

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; Tanim Adhya, P.E., Associate 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 13, 2017

SUBJECT: Please see the attached Suffolk County Sewer Agency agenda for the meeting of April 17, 2017.

GA/JD/br – Attachments

cc: Lisa Santeramo, Deputy County Executive/Chief of Staff
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 Agenda
April 17, 2017
11:00 AM

- I. **Roll Call**
- II. **Minutes of Previous Meeting** (March 13, 2017)
- III. **Public Portion**

- IV. **Old Business**
 - 1. **SCSD No. 11 – Selden**
 - **Status of Available Flow**

 - 2. **Woodhaven Center of Care (BR-1648) – Conceptual Certification**
 - **Connection to SCSD No. 11 – Selden (41,360 GPD)**

- V. **New Business**
 - A. **Formal Approval – Connection/Construction Agreement**
 - 1. **Brookhaven Executive Center (BR-1693)**
 - **Connection to Privately Owned Blue Ridge STP (Increase in previously approved flow from 12,700 to 13,268 GPD)**
 - 2. **The Meadows at Yaphank Hotel (BR-1653.5)**
 - **Connection to Privately Owned Dorade STP (23,135 GPD)**

 - B. **Formal Approval – Connection/Construction Agreement – Time Extension**
 - 1. **Holiday Mid-Rise Tower (IS-1451)**
 - **Connection to SCSD No. 13 – Windwatch (54,000 GPD)**

 - C. **Conceptual Certification – Connection/Construction Agreement**
 - 1. **Pond View Estates (BR-1378.1)**
 - **Connection to SCSD No. 11 – Selden (22,500 GPD)**
 - 2. **Westbrook Village - Senior Facility (IS-1432.3)**
 - **Connection to SCSD No. 3 – Southwest (15,000 GPD)**
 - 3. **1671 Route 112 – Coram – Phase III Retail (BR-1664.2)**
 - **Connection to SCSD No. 11 – Selden (900 GPD)**

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

 - E. **Miscellaneous**
 - **N/A**

IV. Old Business

SD #11 – Selden Status of Available Flow (March 2017)

The department has reviewed the current status of flow in the Selden Sewer District. The capacity of the STP is 2,360,000 gpd with a usable capacity of 2,242,000 gpd (5% or 118,000 gpd must be held in reserve by NYSDEC permit requirements). The highest average daily flow (ADF) over the last three years is 1,700,000 gpd. Therefore, 542,000 gpd is available for new connections. Since 2014, there have been 14 applications to the Sewer Agency to connect that have not made a connection to the STP to date. The total flow of those 14 projects totals 285,322 gpd. Once connected, the remaining available flow will be approximately 256,678 gpd.

It may be prudent to limit the available capacity to 200,000 gpd. This will increase the reserve capacity to 174,678 gpd (118,000 + 56,678) which should be enough for in-district users to increase their flow and for fluctuations in the daily flow received at the STP. Once the 200,000 gpd is used up, a re-evaluation of the ADF will be checked to see if any additional capacity may be available due to lower-than-expected flows being received.

Woodhaven Center of Care is an existing nursing home with 143 beds and an assisted living facility with 181 beds with an existing Sewage Treatment Plant situated on 8.0± acres on NYS Route 112, in Port Jefferson Station.

The existing 70,000 GPD STP is under an Order on Consent and the owners of the nursing home previously (in February 2013) obtained a conceptual certification from the Sewer Agency to build a “regional” Wastewater Treatment Plant capable of treating 250,000 GPD to replace the existing STP and to service the adjacent property in the area.

The aforementioned conceptual certification expired in February 2015 and the owners are currently proposing to abandon the on-site sewage treatment plant and build a pump station and force main to connect Forty-One Thousand Three Hundred Sixty gallons per day (41,360 GPD) to SCSD No. 11 – Selden. The proposed project was discussed and tabled at the March 13, 2017 Sewer Agency meeting.

The capacity is currently available in the District and the staff has no recommendation regarding the proposed conceptual certification for connection to the SCSD No. 11 – Selden, deferring the final determination to the Sewer Agency Board.

Project Timeline:

Approval Type	Date	Resolution No.	GPD	Status
Concept. Certification	March 13, 2017	N/A	41,360	Tabled

Project Facts:

Type/units: Nursing Home with 143 beds and Assisted Living Facility with 181 beds
Sewer District: SCSD No. 11 – Selden
Proposed Flow: 41,360 GPD
Groundwater Zone: III
SEQR: Incomplete
RPTM: 0200-22900-0100-007.000 & 0200-20700-0600-009.000
Legislative District: 5th



Woodhaven Center of Care
BR-1648



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: VJJ Holding Company LLC 5. Corporation Name: d/b/a Woodhaven Nursing Home

6. Telephone No.: 631-473-7100 7. Address: 1360 Route 112 8. City: Port Jefferson Station, NY 11776

9. Federal ID No.: 11-3480386 10. Email Address: keg5891@aol.com

11. Project Plat Name: Woodhaven Nursing Home 12. Project Location: Port Jefferson Station, NY 11776

13. Real Property Tax Map #(s): 0200-229-1-7, 200-207-6-9

(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)

JLG REALTY COMPANY LLC, 1360 Rte 112, Port Jefferson Station, NY 11776 Kenneth E. Gaul, sole member

VLG REALTY COMPANY LLC, 1350 Rte 112, Port Jefferson Station, NY 11776 Kenneth E. Gaul, sole member

Email Address: keg5891@aol.com

15. Project Attorney: Eugene Wishod, Esq., Egan & Golden

96 South Ocean Avenue, Patchogue, NY 11772 Email Address: ewishod@egangolden.com

16. Project Engineer/Professional: Hayduk Engineering, LLC / Stephen G. Hayduk P.E.

1010 Route 112, Suite 310, Port Jefferson Station, NY 11776 Email Address: shayduk@haydukengineering.com

17. Project Area in Acres: 8.0 No. of Plots: 2 No. Units: N/A Gallons/day: 41,360

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>Assisted Living 181 beds, Nursing Home 143 beds</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: 2/17/17 SCDHS Project #: T02-06-0003
(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: _____

Existing nursing home facility proposal to abandon their on-site sewage treatment plant and build a pumping station and force main connection to SCSD #11 - Selden

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

<u>Kenneth E. Gaul</u>		<u>Administrator</u>	<u>2/16/17</u>
Applicant's Printed name	Signature	Title	Date

Note: Incomplete Applications Will Not Be Processed

SUFFOLK COUNTY SEWER AGENCY

RESOLUTION NO. ___ - 2017, GRANTING CONCEPTUAL CERTIFICATION FOR THE CONNECTION OF WOODHAVEN CENTER OF CARE (BR-1648) TO SUFFOLK SEWER DISTRICT NO. 11 – SELDEN

WHEREAS, Woodhaven Center of Care is an existing nursing home with 143 beds and an assisted living facility with 181 beds situated on 8.0± acres on NYS Route 112 in Port Jefferson Station, New York, on property identified on the Suffolk County Tax Map as District 0200, Section 229.00, Block 0100, Lots 007.000 and Section 207.00, Block 0600, Lot 009.000, and

WHEREAS, the existing on-site STP servicing Woodhaven Center of Care is under a Suffolk County Department of Health Services' Order on Consent, and

WHEREAS, the sewage flow from Woodhaven Center of Care is expected to be Forty-One Thousand Three Hundred Sixty gallons per day (41,360 GPD), and

WHEREAS, Woodhaven Center of Care is not located within the boundaries of Suffolk County Sewer District No. 11 – Selden (the "District"), or within the boundaries of any other municipal sewer district, and

WHEREAS, Woodhaven Center of Care has applied to this Agency for permission to connect its Forty-One Thousand Three Hundred Sixty gallons per day (41,360 GPD), of flow to the sanitary sewerage facilities of the District and has proposed to abandon its existing on-site sewage treatment plant, and

WHEREAS, the District's sewage treatment plant has sufficient capacity to accept the proposed flow of Forty-One Thousand Three Hundred Sixty gallons per day (41,360 GPD), which is expected to emanate from Woodhaven Center of Care, and

WHEREAS, the connection of Woodhaven Center of Care 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

NOW, THEREFORE, IT IS

1st RESOLVED, that this Agency hereby grants "Conceptual Certification" to the proposed connection of Woodhaven Center of Care to SCSD No. 11– Selden, 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 Woodhaven Center of Care, 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.

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 April 17, 2017)

V. NEW BUSINESS

A. FORMAL APPROVAL – CONNECTION/CONSTRUCTION AGREEMENT

BROOKHAVEN EXECUTIVE CENTER

BR-1693

This project is an existing Ten (10) office building subdivision, situated on a 15± acre parcel in Medford. The developer is requesting the time extension for the previously approved connection of 12,700 gallons per day as well as Formal Approval to connect an additional Five Hundred Sixty-Eight (568) gallons per day of flow to the existing Blue Ridge Wastewater Treatment Plant (WWTP), for a total of Thirteen Thousand Two Hundred Sixty-Eight (13,268) gpd. As per the project engineer, it will be determined that the capacity is available in the wastewater treatment plant. The project was tabled at the March 13, 2017 Sewer Agency meeting at the request of the applicant.

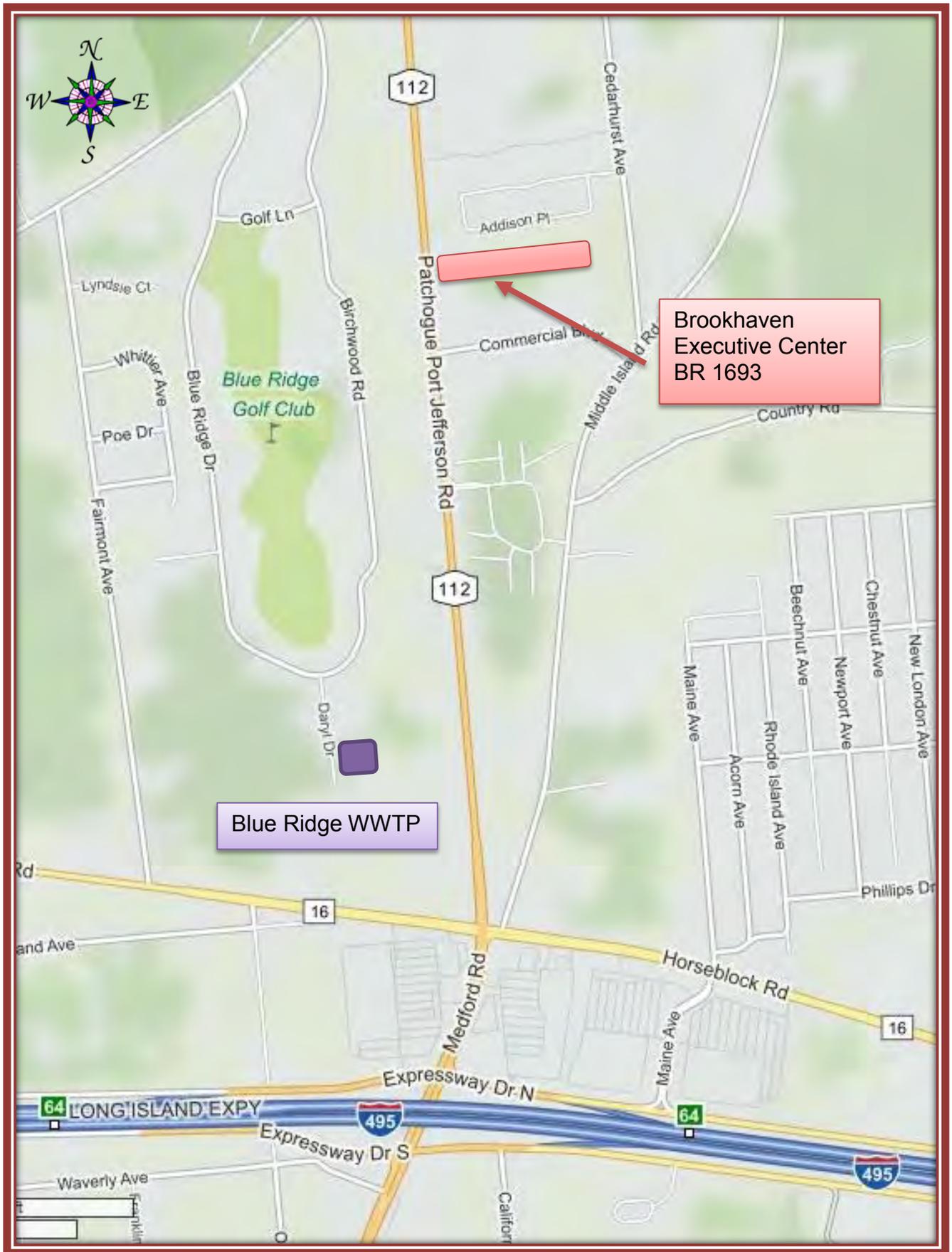
There is no Suffolk County Sewer District in the vicinity of this project and Staff recommends granting both the request for time extension and Formal Approval for the aforementioned additional flow for connection to the existing private WWTP, provided that the engineer demonstrates that the capacity at the said treatment plant is available.

Sewer Agency Timeline:

Application Type	SA Meeting Date	Agency Reso No.	GPD	Status
Formal Approval & Time Extension	March 13, 2017	N/A	12,700	Tabled
Formal Approval	November 16, 2015	37-2015	12,700	Expired 11/16/16

Project Facts

Type/units: Office Buildings/10 Buildings
Acreage: 15± acres
Flow:(GPD) 13,268 (the application is for time extension for previously approved 12,700 gpd and for approval of additional 568 gpd of flow)
Sewer District: Privately Owned Blue Ridge WWTP
Groundwater Zone: III
SEQRA: Complete
RPTM: 0200-60600-0200-001000
Legislative District: 7th



NTS - 2017



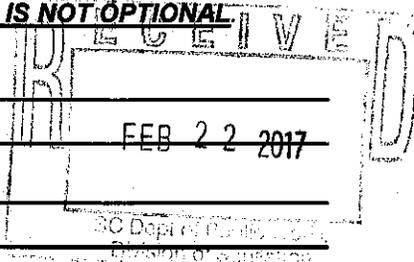
Suffolk County Sewer Agency Application

Application Type:

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

1. SCDPW Project #: _____ 2. Application Received: _____ 3. Application Processed: _____
 4. Applicant Name: John Farley 5. Corporation Name: Lincoln Property Company
 6. Address: 75 Holly Hill Lane Suite #304 7. City: Greenwich, CT 06830
 8. Telephone #: (203) 340-9441 9. Federal ID #: _____ 10. Email Address: jfarley@LPC.com
 11. Project Plat Name: Brookhaven Executive Center 12. Project Location: 3233-3253 NYS Route 112, Medford, NY 11763
 13. Real Property Tax Map #(s): 0200-606-02-001
 (Note: Use additional Sheets if necessary) _____

14. Exact address of ALL owners of the land. If individuals, give home address. If corporation, give corporation address, plus name and office in the corporation held by party who will execute Agreement with Agency. In addition, please furnish names of all principals of corporation. **THIS IS NOT OPTIONAL** (Attach additional sheets if necessary).
Lincoln Property Company; c/o John Farley
75 Holly Hill Lane Suite #304, Greenwich, CT 06830



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

17. Project Area in Acres: 15.0 # of Plots: 1 # of Units: 10 # Gallons/day: 13,268
 18. Type of Development: a. Subdivision - Residential b. Subdivision - Commercial
 c. Subdivision - Industrial d. HOA Subdivision e. Condominium
 f. Garden Apartments g. Shopping Center h. Planned Retirement Community
 i. Combination of above numbers _____ and _____ j. Other Office Building

19. The following must accompany the application
 A. Check in the amount of \$550.00 payable to Suffolk County Treasurer.
 B. Copy of deed in the name of number 4 (above).
 C. Copy of Lead Agency's SEQRA Declaration.
 D. Date application submitted to the SCDHS: August 28, 2015 SCDHS Project #: 200-606-2-1
(Note: The application must be submitted prior to the Sewer Agency meeting. It is the applicant's responsibility to submit the application in a timely manner. Please allow sufficient time for the SCDHS to review the application thoroughly. Failure to do so may result in the removal of the application from the Agency agenda or the project may be tabled at the meeting)
 E. Other pertinent information, such as site plan and/or survey of property, or SCDHS Board of Review Determination.

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

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

The applicant certifies that the applicable zoning and variances have been secured from the Town.
John Farley Applicant's Printed name, Signature, & Title 2/2/17 Date

SUFFOLK COUNTY SEWER AGENCY

RESOLUTION NO. __ - 2017

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

WHEREAS, Brookhaven Executive Center is an existing commercial/office park in Medford, New York, on property identified on the Suffolk County Tax Maps as District 0200, Section 606.00, Block 02.00, Lot 001.000, and

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

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

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

WHEREAS, Brookhaven Executive Center was approved by this Agency to connect the Twelve Thousand Seven Hundred gallons per day (12,700 GPD) of flow to the Blue Ridge Plant on November 16, 2015 (Resolution 37-2015) and that approval expired on November 16, 2016, and

WHEREAS, the owner of the Brookhaven Executive Center has applied for both the time extension of the Formal Approval granted in Resolution 37-2015 and the Formal Approval to discharge an additional Five Hundred Sixty-Eight gallons per day (568 GPD) to the Blue Ridge Plant, bringing the total proposed flow from this project to Thirteen Thousand Two Hundred Sixty-Eight gallons per day (13,268 GPD), and

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

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

WHEREAS, this Agency has determined that the Thirteen Thousand Two Hundred Sixty-Eight gallons per day (13,268 GPD) of sanitary sewage generated by Brookhaven Executive Center shall be treated at the Blue Ridge Plant, and

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

NOW, THEREFORE, IT IS

1st RESOLVED, that the SEQRA requirement for Brookhaven Executive Center have been met, and requires no further action, now, therefore, be it further

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

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

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

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

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

and be it further

3rd RESOLVED, that this resolution shall become null and void, and of no further force or effect, without any further action by this Agency or notice to the developers of Brookhaven Executive Center if, within one (1) year from the date of the adoption hereof, an agreement in furtherance of the authorization granted herein, in form and content satisfactory to the Chairman of this Agency, has not been negotiated and fully executed by all parties thereto.

Suffolk County Sewer Agency Meeting (April 17, 2017)

MEADOWS AT YAPHANK HOTEL

BR-1653.5

The project site is located on the northwest corner of the interchange of William Floyd Parkway and the Long Island Expressway at Exit 68N in the hamlet of Yaphank.

The overall development project is a proposed mixed use Planned Development District (PDD), consisting of a hotel, restaurant, retail space, office/flex space, and multi-family residential units of various types, including senior units.

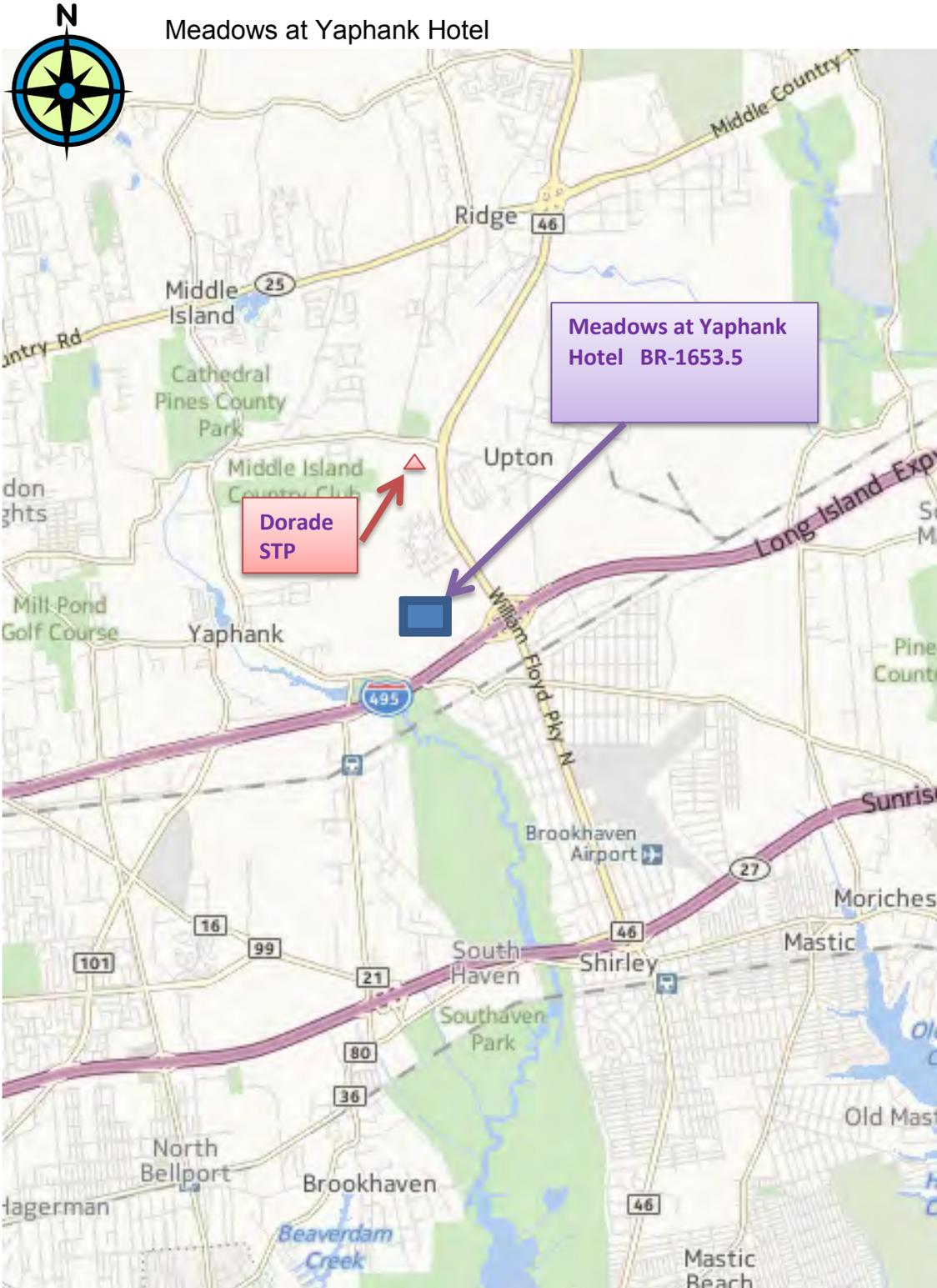
The currently proposed project is a hotel with One Hundred Forty-Six (146) units. The developer proposes to connect the Twenty Three Thousand One Hundred Thirty-Five gallons per day (23,135 gpd) of wastewater to be generated by the project to the Dorade Sewage Treatment Plant via the existing pump station and forcemain.

The Dorade STP is currently undergoing an upgrade of its capacity from 225,000 to 300,000 gpd and upon its completion will have sufficient capacity to accept the wastewater from the proposed project.

Staff recommends granting Formal Approval provided the aforementioned upgrade of the Dorade STP capacity to 300,000 gpd is fully complete and approved by the Agency's staff before the proposed connection can take place.

Project Facts:

Type/units:	Hotel – 146 units
Area (AC):	2.70 ±
Flow (GPD):	23,135
Sewer District:	Dorade STP
Groundwater Zone:	III
SEQR:	Complete
RPTM:	0200-58400-0200-001.004
Legislative District:	3 rd



NTS 2017



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: Rose-Breslin Associates LLC 5. Corporation Name: AVR Realty Group

6. Telephone No.: 914-965-3990 7. Address: One Executive Blvd. 8. City: Yonkers, NY 10701

9. Federal ID No.: 13-4072765 10. Email Address: Tom.Perna@avrrealty.com

11. Project Plat Name: The Meadows at Yaphank 12. Project Location: LIE/Wm Floyd Pkwy NW

13. Real Property Tax Map #(s): 0200-584-02-p/01.4

(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).

Rose-Breslin Associates, LLC c/o AVR Realty Company, One Executive Blvd., Yonkers, NY 10701

Email Address: Tom.Perna@avrrealty.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: Joseph A. Deal, P.E., Bohler Engineering NY, PLLC, 2929 Expressway

Drive North, Suite 120, Hauppauge, NY 11749 Email Address: jdeal@bohlereng.com

17. Project Area in Acres: 2.70 No. of Plots: 1 No. Units: 146 Gallons/day: 23,135

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 <u>Hotel</u> |

19. The following must accompany the application:

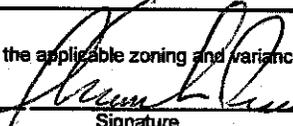
- A. Check in the amount of \$1,000.00 payable to Suffolk County Comptroller.
- B. Copy of deed in the name of number 4 (above).
- C. Copy of Lead Agency's SEQRA Declaration.
- D. Date application submitted to the SCDHS: 2/6/2017 SCDHS Project #: _____
(Note: The SCDHS application must be submitted prior 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? NO, Sewer District No.: N/A

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: NO.

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

By: Thomas F. Perna  Authorized Signatory 3/28/2017

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. - 2017

**AUTHORIZING THE CONNECTION OF
THE MEADOWS AT YAPHANK HOTEL**

(BR-1653.5)

TO THE DORADE SEWAGE TREATMENT PLANT

WHEREAS, application has been made for the Meadows at Yaphank Hotel with One Hundred Forty-Six (146) units located in Yaphank, New York, situated on property identified on the Suffolk County Tax Map as District 0200, Section 584.00, Block 02.00, Lot 001.004, and

WHEREAS, there is no Suffolk County Sewer District, or any other municipal sewer district in the vicinity of the Meadows at Yaphank Hotel with available capacity to treat the proposed Twenty Three Thousand One Hundred Thirty-Five gallons per day (23,135 GPD) of wastewater, and

WHEREAS, there is a Sewage Treatment Plant at Dorade, which is sufficiently close to the Meadows at Yaphank to permit the connection of the Meadows at Yaphank Hotel thereto, and

WHEREAS, this Agency has been advised that the Dorade Sewage Treatment Plant (the "Plant") is currently undergoing an upgrade of the Plant's capacity from 225,000 gallons per day to 300,000 gallons per day and, upon its completion, will have sufficient capacity to accept the sewage which is expected to emanate from the Meadows at Yaphank Hotel, and

WHEREAS, the developer for the Meadows at Yaphank Hotel has applied to this Agency for permission to connect to the on-site sewage treatment plant at Dorade, and

WHEREAS, this Agency has been advised that the owner of the Plant is receptive to the connection of the Meadows at Yaphank Hotel to the Plant, and

WHEREAS, the connection of the Meadows at Yaphank Hotel to the Dorade Sewage Treatment Plant will be environmentally beneficial to Suffolk County, and

WHEREAS, this Agency has determined that the Twenty Three Thousand One Hundred Thirty-Five gallons per day (23,135 GPD) of sanitary sewage generated by the said project shall be treated at the Dorade Sewage Treatment Plant, and

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

NOW, THEREFORE, IT IS

1st RESOLVED, that the SEQRA 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 the said application be approved subject to the execution of an agreement between the developer, the Suffolk County Department of Public Works, the Suffolk County Department of Health Services, the County of Suffolk and this Agency, on such terms as the Chairman of this Agency shall determine, including, but not limited to, the following:

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

2. No connection approval shall be issued for any of the units in the project until the upgrade of the Plant's capacity from 225,000 to 300,000 gallons per day have been completed, and the Plant is operating, to the satisfaction of this Agency's staff;

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

4. The developer shall furnish a copy of the agreement between the Meadows at Yaphank Hotel and the owners of the Dorade Sewage Treatment Plant for review and approval;

And be it further

3rd RESOLVED, that this resolution shall become null and void, and of no further force or effect, without any further action by this Agency or notice to the developer of the Meadows at Yaphank Hotel 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 17, 2017)

Page 2 of 2

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

HOLIDAY MID-RISE TOWER

IS-1451

This project includes two proposed apartment buildings with a total of 150 units situated on 5.3± acres located on the north side of the Vanderbilt Motor Parkway in Hauppauge, adjacent to the Windwatch Hotel. The estimated flow from this project is Fifty-Four Thousand gallons per day (54,000 gpd) for which the developer requests an additional time extension to complete the connection agreement. The project scope was recently changed from 150 condominiums located in one building to 150 apartments located in two buildings, while the total flow of 54,000 gpd remained unchanged.

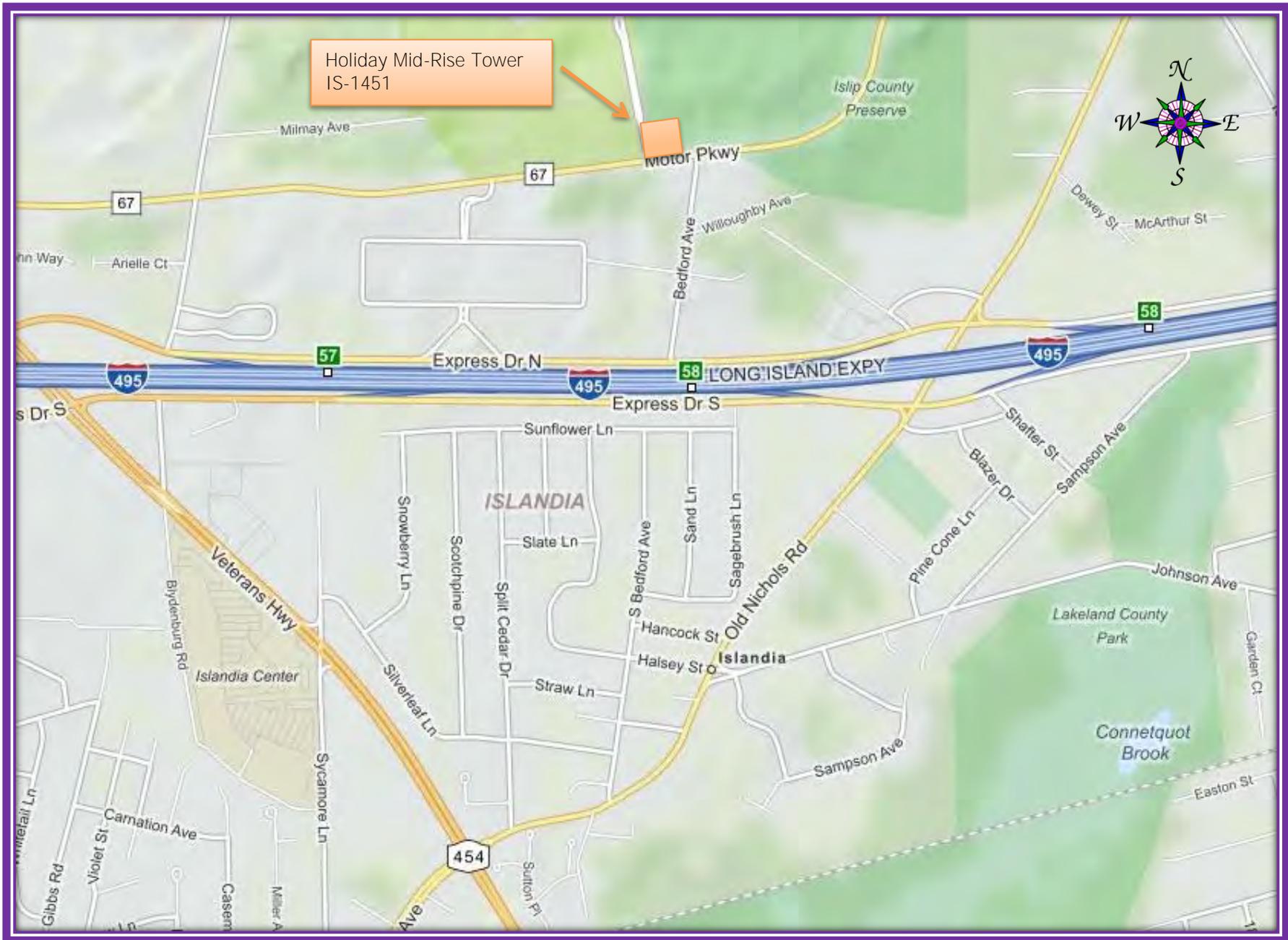
Staff recommends granting the request for time extension for connection to SCSD #13 – Windwatch.

Sewer Agency Project Time line:

Application Type	Date	Reso	GPD
Time extension	December 21, 2015	43-2015	54,000
Time extension	November 17, 2014	47-2014	54,000
Time extension	February 25, 2013	1-2013	54,000
Time extension	May 17, 2010	8-2010	54,000
Time extension	June 15, 2009	25-2009	54,000
Time extension	June 16, 2008	12-2008	54,000
Formal Approval	August 20, 2007	16-2007	54,000
Conceptual Certification	May 17, 2004	14-2004	53,520

Project Facts

Type/units:	Apartment Complex / 150 (two buildings)
Area: (Ac)	5.3±
Flow: (GPD)	54,000 (additional 47,500 gpd of in-district capacity; the parcel was originally allocated 6,500 gpd as a result of subdivision)
Sewer District:	No. 13 – Windwatch
Groundwater Zone:	I
SEQRA:	Complete
SC Tax Parcel	0500-028.00-01.00-028.002
Legislative District:	10 th



2017 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 #: S-1451 2. Application Received: _____ 3. Application Processed: _____

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

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

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

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

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

(Note: Use additional Sheets if necessary) _____

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

c/o The Holiday Organization Inc., 255 Executive Drive, suite 408, Plainview, NY 11803; Elliot Monter, President; Gerald Monter 25%,

Elliot Monter 47.5%, Marilyn Monter 17.5%, Wittmont Trust 10.0% Email Address: emonter@holidayorganization.com

15. Project Attorney: Robert M. Calica, Esq. & Judah Serfaty, Esq., Rosenberg Calica & Birney LLP

100 Garden City Plaza, #408, Garden City, NY 11530, 516-747-7400 Email Address: rcalica@rcblaw.com; jserfaty@rcblaw.com

16. Project Engineer/Professional: Thomas F. Lembo, PE, Nelson & Pope, PLLC

572 Walt Witman Road, Melville, NY 11747, Tel: 631-427-5665 Email Address: TLembo@nelsonpope.com

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

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

19. The following must accompany the application:
- A. Check in the amount of \$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: 12/6/2016 SCDHS Project #: C05-17-0004
(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? Y, Sewer District No.: 13

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

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

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

Elliot Monter		Manager	03-08-17
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. __ - 2017 AUTHORIZING AN EXTENSION OF TIME FOR THE CONNECTION OF HOLIDAY MID-RISE TOWER (IS-1451) TO SUFFOLK COUNTY SEWER DISTRICT NO. 13 - WINDWATCH

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

WHEREAS, on November 17, 2014, this Agency adopted Resolution No. 47-2014, and on December 21, 2015 adopted Resolution No. 43-2015, each granting a one year time extension for completion of the Agreement. However, Resolution No. 43-2015 expired on December 21, 2016, without the completion of the Agreement, and

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

WHEREAS, the owner of Holiday Mid-Rise Tower has informed this Agency that, while the project scope was recently changed from 150 condominiums located in one building to 150 apartments located in two buildings, the total project flow remained unchanged, and

NOW, THEREFORE, IT IS

1st RESOLVED, that Resolution No. 1-2013, 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 17, 2017)

C. Conceptual Certification – Connection/Construction Agreement

POND VIEW ESTATES

BR-1378.1

This project is a proposed 100 unit Planned Retirement Community (PRC) situated on 17± acres located in the vicinity of Canal Road and Plymouth Avenue in Mount Sinai. The project received Sewer Agency approval at the December 19, 2005, meeting in conjunction with the Plymouth Estates (BR-1378). While the Connection Agreement for the Plymouth Estates project moved forward, the agreement for Pond View Estates was never completed. The project subsequently received conceptual certification at the August 19, 2013 Agency meeting which expired two years later. The project was tabled at the March 13, 2017 Sewer Agency meeting at the request of the applicant.

This project is expected to generate Twenty-Two Thousand Five Hundred (22,500) gallons per day of wastewater, of which Ten Thousand Six Hundred Twenty-Seven (10,627) gallons per day had been previously purchased. The developer seeks approval to connect the redesigned original Pond View Estates project to SCSD #11 – Selden.

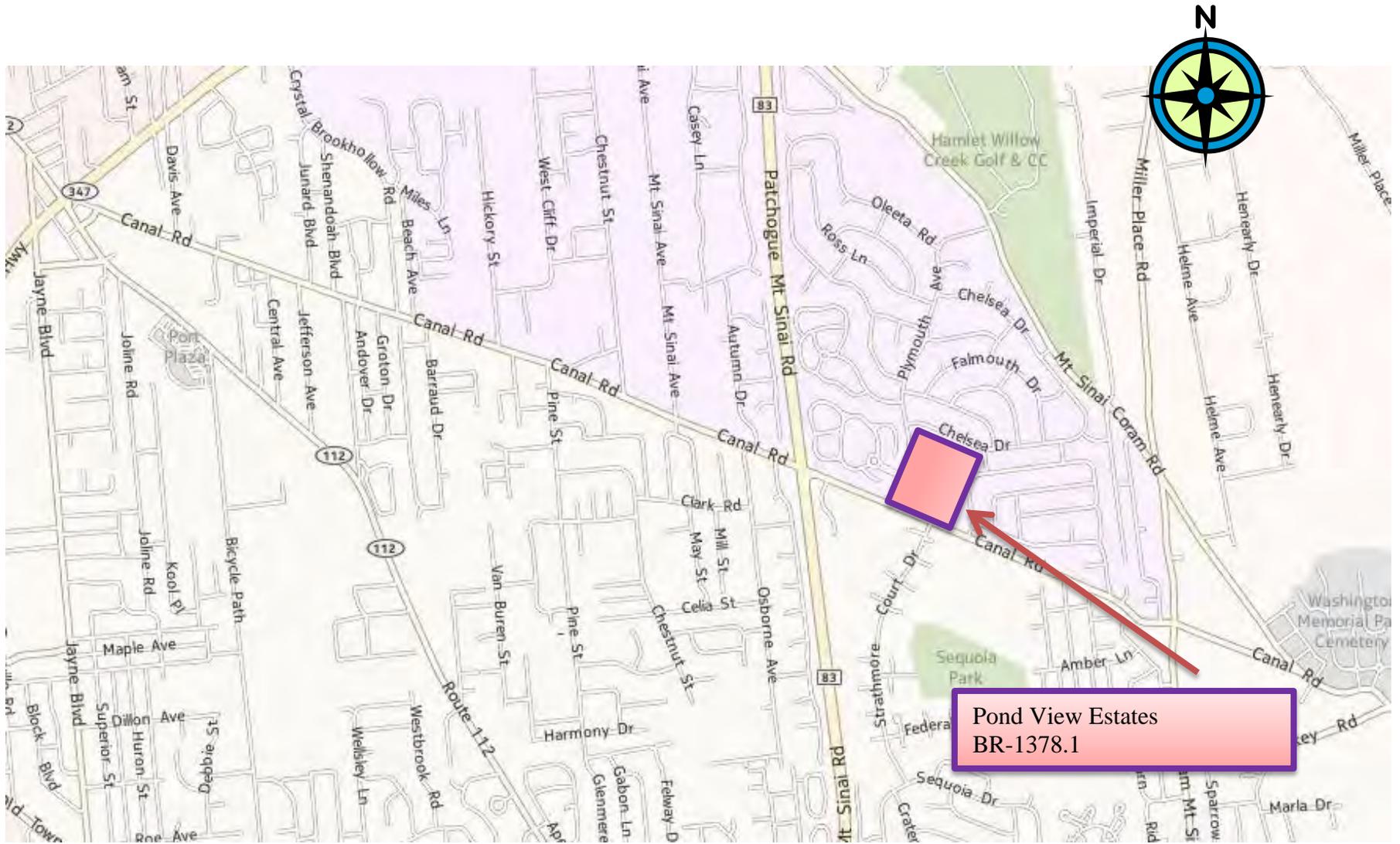
Capacity is currently available in the District and Staff recommends granting Conceptual Certification for the additional capacity required (11,873 GPD).

Project Timeline:

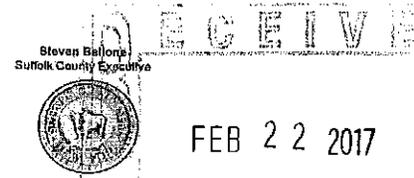
Approval Type	Date	Resolution No.	GPD	Status
Concept. Certification	March 13, 2017	N/A	22,500	Tabled
Concept. Certification	August 19, 2013	28-2013	22,500	Expired
Formal Approval	December 19, 2005	49-2005	45,000	Expired

Project Facts:

Type/units: PRC / 100
 Sewer District: #11 - Selden
 Proposed Flow: 22,500 GPD (10,627 GPD previously purchased, 11,873 GPD proposed)
 Groundwater Zone: III
 SEQR: Incomplete
 % Affordable Units: 15% (15 units)
 RPTM: 0200-23200-0200-004.001
 Legislative District: 6th



NTS 2017



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 #: BR-178.1 2. Application Received: _____ 3. Application Processed: _____
 4. Applicant Name: Robert Miller 5. Corporation Name: Mount Sinai Manor Development Co. LLC
 6. Telephone No.: 516-671-7807 Address: 213 GPO Street 8. City: GPO CODE, NY 11542
 9. Federal ID No.: 11-3216008 10. Email Address: RMiller@mea-realstate.com
 11. Project Plat Name: Pond View Estates 12. Project Location: Mount Sinai - Intersection of Canal Road + Plymouth Avenue
 13. Real Property Tax Map #(s): Dist. 200 Sec. 232 Bl. 2 Lot 4.1
 (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).

MOUNT SINAI MANOR DEVELOPMENT CO, LLC
213 GPO Street, GPO CODE, NY 11542
 (SEE ATTACHED) Email Address: RMiller@mea-realstate.com

15. Project Attorney: Timothy Shea, Jr. Esq. - Certilman Balin, Adler + Hyman
100 Motor Parkway, Suite 56 Hauppauge, NY 11788 Email Address: tshea@certilmanbalin.com
 16. Project Engineer/Professional: Matthew P. Scheiner, PE of RMS Engineering
 Email Address: mscheiner@rmsengineering.com

17. Project Area in Acres: 17.06 No. of Plots: 1 No. Units: 100 Gallons/day: 22,500

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 _____ |

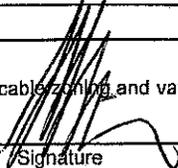
19. The following must accompany the application:



- 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: 8/1/2013 SCDHS Project #: C02-13-0088
(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#11-Selden
 20b. Is the project subject to Suffolk County Local Law 20-2007 - Affordable Housing? yes
 20c. If answer for 20a. is yes and answer for 20b. is no, state reason: N/A

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

Robert Miller  PARTNER 2/1/17
 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.24 of 36

SUFFOLK COUNTY SEWER AGENCY

**RESOLUTION NO: - 2017
AUTHORIZING CONCEPTUAL CERTIFICATION
FOR THE CONNECTION OF
POND VIEW ESTATES (BR-1378.1)
TO SUFFOLK COUNTY SEWER DISTRICT NO. 11 – SELDEN**

WHEREAS, Pond View Estates is a proposed 100 unit Planned Retirement Community (PRC), situated at the intersection of Canal Road and Plymouth Avenue in Mount Sinai, New York, on property identified on the Suffolk County Tax Map as District 0200, Section 232.00, Block 02.00, Lot 004.001, and

WHEREAS, Pond View Estates is not located within the boundaries of Suffolk County Sewer District No. 11 – Selden (the "District"), or within the boundaries of any other municipal sewer district, and

WHEREAS, the sewage flow from Pond View Estates is expected to be Twenty-Two Thousand Five Hundred gallons per day (22,500 GPD), and

WHEREAS, Pond View Estates has previously purchased Ten Thousand Six Hundred Twenty-Seven (10,627) gallons per day, and therefore requires an additional Eleven Thousand Eight Hundred Seventy-Three gallons (11,873) per day from the resources of the District, and

WHEREAS, the developer has applied to this Agency for permission to connect its Twenty-Two Thousand Five Hundred gallons per day (22,500 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 Twenty-Two Thousand Five Hundred gallons per day (22,500 GPD) which is expected to emanate from Pond View Estates, and

WHEREAS, the connection of Pond View Estates to the District will be financially beneficial to the District, and environmentally beneficial to Suffolk County, 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 Pond View Estates an indication of the action that this Agency might take regarding the proposed connection if the SEQRA process had been completed,

NOW, THEREFORE, IT IS

1st RESOLVED, that this Agency hereby grants "Conceptual Certification" to the proposed connection of Pond View Estates to SCSD No. 11 – Selden, 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 Pond View Estates, 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, and it is further

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.

5. this conceptual approval is based on the current connection fee rate of \$30.00 per gallon per day. Should the project not be formally approved by this Agency within the two year period, the then current connection fee rate as approved by the Suffolk County Legislature shall apply.

(Suffolk County Sewer Agency meeting April 17, 2017)

WESTBROOK VILLAGE – SENIOR FACILITY

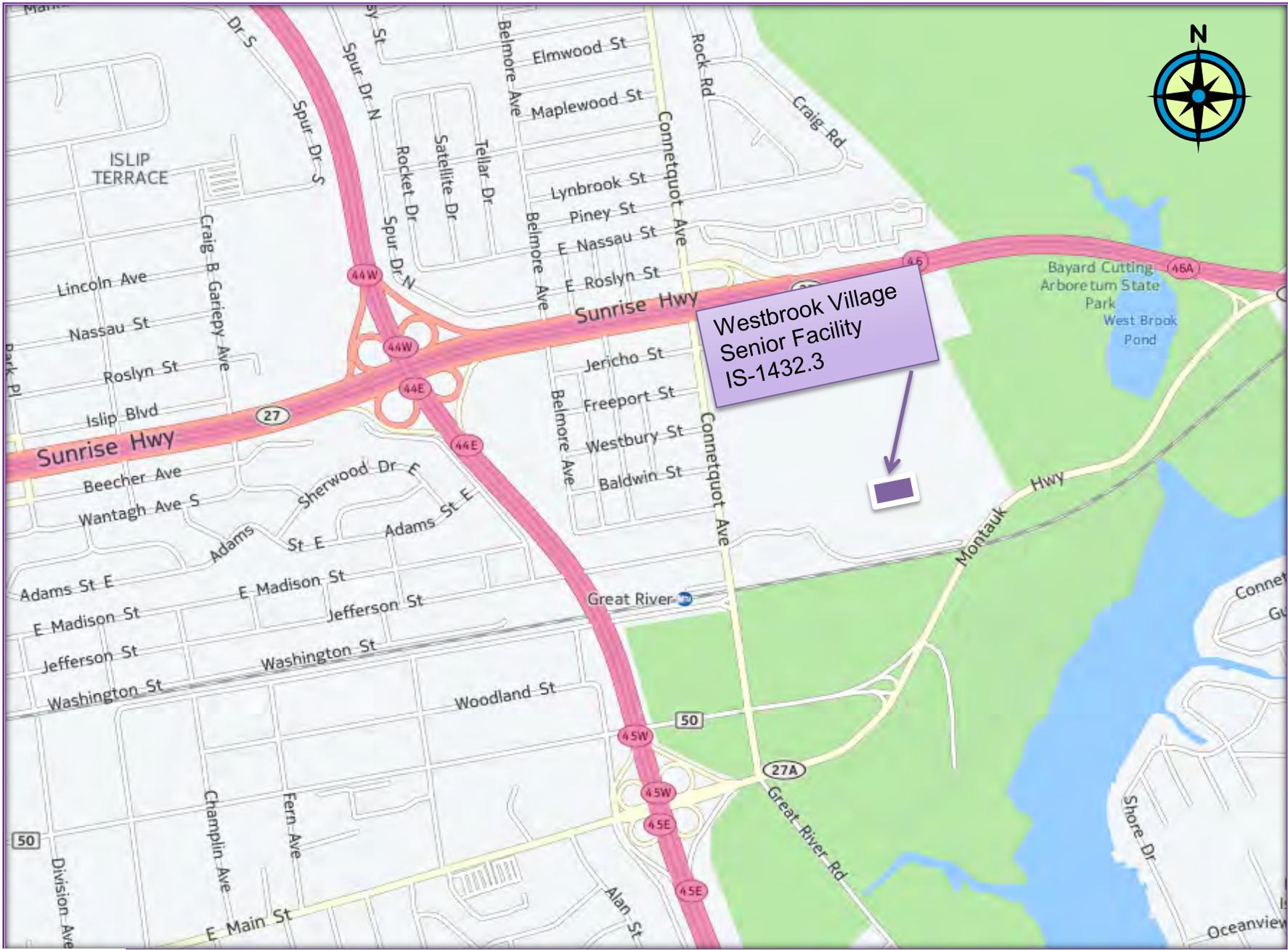
IS-1432.3

This project is a proposed assisted living facility with 136 assisted living beds situated on 3.0± acres located in Great River proposing to connect to SCSD No. 3 - Southwest.

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

Project Facts

Type/units:	Assisted Living with 136 beds
Acreage:	3.0±
Flow: (GPD)	15,000
Sewer District:	SCSD No. 3-Southwest
Groundwater Zone:	I
SEQRA:	Incomplete
SC Tax Map	0500-21100-0100-002.000
Legislative District	9 th



NTS 2017



Suffolk County Sewer Agency Application

(Choose One)

Application Type

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

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

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

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

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

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

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

13. Real Property Tax Map #(s): 0500-211.10-01-02

(Note: Use additional Sheets if necessary)

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

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

Lawrence C. Gargano, Managing Member

Email Address: _____

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

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

16. Project Engineer/Professional: RMS Engineering, 355 New York Avenue, Huntington, NY 11743

Matthew P. Scheiner, PE 631.271.0576 Email Address: MScheiner@rmsengineering.com

17. Project Area in Acres: 3.0049 No. of Plots: 1 No. Units: _____ Gallons/day: 15,000

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>Assisted living</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: 02/17/17 SCDHS Project #: C05-17-0015
(Note: The application must be submitted prior to the Sewer Agency meeting. It is the applicant's responsibility to submit the application in a timely manner. Please allow sufficient time for the SCDHS to review the application thoroughly. Failure to do so may result in the removal of the application from the Agency agenda or the project may be tabled at the Agency meeting.)
- E. Other pertinent information, i.e. site plan and/or survey, or SCDHS Board of Review Determination.

20a. Is the project connecting to a County Sewage Treatment Plant? Yes, Sewer District No.: 3rd

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

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.

Lawrence Gargano

Managing Member

3/16/17

Applicant's Printed name

Signature

Title

Date

Note: Incomplete Applications Will Not Be Processed

MAR 20 2017

SUFFOLK COUNTY SEWER AGENCY

RESOLUTION NO. __ - 2017

GRANTING CONCEPTUAL CERTIFICATION FOR THE CONNECTION OF

WESTBROOK VILLAGE SENIOR FACILITY (IS-1432.3) TO SUFFOLK COUNTY SEWER DISTRICT NO. 3 – SOUTHWEST

WHEREAS, Westbrook Village Senior Facility is a proposed development that would include an assisted living facility with 136 beds located in Great River, New York, on property identified on the Suffolk County Tax Maps as District 05.00, Section 211.10, Block 01.00, Lot 002.000, and

WHEREAS, the sewage flow from Westbrook Village Senior Facility is expected to be Fifteen Thousand gallons per day (15,000 GPD), and

WHEREAS, Westbrook Village Senior Facility 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, Westbrook Village Senior Facility has applied to this Agency for permission to connect its Fifteen Thousand gallons per day (15,000 GPD) of flow to the sanitary sewerage facilities of the District, and

WHEREAS, the proposed capacity is currently available and inasmuch as the SEQRA process for the aforesaid connection has not been fully completed, this Agency cannot, at this time, approve the said request for additional capacity, 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 Westbrook Village Senior Facility 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 Westbrook Village Senior Facility to SCSD No. 3 – Southwest, 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 Westbrook Village Senior Facility, 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 April 17, 2017)

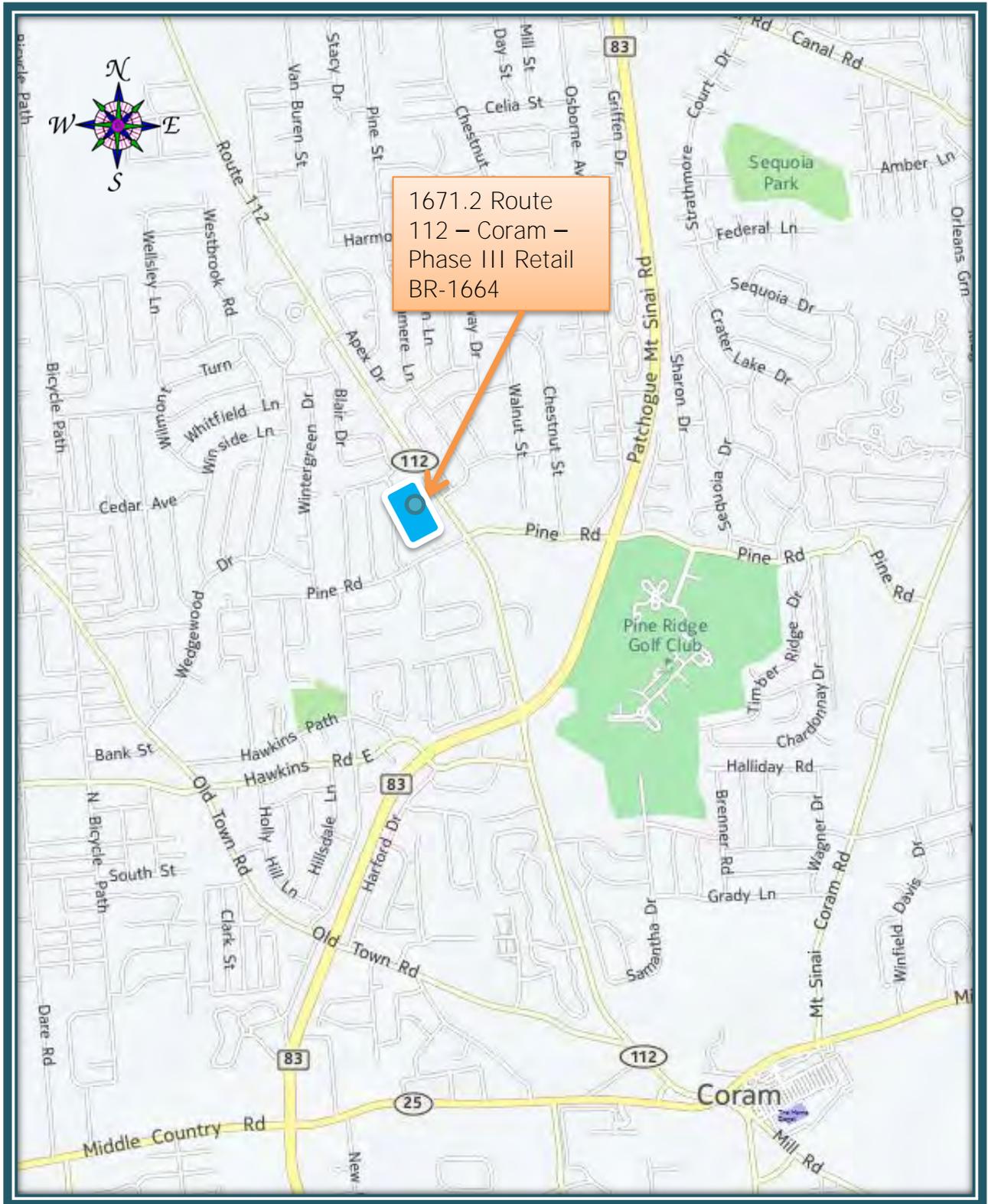
This project is a proposed Phase III of the retail shopping center subdivision situated on 13.3± acres at the northwest corner of the intersection of NYS Route 112 and Pine Road in Coram. Phase I of this retail shopping center (fast food restaurant and retail store; BR-1664) received formal approval of the Sewer Agency on December 21, 2015 and time extension on December 19, 2016 for a separately allocated capacity of 2,858 gpd. Phase II of this retail shopping center (BR-1664.1) received Conceptual Certification for 1,581 gpd on March 13, 2017.

The Phase III subdivision is expected to generate an additional Nine Hundred gallons per day (900 GPD) of wastewater flow and the developer requests Conceptual Certification for the connection to Sewer District No. 11 – Selden. The capacity is currently available in the District.

Staff recommends granting Conceptual Certification of the connection to the District.

Project Facts

Type/units:	Phase III of Retail Shopping Center Subdivision
Area: (AC)	13.3±
Flow: (GPD)	900
Sewer District:	SCSD No.11 - Selden
Groundwater Zone:	III
SEQRA:	Incomplete
SC Tax Map	0200-33900-0100-040002
Legislative District	5 th



NTS 2017



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 #: HU-1656 2. Application Received: _____ 3. Application Processed: _____

4. Applicant Name: Richard Nelin 5. Corporation Name: Tanglewood Commons, LLC

6. Telephone No.: 631-928-2903 7. Address: 1671-1 Route 112 8. City: Coram

9. Federal ID No.: 61-1504398 10. Email Address: RNelin@nelinrealty.com

11. Project Plat Name: N/A 12. Project Location: NYS Route 112 & Pine Road, N. Coram, NY

13. Real Property Tax Map #(s): 200-339-1-40.2

(Note: Use additional Sheets if necessary) _____

14. Exact address of ALL owners of the land. If individuals, give home address. If corporation, give corporation address, plus name, 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).

Richard Nelin, President, Nelin Real Estate Management, Inc. 1671-1 Route 112, Coram, NY 11727

Email Address: RNelin@nelinrealty.com

15. Project Attorney: Timothy Shea Jr. Esq./Certilman Balin Adler & Hyman, LLP.

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

16. Project Engineer/Professional: Bohler Engineering NY PLLC

2929 Expressway Drive North, Hauppauge, NY 11749 Email Address: EMeyn@bohlereng.com

17. Project Area in Acres: 13.28 No. of Plots: 1 No. Units: 2 Gallons/day: 900 (additional)5339 (total)

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: 12/17/14 SCDHS Project #: C02-15-0001
(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: No residential units included in the shopping center

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

Richard Nelin President 3-29-2017
 Applicant's Printed name Signature Title Date

Note: Incomplete Applications Will Not Be Processed

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

SUFFOLK COUNTY SEWER AGENCY

RESOLUTION NO. __ - 2017

GRANTING CONCEPTUAL CERTIFICATION FOR THE CONNECTION OF

1671 ROUTE 112 - CORAM – PHASE III RETAIL (BR-1664.2) TO SUFFOLK SEWER DISTRICT NO. 11 – SELDEN

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

WHEREAS, the sewage flow from 1671 Route 112 - Coram – Phase III Retail is expected to be Nine Hundred gallons per day (900 GPD), and

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

WHEREAS, 1671 Route 112 - Coram – Phase III Retail has applied to this Agency for permission to connect its Nine Hundred gallons per day (900 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 Nine Hundred gallons per day (900 GPD), which is expected to emanate from 1671 Route 112 - Coram – Phase III Retail, and

WHEREAS, the connection of 1671 Route 112 - Coram – Phase III Retail 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

NOW, THEREFORE, IT IS

1st RESOLVED, that this Agency hereby grants "Conceptual Certification" to the proposed connection of 1671 Route 112 - Coram – Phase III Retail to SCSD No. 11– Selden, 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 1671 Route 112 - Coram – Retail, 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.

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 April 17, 2017)