
APPENDIX M

COUNTY OF SUFFOLK



STEVE LEVY
SUFFOLK COUNTY EXECUTIVE

DEPARTMENT OF PUBLIC WORKS

GILBERT ANDERSON, P.E.
COMMISSIONER

JAMES PETERMAN, P.E.
CHIEF DEPUTY COMMISSIONER

July 7, 2011

Dane Kenny (via Email - dkenny@bownegroup.com)
Sidney B Bowne & Son, LLP
235 East Jericho Turnpike - PO Box 109
Mineola, NY 11501-0109

Re: Letter of Sewer Availability – Serota Corporate Center

Dear Mr. Kenny:

Attached is this department's correspondence to you dated December 2, 2010, in the correspondence you were advised that the capacity is available in Suffolk County Sewer District #14 – Parkland. Serota Corporate Center was a participant in the expansion of the Sewage Treatment Plant and presently has 210,000 GPD of available capacity in the district. This capacity does not depend on or require any additional expansion or modifications to the STP of the district.

If I can be of any further assistance or if you have any questions or require additional information concerning this matter, please contact me at 852-4187.

Sincerely,

Craig A Platt
Secretary, SC Sewer Agency

Cc: John Donovan, P.E. }
Janice McGovern, P.E. }

Via Email

SUFFOLK COUNTY IS AN EQUAL OPPORTUNITY / AFFIRMATIVE ACTION EMPLOYER

COUNTY OF SUFFOLK



STEVE LEVY
SUFFOLK COUNTY EXECUTIVE

DEPARTMENT OF PUBLIC WORKS

JAMES PETERMAN, P.E.
CHIEF DEPUTY COMMISSIONER

GILBERT ANDERSON, P.E.
COMMISSIONER

LOUIS CALDERONE
DEPUTY COMMISSIONER

December 2, 2010

Dane Kenny (via Email - dkenny@bownegroup.com)
Sidney B Bowne & Son, LLP
235 East Jericho Turnpike - PO Box 109
Mineola, NY 11501-0109

Re: Letter of Sewer Availability – SCTM No. 0500-21800-0100-003003, 0500-21800-0100-003004, 0500-21800-0100-004000, 0500-21800-0100-004019, 0500-21800-0100-005000, 0500-21800-0100-006000, 0500-23900-0100-017003, *0500-23900-0100-006001, *0500-23900-0100-007000

Dear Mr. Kenny:

Please be advised that the parcels listed above with the exception of those containing an asterisk are within the boundary of Suffolk County Sewer District #14 – Parkland. Those containing an asterisk are within close proximity to the District.

Serota Corporate Center as a participant in the expansion of the STP does have 210,000 GPD of available capacity in the district. For connection information, please contact Joe Farina at the Bergen Point Permit office (854-4185).

If I can be of any further assistance or if you have any questions or require additional information concerning this matter, please contact me at 852-4187.

Sincerely,

Craig A Platt
Secretary, SC Sewer Agency

Cc: John Donovan, P.E.
Joe Farina, BP Permit Office } via Email

SUFFOLK COUNTY IS AN EQUAL OPPORTUNITY / AFFIRMATIVE ACTION EMPLOYER



**Sidney B. Bowne
& Son, LLP**

235 East Jericho Turnpike
PO Box 109
Mineola, NY 11501
Phone: 516-746-2350
Fax: 516-747-1396
www.bownegroup.com

June 6, 2011

County of Suffolk
Department of Public Works
335 Yaphank Avenue
Yaphank, NY 11980

Attn: Craig A. Platt
Secretary, SC Sewer Agency

Re: Letter of Sewer Availability
Serota Corporate Center

Dear Mr. Platt:

We are in receipt of your letter dated December 2, 2010 in which you have confirmed that 210,000 gpd is available within Suffolk County Sewer District # 14 – Parkland. (Letter attached)

We have also been requested by the Town of Islip to comment on the “Impacts associated with increased sanitary flow to existing sewage treatment facilities, including the potential need for infrastructure improvements, expansion and improvement of treatment facilities and increased maintenance and servicing of existing facilities.”

We would appreciate your review and input in that matter and to whether or not any specific impact mitigation is necessary.

Please contact me should you have any questions or require additional information.

Sincerely,

A handwritten signature in cursive script that reads "Dane C. Kenny".

Dane C. Kenny, P.E.



Sidney B. Bowne & Son, LLP
 235 East Jericho Turnpike
 PO Box 109
 Mineola, NY 11501
 Phone: 516-746-2350
 Fax: 516-747-1396
 www.bownegroup.com

November 3, 2010

Craig A. Platt, Secretary
 Suffolk County Sewer Agency
 Department of Public Works
 335 Yaphank Avenue
 Yaphank, NY 11980

Re: Request for Sewer Availability
 Proposed Islip Pines Development (Serota Property)
 Northeast Corner of Sunrise Hwy. and (S.R. 27) and Veterans Memorial Hwy. (S.R. 454)
 Town of Islip, N.Y.

County Sewer District #14 – Parkland
 SCTM No. 0500-218-01-3.3, 3.4, 4.19, 5 and 6
 0500-239-01-6.1, 7, 17.2 and 17.3

Dear Mr. Platt:

The office of Sidney B. Bowne and Son, LLP, is providing Engineering services for the above captioned project. The proposed development will consist of a mixed use, smart growth community located on a 135.24 acre site. We have included a copy of the Project Location Plan for your reference.

Please note that this development is located within Serota Park, a participating member of the consortium of developers allowed to connect to SCSD No. 14-Parkland, with an allotted capacity of 210,000 gpd. Our estimate of the average sanitary discharge, based on SCDHS loading rates, is approximately 163,425 gallons per day computed as follows:

1. DAILY DISCHARGE

• Retail stores – 383,974 sf @ 0.03 gpd/sf	=	11,520 gpd
• Retail Wet stores – 9,250 sf @ 0.10 gpd /sf	=	925 gpd
• Restaurants (13,860 sf) – 560 seats @ 30 gpd / seat	=	16,800 gpd
• Cinema (60,000 sf) – 1,800 seats @ 3 gpd / seat	=	5,400 gpd
• Residential Apartments (601 - 1,200 sf units) – 250 units @ 225 gpd / unit	=	56,250 gpd
• Residential Apartment Clubhouse – 4,200 sf @ 0.3 gpd/sf	=	1,260 gpd
• Offices (non-medical) – 130,904 sf @ 0.06 gpd /sf	=	7,854 gpd
• Industrial – 1,085,405 SF @ 0.04 gpd /sf	=	43,416 gpd
• Hotel (<400 SF units) – 200 units @ 100 gpd / unit	=	<u>20,000 gpd</u>
	Total	= 163,425 gpd

Sidney B. Bowne & Son, LLP

Suffolk County Sewer Agency

November 3, 2010

Page: 2

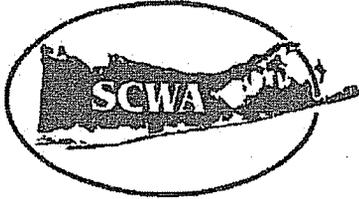
Please confirm the availability of 210,000 gpd allocated to the Serota parcel.

Please contact me should you have any questions or require additional information.

Sincerely,

Dane C. Kenny, P.E.

T:\Private Site\110\83139-Serota-IslipPines,Holbrook\Doc\SCSA - request for sewer availability 11-3-10.doc



SUFFOLK COUNTY WATER AUTHORITY

Timothy J. Kilcommons, P.E.
Director of Distribution

4060 Sunrise Highway, Oakdale, New York 11769
(631) 563-0351
Fax: (631) 589-5273

September 8, 2011

Mr. Dane C. Kenny, P.E.
Sidney B. Bowne & Son, LLP
235 East Jericho Tpke
PO Box 109
Mineola, NY 11501

RECEIVED
SEP 12 2011

SIDNEY B. BOWNE & SON

RE: Request for Water Availability
Proposed Islip Pines Development
N/E Corner of Sunrise Highway and Veterans Highway

Dear Mr. Kenny:

There is an existing water main adjacent to the above-referenced property from Beacon Drive. An additional (new main) tie-in from both Veterans Highway and Church St to the west across the subject parcel to Beacon will be required. Accordingly, public water service for the parcel will be provided in accordance with the rates and charges applicable at the time of hook-up and should not result in any detrimental water pressure impacts in the surrounding area. The project owner would be responsible for the cost of the new main, and if appropriate, an easement must be provided to SCWA.

This letter is not to be considered an action by SCWA as defined by the New York State Quality Review Act regulations or a determination that the parcel is approved for building. You are responsible for obtaining any other permits or approvals that may be required for the proposed project. SCWA shall not be required to provide water for the project until all approvals have been obtained.

If you have any further questions, please contact our New Service manager, Lisa Cetta at 631-563-5672 or our New Service Department at 631-218-1148.

Sincerely,

Timothy J. Kilcommons, P.E.
Director of Distribution



**Sidney B. Bowne
& Son, LLP**

235 East Jericho Turnpike
PO Box 109
Mineola, NY 11501
Phone: 516-746-2350
Fax: 516-747-1396
www.bownegroup.com

June 6, 2011

Steve Romano
Regional Manager
Suffolk County Water Authority
4060 Sunrise Highway
Oakdale, NY 11769

Re: Request for Water Availability
Proposed Islip Pines Development
Northeast Corner of Sunrise Hwy. (S.R. 27) and Veterans Memorial Hwy. (S.R. 454)
Islip, N.Y.

Dear Mr. Romano:

We hereby request a letter of water availability and your consideration of water service connections for the above captioned project. Attached for your information is a copy of the Conceptual Master Plan that also indicates a preliminary layout for the internal water distribution system.

In addition, we have specifically been required by the Town of Islip to discuss "The potential for impacts to overall water pressure in the neighboring community..." We would appreciate your review and input in that matter.

The proposed development will consist of a mixed use, smart growth community located on a 135.24 acre site.

Our estimate of the average consumptive water use, based on SCDHS loading rates, is approximately 65.2 million gallons per year computed as follows:

1. DOMESTIC

- Retail stores – 383,973 sf @ 0.03 gpd/sf = 11,520 gpd
- Retail Wet stores – 9,250 sf @ 0.10 gpd /sf = 925 gpd
- Restaurants (13,860 sf) – 560 seats @ 30 gpd / seat = 16,800 gpd
- Cinema (60,000 sf) – 1,800 seats @ 3 gpd / seat = 5,400 gpd
- Residential Apartments (601 - 1,200 sf units) – 250 units @ 225 gpd / unit = 56,250 gpd
- Residential Apartment Clubhouse – 4,200 sf @ 0.3 gpd/sf = 1,260 gpd
- Offices (non-medical) – 130,904 sf @ 0.06 gpd /sf = 7,854 gpd

Sidney B. Bowne & Son, LLP

Suffolk County Water Authority

June 6, 2011

Page: 2

- Industrial – 1,085,405 SF @ 0.04 gpd /sf = 43,416 gpd
- Hotel (<400 SF units) – 200 units @ 100 gpd / unit = 20,000 gpd
- Recreational Bldg. (4,200 sf) – 52 parking spaces @ 15 gpd / space = 780 gpd
- Sub-Total = 164,205 gpd

2. IRRIGATION

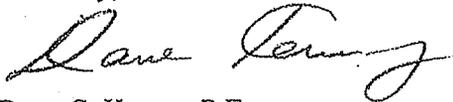
- Landscaped area = 1,125,830 sf
- Assume 0.5" per week of irrigation water required for 15 weeks (not including effective rainfall)
- Average daily water use for irrigation =
- $1,125,830 \text{ sf} \times \frac{0.5"}{12} \times 15 \text{ weeks} \times 7.48 \text{ gal/cf} \times \frac{1}{365}$ = 14,420 gpd

3. TOTAL AVERAGE DAILY WATER USE = 164,205 + 14,420 = 178,625 gpd

Total average yearly water use = 178,625 x 365 days/year = 65,198,125 GPY
(65.2 MGY)

Please contact me should you have any questions or require additional information.

Sincerely,



Dane C. Kenny, P.E.



**Sidney B. Bowne
& Son, LLP**
235 East Jericho Turnpike
PO Box 109
Mineola, NY 11501
Phone: 516-746-2350
Fax: 516-747-1396
www.bownegroup.com

December 2, 2010

Steve Romano
Regional Manager
Suffolk County Water Authority
4060 Sunrise Highway
Oakdale, NY 11769

Re: Request for Water Availability
Proposed Islip Pines Development
Northeast Corner of Sunrise Hwy. (S.R. 27) and Veterans Memorial Hwy. (S.R. 454)
Islip, N.Y.

Dear Mr. Romano:

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Sub-Total	=	164,205 gpd

Sidney B. Bowne & Son, LLP

Suffolk County Water Authority

December 2, 2010

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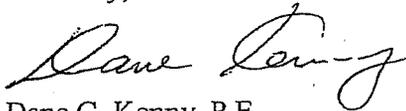
2. IRRIGATION

- Landscaped area = 1,125,830 sf
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3. TOTAL AVERAGE DAILY WATER USE = 164,205 + 14,420 = 178,625 gpd
- Total average yearly water use = 178,625 x 365 days/year = 65,198,125 GPY
(65.2 MGY)

Please contact me should you have any questions or require additional information.

Sincerely,



Dane C. Kenny, P.E.