

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 *Darnell Tyson*

DATE: February 1, 2019

SUBJECT: Please see the attached Suffolk County Sewer Agency minutes for the meeting of November 19, 2018 (approved at the Dec. 17, 2018 Sewer Agency meeting)

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 Minutes November 19, 2018

The meeting was called to order at 12:35 PM by Acting Commissioner Darnell Tyson, P.E. In attendance were Legislator Al Krupski, Chairman of the Public Works, Transportation, & Energy Committee; Robert Calarco, the Sewer Agency Legislator-At-Large; Tanima Adhya, P.E., representing the Commissioner of the Department of Health Services; Christina DeLisi, representing Presiding Officer DuWayne Gregory; Sarah Lansdale, AICP, Director of Planning; Lisa Broughton, representing County Executive Steven Bellone.

Also present were Gwynn Schroeder, Aide to Legislator Krupski; John Donovan, P.E, Chief Engineer, Suffolk County Department of Public Works; Craig Platt, Suffolk County Department of Public Works; Robert A. Braun, Esq., Suffolk County Department of Law; Boris Rukovets, P.E., Secretary, Suffolk County Sewer Agency.

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

Acting Commissioner Tyson welcomed attendees to the meeting of the October 15, 2018, Suffolk County Sewer Agency. A roll call was then taken.

I. Roll Call - (see above)

II. Minutes of Previous Meeting

The minutes from SCSA meeting of October 15, 2018 were discussed. A motion to accept the minutes as written was made by Ms. Lansdale, seconded by Legislator Calarco. The motion was adopted with two abstentions from Ms. Broughton and Ms. DeLisi due to the fact that both of them had not attended the October 15th meeting.

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

V. New Business

A. Formal Approval – Connection/Construction Agreement

SETAUKET MEADOWS IN THE WOODS

BR-1709

Mr. Donovan mentioned that this project is a proposed Planned Retirement Community (PRC) consisting of Ninety-Two units with a clubhouse and a pool located 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 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.

Acting Commissioner Tyson asked if there was a representative present and Anthony Cucuzzo, P.E. the Project Engineer, mentioned that he was. He said that he had no additional comments.

Legislator Krupski asked whether the applicant was aware of and had given a consideration to a possibility of lowering the connection fee by increasing the percentage of affordable housing units. Mr. Cucuzzo responded that that would be something he would have to discuss with the developer but as of now the project team has agreed to proceed with the 15% of affordable housing units, the minimum requirement.

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

SUFFOLK COUNTY SEWER AGENCY

RESOLUTION NO. 46 - 2018, GRANTING FORMAL APPROVAL FOR THE CONNECTION OF SETAUKET MEADOWS IN THE WOODS (BR-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)

Mr. Donovan mentioned that this project was a former Entenmann's Inc. building located in Bay Shore and connected to the County Sewer District No. 3 – Southwest. The project has a grandfathered capacity of Forty-Two Thousand Eight Hundred Eighty-Seven gallons per day (42,887 GPD). The applicant is requesting an approval of an additional capacity of Two Hundred Thirty-Two gallons per day (232 GPD). The Agency previously approved the connection fee of \$4.71 per GPD for flow in excess of 42,887 GPD and up to 260,000 GPD.

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

Acting Commissioner Tyson asked if there was a representative present and Christopher Kent, Esq., the project attorney, mentioned that he was. He said that Mr. Donovan's narrative was accurate. He added that the project had been before the Agency a couple of times regarding this building and that the project team had to come back because the expected flow is now projected to exceed 42,887 GPD but only by 232 GPD.

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

SUFFOLK COUNTY SEWER AGENCY

RESOLUTION No. 47 - 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
B1. Connection Agreement – Time Extension

SEASONS AT DEER PARK

BA-1712

Mr. Donovan mentioned that this project is a proposed 200-unit Planned Retirement Community of Thirty Thousand Four Hundred Eighty gallons per day (30,480 GPD) located in Deer Park proposing to connect to SCSD No. 3 - Southwest.

At the August 21, 2017 Sewer Agency meeting, the project received formal approval for connection of 30,480 GPD to SCSD 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 the time extension.

Acting Commissioner Tyson asked if there was a representative present and Christopher Kent, Esq., the project attorney, mentioned that he was. He said that the project team was looking for the time extension for the connection agreement.

Legislator Krupski asked whether the project team had considered the higher percentage of affordable units. Mr. Kent said that at this point the project team would meet 15% of affordable housing but could possibly go higher. He noted that the project team was currently working with the Town of Babylon on this and other aspects of the project.

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

SUFFOLK COUNTY SEWER AGENCY

RESOLUTION NO. 48 - 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

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

Mr. Donovan mentioned that this project is a proposed One Hundred Two (102) unit garden apartment complex located 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.

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.

Acting Commissioner Tyson asked if there was a representative present and Tom Lembo, P.E., the project engineer, mentioned that he was. He introduced Steve Lavery, the representative of the developer. Mr. Lembo said that the project team had nothing to add and noted that they were working with the Town of Islip to finish all the approvals. He added that this particular application was subject to the Affordable Housing Law and the project would have 20% of affordable housing units.

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

SUFFOLK COUNTY SEWER AGENCY

RESOLUTION NO: 49 - 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

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

Mr. Donovan mentioned that this project is an existing One Hundred Seventy-Two (172) unit garden apartment complex located in Holbrook, NY. 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.

The developer is proposing 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 that would be shared with the Fairfield Broadway project.

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.

Acting Commissioner Tyson asked if there was a representative present and Tom Lembo, P.E., the project engineer, mentioned that he was. He introduced Steve Lavery, the representative of the developer. Mr. Lembo noted that this project had an existing treatment plant that would be abandoned and utilized for other amenities on that parcel. He added that since this project was an existing apartment complex it was not subject to the Affordable Housing Law. The project team was just asking for the time extension to complete the approval process with the Town.

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

SUFFOLK COUNTY SEWER AGENCY

RESOLUTION NO: 50 - 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

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

C. Conceptual Certification – Connection/Construction Agreement

JEFFERSON'S FERRY ADDITION

BR-1132.2

Mr. Donovan mentioned that this project is an existing Continuing Care Retirement Community (CCRC) already connected to SCSD No. 11 – Selden and located in South Setauket.

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 flow.

The capacity is available in the District and the staff recommends granting the request for conceptual certification.

Acting Commissioner Tyson asked if there was a representative present and Tim Shea, Esq, the project attorney, mentioned that he was. He introduced Tom Lembo, P.E., the project engineer. Mr. Shea said that he had no additional comments.

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

SUFFOLK COUNTY SEWER AGENCY

RESOLUTION NO. 51 - 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 South Setauket, 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

1st 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

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 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.

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 – November 19, 2018)

Mr. Donovan mentioned that this project is an existing commercial building located on 6.1± acres 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 Suffolk 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.

Acting Commissioner Tyson asked if there was a representative present and Jim Illig, the project architect, mentioned that he was. He introduced Dennis Cregan, the project manager.

Legislator Krupski asked whether the project had a traditional septic system at the project property. Mr. Illig said that it was an old onsite system and the project team was looking to connect to the Sewer District because it was better the way to go.

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

SUFFOLK COUNTY SEWER AGENCY

RESOLUTION NO. 52 - 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

1st 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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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 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

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 – November 19, 2018)

Seeing no further business, Acting Commissioner Tyson made a motion to adjourn the meeting. The motion was seconded by Ms. Broughton and approved unanimously at 12:47 PM.

Respectfully submitted,

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

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

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

Sign-in

November 19, 2018

Suffolk County Sewer Agency
SCDPW - Sanitation - Engineering

No.	Name	Firm/Company	Project	Email Address
1	Tim Shea	Carlton B&I	Jefferson Farm	TSHEA@CERTILMANBALIN.COM
2	Anthony Cucurto	D+B Engineers	Setucket Meadows	acucurto@do-ey.com
3	STEWART LAVERY	FARRELL BRUSHING AVE	Bounding Av	
4	TOM LEMBO	N&A	JEFF FERRY, BOARDWALK AVE	TLEMBO@NELSONAOFB.COM
5	Christopher Kent	Farrell Fritz	-Seasons of our park -Water Lilies	ckent@farrellfritz.com
6	JIM ILLI	BBS ARCH	HAUGLAND	JILLI@BBSARCH.COM
7	DENNIS CREGAN	HAUGLAND GROUP	HAUGLAND OFFICES	DCREGAN@HAUGLANDL&C.COM
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If you are not a project representative but would like to address the Sewer Agency, please fill out an index card.