/or site in the surrounding area, and

WHEREAS, on October 16, 2017, this Agency adopted Resolution No. 45-2017 granting one year time extension to complete the connection agreement; however, Resolution No. 45-2017 expired on October 16, 2018, without the completion of the connection agreement, and

WHEREAS, negotiations concerning such an agreement are incomplete, and

WHEREAS, the latest projected flow from the Suffolk County Industrial LLC building is Forty-Three Thousand One Hundred Nineteen gallons per day (43,119 GPD), and

WHEREAS, Suffolk County Industrial LLC has applied for both the time extension of the authorization granted in Resolution No. 16-2016 and formal approval to discharge an additional Two Hundred Thirty-Two gallons per day (232 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 additional flow expected to emanate from Suffolk County Industrial LLC building, and

WHEREAS, the connection of the Suffolk County Industrial LLC building to the District will continue to 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 connection 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,

NOW, THEREFORE, IT IS

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

2nd RESOLVED, that a total of Forty-Three Thousand One Hundred Nineteen gallons per day (43,119 GPD) of capacity in the District's sewage treatment plant be allocated to Suffolk County Industrial LLC, and it is further

3rd 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

4th RESOLVED, that the connection authorized herein is subject to the execution of an agreement (the "Connection Agreement") between Suffolk County Industrial LLC, the District, the Suffolk County Department of Public Works, 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 for the additional Two Hundred Thirty-Two gallons per day (232 GPD) of District's capacity to be paid by Suffolk County Industrial LLC, shall be paid at the rate of \$4.71 per gallon of sewage per day for a total of One Thousand Ninety-Two Dollars and Seventy-Two Cents (\$1,092.72), and it is further

7th RESOLVED, that in accordance with Resolution 16-2016, any new tenant of the Suffolk County Industrial LLC building requiring an additional capacity in excess of 43,119 GPD and up to 260,000 GPD would be required to make a request to the building owner to submit a formal application to the Sewer Agency and, if approved, pay the connection fee at the rate of \$4.71 per gallon per day for such an increase, and it is further

8th RESOLVED, that the capacity allocated to the Suffolk County Industrial LLC applies specifically to the Suffolk County Industrial's site, and is not transferrable to any entity and/or site in the surrounding area, 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 Suffolk County Industrial 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 November 19, 2018)

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

### **SEASONS AT DEER PARK**

**BA-1712**

This project is a proposed 200-unit Planned Retirement Community that would also include community clubhouse, a single family home and School District building situated on 10.9± acres located in Deer Park proposing to connect to SCSD No. 3 - Southwest. At the August 21, 2017 Sewer Agency meeting, the project received formal for connection of 30,480 GPD to SD No. 3 - Southwest. The developer is requesting a time extension to complete the connection agreement.

The capacity continues to be available in the District and Staff recommends granting the request for time extension.

#### ***Sewer Agency Project Timeline:***

<b>Application Type</b>	<b>SA Meeting Date</b>	<b>Agency Reso No.</b>	<b>GPD</b>
Formal Approval	August 21, 2017	36-2017	30,480
Concept. Certification	June 19, 2017	34-2017	30,480

#### **Project Facts**

Type/units: Planned Retirement Community, community clubhouse, a single family home and School District building

Acreage: 10.9±

Flow: (GPD) 30,480

Sewer District: SCSD No. 3-Southwest

Groundwater Zone: VII

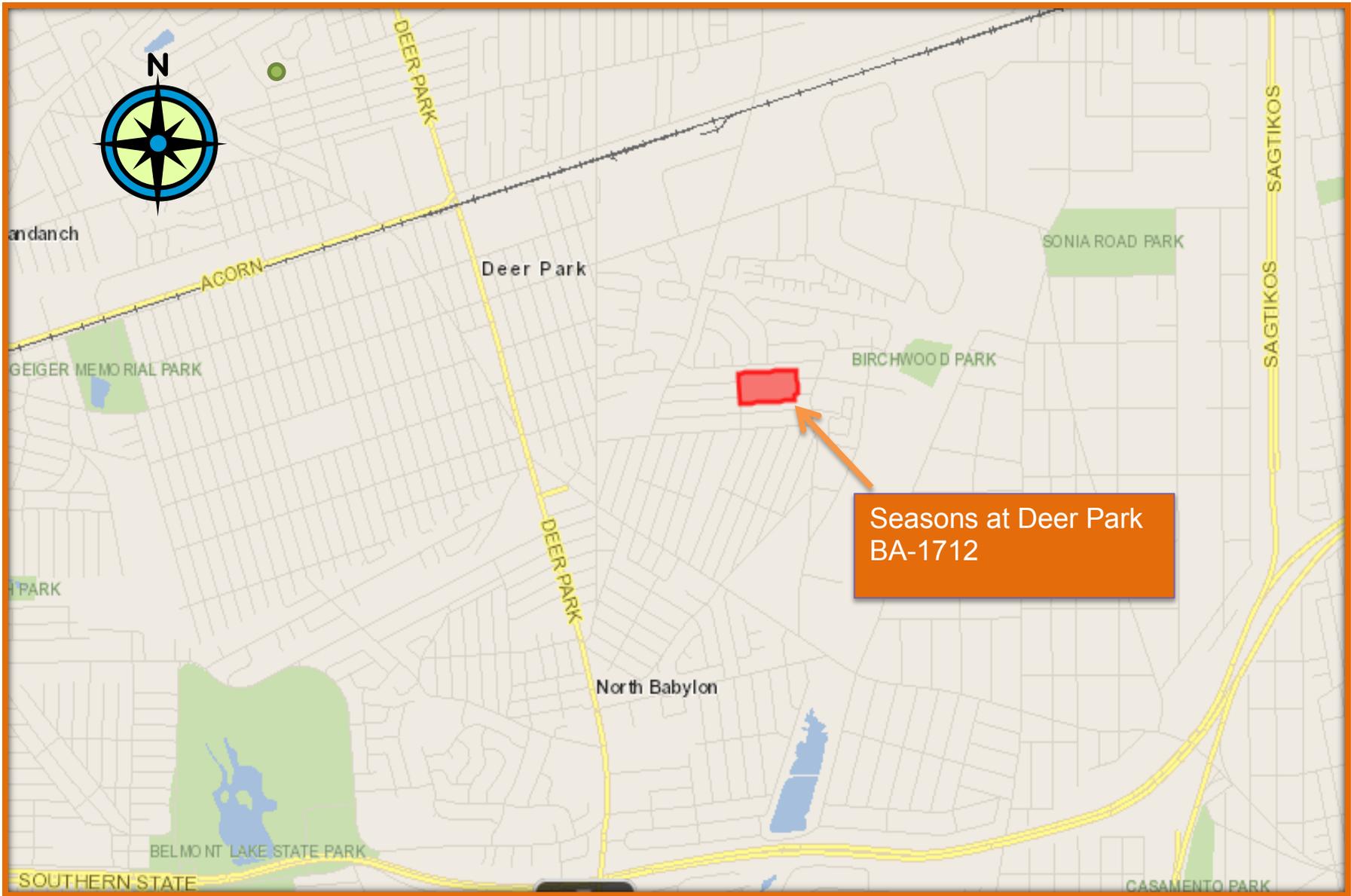
SEQRA: Complete

% Affordable Units: 15% (30 units) <sup>1</sup>

SC Tax Map 0100-09100-03.00-070.002, 0100-09200-02.00-023.000

Legislative District 11<sup>th</sup>

*Note: (1) At the August 21, 2017 SA Meeting, the applicant reserved the right to set aside in excess of 15% of units for affordable housing and Resolution 36-2017 included the language reflecting that.*



NTS 2018



### 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-1712      2. Application Received: 11-1-18      3. Application Processed: \_\_\_\_\_

4. Applicant Name: Engel Burman at Deer Park LLC      5. Corporation Name: \_\_\_\_\_

6. Telephone No.: 516-747-1200      7. Address: 67 Clinton Road      8. City: Garden City, NY 11530

9. Federal ID No.: 46-5651801      10. Email Address: david@engelburman.com

11. Project Plat Name: Seasons at Deer Park      12. Project Location: Washington Av., Deer Park

13. Real Property Tax Map #(s): 0100-091-03-070.002 , 0100-092-02-023.000

(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).

Deer Park Union Free School District, 1881 Deer Park Avenue, Deer Park, NY 11729

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

15. Project Attorney: Christopher E. Kent, Farrell Fritz, P.C., 100 Motor Parkway, Suite 138  
Hauppauge, NY 11788      Email Address: ckent@farrellfritz.com

16. Project Engineer/Professional: Tom F. Lembo, P.E., Nelson & Pope Engineers & Surveyors,  
572 Walt Whitman Road, Melville, NY 11747      Email Address: tlembo@nelsonpope.com

17. Project Area in Acres: 10.91      No. of Plots: 3      No. Units: 200      Gallons/day: 30,480

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 <u>h and j</u> | j. Other <u>Clubhouse, SFR, SD Bldg.</u> |

19. The following must accompany the application:

- A. Check in the amount of \$1,000.00 payable to Suffolk County Comptroller.
- B. Copy of deed in the name of number 4 (above).
- C. Copy of Lead Agency's SEQRA Declaration.
- D. Date application submitted to the SCDHS: 6/15/2017      SCDHS Project #: C01-17-0017  
(Note: The SCDHS application must be submitted prior to the Sewer Agency meeting. It is the applicant responsibility to submit the SCDHS application in a timely manner. Please allow sufficient time for the SCDHS to review the application thoroughly. The applicant must have a SCDHS Project # before the application will be placed on the Agenda of the Sewer 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.: SD - 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.

By: <u>David Burman</u>		Member	10/31/2018
Applicant's Printed name	Signature	Title	Date

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

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

# **SUFFOLK COUNTY SEWER AGENCY**

## **RESOLUTION NO.      - 2018 AUTHORIZING THE CONNECTION OF SEASONS AT DEER PARK (BA-1712) TO SUFFOLK COUNTY SEWER DISTRICT NO. 3 – SOUTHWEST**

WHEREAS, on August 21, 2017, this Agency adopted Resolution No. 36-2017, authorizing the connection of Seasons at Deer Park to the Suffolk County Sewer District No. 3 - Southwest, and and

WHEREAS, Resolution No. 36-2017, 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

WHEREAS, the owner of Seasons at Deer Park has requested an extension of the authorization granted in Resolution No. 36-2017,

NOW, THEREFORE, IT IS

1<sup>st</sup> RESOLVED, that Resolution No. 36-2017, adopted by this Agency on August 21, 2017, 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 – November 19, 2018)

This project is a proposed One Hundred Two (102) unit garden apartment subdivision situated on 14.6± acres located on the east side of Broadway Avenue, 375'± northeasterly from Veterans Memorial Highway (NYS 454) in Holbrook, NY. The developer proposed to connect the Twenty-Eight Thousand Nine Hundred Fifty gallons per day (28,950 GPD) of wastewater to be generated by Fairfield Broadway to SCSD No. 14 – Parkland via a pump station and forcemain.

Based on Mr. Braun’s review of the Local Law 20-2007 that he presented at the March 23, 2015 Sewer Agency meeting, he made a determination that the proposed apartment complex (Fairfield Broadway) was subject to Local Law 20-2007 and the existing apartment complex (Green Brook Apartments) was not.

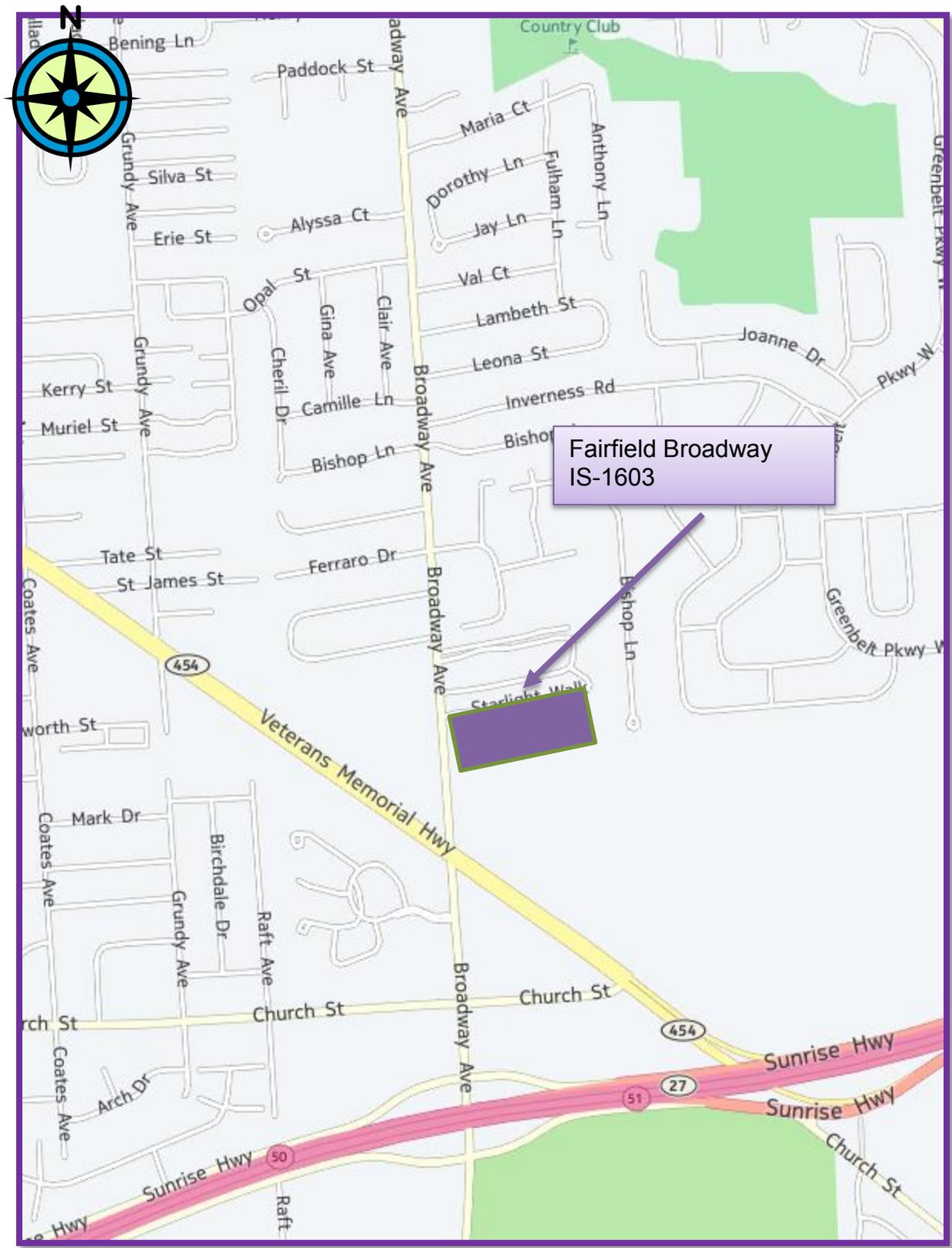
The capacity continues to be available in the District and the staff recommends granting a time extension to complete the connection agreement for this project.

*Sewer Agency Timeline:*

<b>Approval Type</b>	<b>SA Date</b>	<b>Resolution No.</b>	<b>GPD</b>
Formal Approval – Time Extension	Dec. 19, 2016	49-2016	28,950
Formal Approval	March 23, 2015	16-2015	28,950
Formal Approval	Sept. 20, 2010	22-2010	61,000

*Project Facts:*

Type/units: Garden Apartment Subdivision / 102  
 Sewer District: 14 – Parkland  
 Proposed Flow: 28,950 GPD  
 Groundwater Zone: I  
 SEQR: Complete  
 % Affordable Units: 20% (20 units)  
 RPTM: 0500-19500-0100-026.001  
 Legislative District: 8<sup>th</sup>



**NTS 2018**



# 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 #: IS-1603    2. Application Received: 10-30-18    3. Application Processed: \_\_\_\_\_  
 4. Applicant Name: Fairfield Broadway Avenue LLC    5. Corporation Name: Fairfield Broadway Avenue LLC  
 6. Telephone No.: 631.499.6600 x292    7. Address: c/o Fairfield Properties, 838 Broad Hollow Road, 3rd Floor East    8. City: Melville  
 9. Federal ID No.: 20-4512623    10. Email Address: garyb@fairfieldproperties.com  
 11. Project Plat Name: Fairfield Broadway    12. Project Location: Holbrook  
 13. Real Property Tax Map #(s): 0500-195-1-26.1  
 (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).  
 See Attached Sheet

\_\_\_\_\_ Email Address: \_\_\_\_\_  
 15. Project Attorney: Gary Hisiger, ESq. Moritt, Hock & Hamroff, LLP  
 400 Garden City Plaza, Garden City, NY 11539    Email Address: ghisiger@moritthock.com

16. Project Engineer/Professional: Thomas Lembo, PE  
 572 Walt Whitman Road, Melville, NY 11747    Email Address: tlembo@nelsonpoppe.com

17. Project Area in Acres: 14.5    No. of Plots: \_\_\_\_\_    No. Units: \_\_\_\_\_    Gallons/day: 28,950 gpd

18. Type of Development:

a. Subdivision - Residential	b. Subdivision - Commercial
c. Subdivision - Industrial	d. HOA Subdivision
<input checked="" type="radio"/> f. Garden Apartments	e. Condominium
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 \$1,000.00 payable to Suffolk County Comptroller.
- B. Copy of deed in the name of number 4 (above).
- C. Copy of Lead Agency's SEQRA Declaration.
- D. Date application submitted to the SCDHS: \_\_\_\_\_ SCDHS Project #: CO5-06-0059  
(Note: The SCDHS application must be submitted prior to the Sewer Agency meeting. It is the applicant responsibility to submit the SCDHS application in a timely manner. Please allow sufficient time for the SCDHS to review the application thoroughly. The applicant must have a SCDHS Project # before the application will be placed on the Agenda of the Sewer 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? Yes

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

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

GARY BROOMEY    \_\_\_\_\_    MANAGER    10-19-18  
 Applicant's Printed name    Signature    Title    Date

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

# SUFFOLK COUNTY SEWER AGENCY

RESOLUTION NO:    - 2018

**AUTHORIZING AN EXTENSION OF TIME  
FOR CONNECTION OF THE FAIRFIELD BROADWAY (IS-1603)  
TO THE SUFFOLK COUNTY SEWER DISTRICT NO. 14 – PARKLAND**

WHEREAS, on March 23, 2015, this Agency adopted Resolution No. 16-2015, authorizing the connection of Fairfield Broadway to the Suffolk County Sewer District No. 14 - Parkland, and

WHEREAS, on December 19, 2016, this Agency adopted Resolution No. 49-2016, granting one year time extension for completion of the Connection Agreement.

WHEREAS, Resolution No. 49-2016 expired on December 19, 2017, without the completion of the Connection Agreement, and

WHEREAS, negotiations concerning such an agreement are incomplete, and

WHEREAS, the owner of Fairfield Broadway has requested an extension of the authorization granted in Resolution No. 16-2015,

NOW, THEREFORE, IT IS

1<sup>st</sup> RESOLVED, that Resolution No. 16-2015, adopted by this Agency on March 23, 2015, 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 – November 19, 2018)

This project is an existing One Hundred Seventy-Two (172) unit garden apartment subdivision situated on 14.6± acres located on the east side of Broadway Avenue, northeasterly from Veterans Memorial Highway (NYS 454) in Holbrook, NY. The developer proposed to connect the Thirty Two Thousand gallons per day (32,000 GPD) of wastewater generated by Green Brook Apartments to SCSD No. 14 – Parkland via a pump station and forcemain. The capacity is currently available in the District. The facility is currently served by an on-site wastewater treatment plant which will be abandoned once the connection to the District has been made.

Based on Mr. Braun's review of the Local Law 20-2007 that he presented at the March 23, 2015 Sewer Agency meeting, he made a determination that the existing apartment complex (Green Brook Apartments) was not subject to Local Law 20-2007 and the proposed apartment complex (Fairfield Broadway) was subject to Local Law 20-2007.

The capacity continues to be available in the District and the staff recommends granting a time extension to complete the connection agreement for this project.

*Sewer Agency Timeline:*

Approval Type	SA Date	Resolution No.	GPD
Formal Approval – Time Extension	Dec. 19, 2016	50-2016	28,950
Formal Approval	March 23, 2015	17-2015	32,000
Formal Approval	September 20, 2010	22-2010	61,000

*Project Facts:*

Type/units: Garden Apartment Subdivision / 172  
 Sewer District: 14 - Parkland  
 Proposed Flow: 32,000 GPD  
 Groundwater Zone: I  
 SEQR: Complete  
 RPTM: 0500-19500-0100-028001  
 Legislative District: 8<sup>th</sup>



**NTS 2018**



### 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 #: IS-1677 2. Application Received: 10-30-18 3. Application Processed: \_\_\_\_\_  
 4. Applicant Name: Green Brook Associates, LLC 5. Corporation Name: Green Brook Associates, LLC  
 6. Telephone No.: 631.499.6600 x292 7. Address: via Fairfield Properties, 538 Broad Hollow Road, 2nd Floor East 8. City: Melville  
 9. Federal ID No.: 11-3328049 10. Email Address: garyb@fairfieldproperties.com  
 11. Project Plat Name: Green Brook Apartments 12. Project Location: Holbrook  
 13. Real Property Tax Map #(s): 0500-195-1-28.1  
 (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).  
 See Attached Sheet

\_\_\_\_\_ Email Address: \_\_\_\_\_  
 15. Project Attorney: Gary Hisiger, ESq. Moritt, Hock & Hamroff, LLP  
400 Garden City Plaza, Garden City, NY 11539 Email Address: ghisiger@moritthock.com

16. Project Engineer/Professional: Thomas Lembo, PE  
572 Walt Whitman Road, Melville, NY 11747 Email Address: tlembo@nelsonpope.com

17. Project Area in Acres: 14.6 No. of Plots: \_\_\_\_\_ No. Units: \_\_\_\_\_ Gallons/day: 32,000 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 _____                  |

19. The following must accompany the application:
- A. Check in the amount of \$1,000.00 payable to Suffolk County Comptroller.
  - B. Copy of deed in the name of number 4 (above).
  - C. Copy of Lead Agency's SEQRA Declaration.
  - D. Date application submitted to the SCDHS: \_\_\_\_\_ SCDHS Project #: \_\_\_\_\_  
(Note: The SCDHS application must be submitted prior to the Sewer Agency meeting. It is the applicant responsibility to submit the SCDHS application in a timely manner. Please allow sufficient time for the SCDHS to review the application thoroughly. The applicant must have a SCDHS Project # before the application will be placed on the Agenda of the Sewer 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: \_\_\_\_\_

The applicant certifies that the applicable zoning and variances have been secured from the Town.  
GARY BROOKMEYER \_\_\_\_\_ MANAGER 10-19-18  
 Applicant's Printed name Signature Title Date

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

# SUFFOLK COUNTY SEWER AGENCY

RESOLUTION NO:    - 2018

**AUTHORIZING AN EXTENSION OF TIME  
FOR CONNECTION OF THE GREEN BROOK APARTMENTS (IS-1677)  
TO THE SUFFOLK COUNTY SEWER DISTRICT NO. 14 – PARKLAND**

WHEREAS, on March 23, 2015, this Agency adopted Resolution No. 17-2015, authorizing the connection of Green Brook Apartments to the Suffolk County Sewer District No. 14 - Parkland, and

WHEREAS, on December 19, 2016, this Agency adopted Resolution No. 50-2016, granting one year time extension for completion of the Connection Agreement.

WHEREAS, Resolution No. 50-2016 expired on December 19, 2017, without the completion of the Connection Agreement, and

WHEREAS, negotiations concerning such an agreement are incomplete, and

WHEREAS, the owner of Green Brook Apartments has requested an extension of the authorization granted in Resolution No. 17-2015,

NOW, THEREFORE, IT IS

1<sup>st</sup> RESOLVED, that Resolution No. 17-2015, adopted by this Agency on March 23, 2015, 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 November 19, 2018)

**C. Conceptual Certification – Connection/Construction Agreement**

**JEFFERSON’S FERRY ADDITION**

**BR-1132.2**

This project is an existing Continuing Care Retirement Community (CCRC) connected to SCSD No. 11 – Selden and located on 49.8± acres in Coram.

The currently approved flow is Fifty-Three Thousand Eight Hundred Ninety-Five gallons per day (53,895 GPD). The developer is proposing to expand several buildings in the retirement community to add 69 PRC units and 22 assisted living beds and, therefore, has applied to this Agency for permission to connect an additional Thirteen Thousand One Hundred Fifty gallons per day (13,150 GPD) of flow to the sanitary sewerage facilities of the District, resulting in total flow of Sixty-Seven Thousand Forty-Five gallons per day (67,045 GPD). The developer is requesting conceptual certification for the proposed additional capacity.

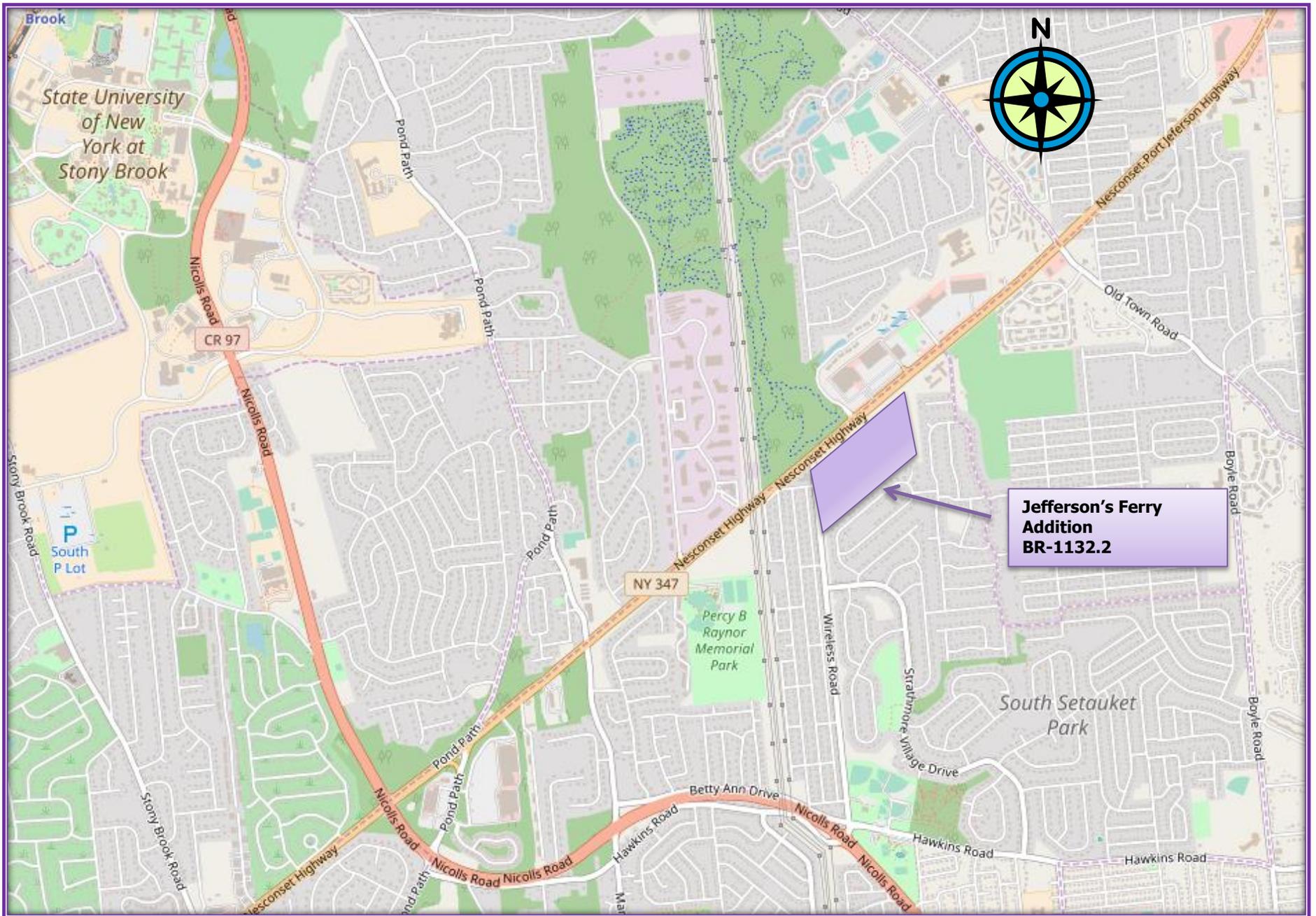
The Staff recommends granting the request for conceptual certification.

***Sewer Agency Project Timeline:***

<b>Application Type</b>	<b>Dates</b>	<b>Agency Reso No.</b>	<b>GPD</b>
Sewer Agency Agreement	August 31, 2000	NA	53,895

***Project Facts:***

Type/units: Expansion of Continuing Care Retirement Community (add-I 69 PRC units and 22 assisted living beds)  
 Sewer District: SCSD No. 11 – Selden  
 Flow (GPD): 13,150 GPD of additional flow (53,895 GPD already connected)  
 Groundwater Zone: III  
 SEQR: Incomplete  
 RPTM: 0200-30800-0300-001.004  
 Legislative District: 5<sup>th</sup>



*NTIS 2018*



### 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 #: BR1132.2 2. Application Received: 9-6-18 3. Application Processed: \_\_\_\_\_

4. Applicant Name: Jefferson's Ferry 5. Corporation Name: Active Retirement Community Inc.

6. Telephone No.: 631.650.2600 7. Address: 1 Jefferson Ferry Drive 8. City: South Setauket

9. Federal ID No.: \_\_\_\_\_ 10. Email Address: mmoroney@jeffersonsferry.org

11. Project Plat Name: Jefferson's Ferry 12. Project Location: S/E Corner of Rt. 347 & Wireless Rd.

13. Real Property Tax Map #(s): 0200-308-03-1.4

(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).

Active Retirement Community Inc. 1 Jefferson Ferry Drive, South Setauket, NY 11720

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

15. Project Attorney: Certilman Balin c/o Tim Shea, Esq.

100 Motor Parkway, Suite 156, Hauppauge, NY 11788 Email Address: shea@certilmanbalin.com

16. Project Engineer/Professional: Gary Becker, P.E.

572 Walt Whitman Rd. Melville NY 11747 Email Address: gbecker@nelsonpoppe.com

17. Project Area in Acres: 49.83 No. of Plots: 1 No. Units: 460 Gallons/day: 67,395 67,045

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 <u>j</u> and _____ | j. Other <u>Continuing care retirement community</u> |

19. The following must accompany the application:

- A. Check in the amount of \$0+ // .00 payable to Suffolk County Comptroller.
- B. Copy of deed in the name of number 4 (above).
- C. Copy of Lead Agency's SEQRA Declaration.
- D. Date application submitted to the SCDHS: 9/4/18 SCDHS Project #: CO2-18-0076  
(Note: The SCDHS application must be submitted prior to the Sewer Agency meeting. It is the applicant responsibility to submit the SCDHS application in a timely manner. Please allow sufficient time for the SCDHS to review the application thoroughly. The applicant must have a SCDHS Project # before the application will be placed on the Agenda of the Sewer 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.: 11

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 project was constructed prior to 2007. We believe the project is grandfathered. This is for an addition to that existing project constructed in the late 1990's.

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

Robert E caulfield Rentecap CEO 8/30/18  
 Applicant's Printed name                      Signature                      Title                      Date

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

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

Attn: Boris Rukovets, P.E. Page 27 of 34

# SUFFOLK COUNTY SEWER AGENCY

## RESOLUTION NO.    - 2018 AUTHORIZING CONCEPTUAL CERTIFICATION FOR THE CONNECTION OF JEFFERSON'S FERRY ADDITION (BR-1132.2) TO SUFFOLK SEWER DISTRICT NO. 11 – SELDEN

WHEREAS, Jefferson's Ferry is an existing Continuing Care Retirement Community connected to SCSD No. 11 – Selden and situated in Coram, New York, on on 49.83± acre property identified on the Suffolk County Tax Map as District 02.00, Section 308.00, Block 030.00, Lot 001.004, and

WHEREAS, the developer for Jefferson's Ferry is proposing to expand several buildings in the community to add 69 PRC units and 22 assisted living beds and, therefore, has applied to this Agency for permission to connect an additional Thirteen Thousand One Hundred Fifty gallons per day (13,150 GPD) of flow to the sanitary sewerage facilities of the District, resulting in the total flow of Sixty-Seven Thousand Forty-Five gallons per day (67,045 GPD), and

WHEREAS, the District's sewage treatment plant (STP) has sufficient capacity to accept the proposed additional flow of Thirteen Thousand One Hundred Fifty gallons per day (13,150 GPD), which is expected to emanate from Jefferson's Ferry Addition, and

WHEREAS, the connection of Jefferson's Ferry Addition to the District will be financially beneficial to the District, and environmentally beneficial to Suffolk County, and

WHEREAS, 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 the developer of Jefferson's Ferry Addition 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 a "Conceptual Certification" to the proposed connection of Jefferson's Ferry Addition to SCSD No. 11 – Selden, 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 Jefferson's Ferry Addition, within two (2) 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.

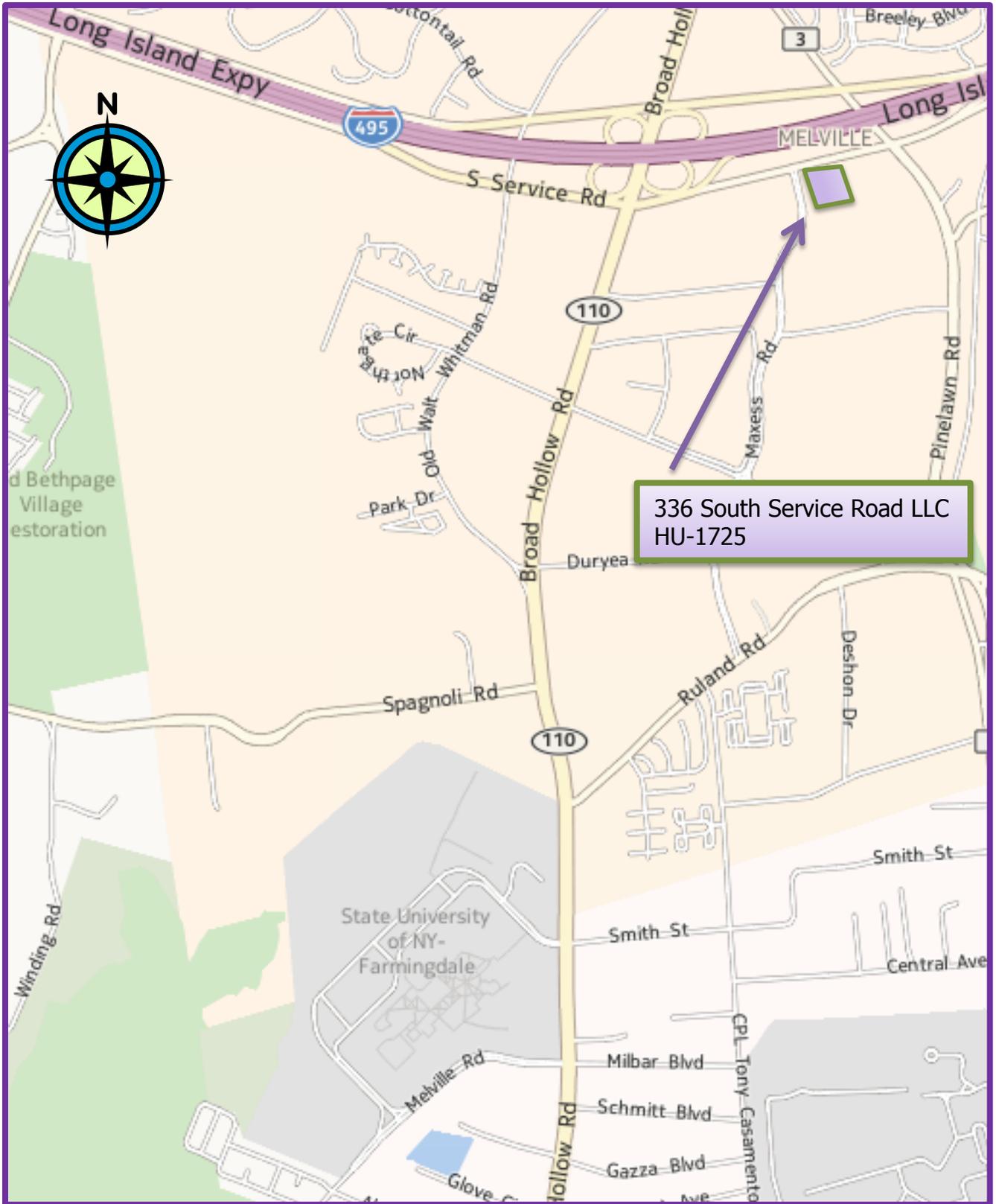
(Suffolk County Sewer Agency Meeting – November 19, 2018)

This project is an existing commercial building located on 6.1± acres at 336 South Service Rd. in Melville. The building is currently being redesigned to include office and warehouse space. The project is expected to generate Two Thousand Four Hundred Seventy-One gallons per day (2,471 GPD) of flow and the owner is requesting a Conceptual Certification 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 Conceptual Certification.

Project Facts

Type/units:	Office and warehouse space
Area: (AC)	6.1±
Flow: (GPD)	2,471 GPD
Sewer District:	SCSD No.3-Southwest
Groundwater Zone:	I
SEQRA:	Incomplete
SC Tax Map	0400-255.00-01.00-024.001
Legislative District	17 <sup>th</sup>



NTS 2018



### Suffolk County Sewer Agency Application

(Check 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 #: HU-1725 2. Application Received: 10-23-18 3. Application Processed: \_\_\_\_\_

4. Applicant Name: 336 SOUTH SERVICE LLC 5. Corporation Name: 336 SOUTH SERVICE LLC

6. Telephone No.: 516 336 6720 7. Address: 336 SOUTH SERVICE RD 8. City: MELVILLE NY

9. Federal ID No.: 82-3994780 10. Email Address: DCREGAN@HAUGLANDLLC.COM

11. Project Plat Name: HAUGLAND GROUP 12. Project Location: 336 SO. SERVICE RD  
MELVILLE NY

13. Real Property Tax Map #(s): 400-255-01-24.1

(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).

336 SOUTH SERVICE RD, LLC c/o WILLIAM J. HAUGLAND  
11 COMMERCIAL STREET, PLAINVIEW, NY 11803

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

15. Project Attorney: JOHN BRESLIN, ESQ 44 ELM ST SUITE 5  
HUNTINGTON, NY 11743 Email Address: JBRESLIN@LAWOFFICEJTB.COM

16. Project Engineer/Professional: LAWRENCE SALVESEN A.I.A.  
Email Address: SALVESEN@BBSARCH.COM

17. Project Area in Acres: 6.1 No. of Plots: NA No. Units: NA Gallons/day: 2,470.28

18. Type of Development:
- |   |   |
|---|---|
| a. Subdivision - Residential                    | b. Subdivision - <u>Commercial</u>                        |
| 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>CHANGE OF USE</u><br><u>EXISTING BUILDING</u> |

19. The following must accompany the application:
- A. Check in the amount of \$1,000.00 payable to Suffolk County Comptroller.
  - B. Copy of deed in the name of number 4 (above).
  - C. Copy of Lead Agency's SEQRA Declaration.
  - D. Date application submitted to the SCDHS: 9-24-18 SCDHS Project #: 204-18-0014  
(Note: The SCDHS application must be submitted prior to the Sewer Agency meeting. It is the applicant's responsibility to submit the SCDHS application in a timely manner. Please allow sufficient time for the SCDHS to review the application thoroughly. The applicant must have a SCDHS Project # before the application will be placed on the Agenda of the Sewer 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 SOUTHWEST
- 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 PROJECT IS  
NOT A RESIDENTIAL HOUSING DEVELOPMENT

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

DENNIS CREGAN Applicant's Printed name      Dennis Cregan Signature      Project Manager Title      10/16/18 Date

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

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

# SUFFOLK COUNTY SEWER AGENCY

## RESOLUTION NO.      - 2018 GRANTING CONCEPTUAL CERTIFICATION FOR THE CONNECTION OF 336 SOUTH SERVICE ROAD LLC (HU-1725) TO SUFFOLK SEWER DISTRICT NO. 3 – SOUTHWEST

WHEREAS, 336 South Service Road LLC is an existing building, currently being redesigned to include office and warehouse space, located in Melville, New York, on property identified on the Suffolk County Tax Maps as District 04.00, Section 255.00, Block 01.00, Lot 024.001, and

WHEREAS, the sewage flow from 336 South Service Road LLC is expected to be Two Thousand Four Hundred Seventy-One (2,471 GPD) gallons per day, and

WHEREAS, 336 South Service Road LLC 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, 336 South Service Road LLC has applied to this Agency for permission to connect its Two Thousand Four Hundred Seventy-One (2,471 GPD) of anticipated 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 336 South Service Road LLC 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 336 South Service Road LLC to SCSD No. 3 – Southwest, as aforesaid, and it is further

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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 336 South Service Road LLC, 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, and it is further

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 – November 19, 2018)