
APPENDIX O



Long Island Power Authority
1650 Islip Avenue
Brentwood, NY 11717

January 10, 2011

Sidney B. Bowne & Sons, LLP
235 East Jericho Turnpike
P.O. Box 109
Mineola, NY 11501-0109

Re: Letter of Availability – Map of Proposed Islip Pines Development

LIPA Job Ref.# T101200523

Dear Sir or Madam:

As requested, please be advised that the Long Island Power Authority will provide service to the above referenced project in accordance with our filed tariff and schedules in effect at the time service is required.

Please feel free to contact Lori Murphy at (631) 348-6044 if you require any further information.

Very truly yours,

A handwritten signature in cursive script that reads "R. Inserra".

Richard Inserra
Electric Design Engineer
Western Suffolk Division

A small, handwritten mark or signature, possibly initials, located to the right of the typed name and title.

RI/ljm



**Sidney B. Bowne
& Son, LLP**
235 East Jericho Turnpike
PO Box 109
Mineola, NY 11501-0109
Phone: 516-746-2350
Fax: 516-747-1396
www.bownegroup.com

November 03, 2010

LIPA Design and Construction Department
Western Suffolk Division
1650 Islip Avenue,
Brentwood, NY 11717

Attn.: Lori Murphy

Re: Request for New Electric Service availability.

Proposed Islip Pines Development
Holbrook, Town of Islip, NY.

Dear Ms. Murphy:

The Office of Sidney B. Bowne & Son, LLP is providing engineering services for the above-mentioned project.

The proposed site is located on the North-East corner of Sunrise Highway and Veterans Memorial Highway, as indicated on the attached Location Plan.

The proposed development will be located on 135.24 acres and consist of a mixed use, smart growth community consisting of Retail, Office and Industrial Buildings, a Cinema, a Hotel, Recreation Building and Park with Sport Facilities, Residential apartments and associated Parking Garage, Driveways and Parking Lots.

The areas for new buildings are approximately:

Retail buildings	407,083 SF
Cinema building	60,000 SF
Office building	130,904 SF
Industrial buildings	1,085,405 SF
Recreation building	4,200 SF
Residential building (250 Apartments)	~ 600-1200 SF/ unit
Hotel building (200 Rooms)	100,000 SF

We have assumed the following equipment to estimate the electric loads:

- For the Retail buildings, the air conditioning and heating will be provided by split systems with heat pumps;
- For the Cinema and Office buildings, the air conditioning will be provided by packaged roof top units, which shall provide cooling by electric powered compressors and heating by gas furnaces;
- For the Hotel and Residential buildings, the air conditioning and heating will be provided by packaged roof top units for public spaces and PTAC units for rooms and apartments;
- The Industrial buildings will be provided with roof top units, gas fired boilers, supply and exhaust fans;
- The domestic hot water for the buildings will be provided by gas fired hot water heaters.

The total estimated electrical load for proposed facilities is 10,087 KVA.

Please advise that LIPA can provide electrical service for the proposed Development and provide us the information regarding the location of existing LIPA Facilities within the area.

Sincerely,

A handwritten signature in black ink, appearing to read "Vladimir Perov", with a long horizontal flourish extending to the right.

Vladimir Y. Perov, PE

Nationalgrid
448 East Main ST
Patchogue, NY 11772

February, 15, 2011

Vladimir Y. Perov, PE
Sidney B. Bowne & Son, LLP
235 East Jericho Tpke
Mineola, NY 11501

RE: Islip Pines Development
Holbrook, NY 11741

To Vladimir Y. Perov, PE:

Thank you for considering natural gas for your project. The existing 12"124lb bare steel gas main is located on northern side of Sunrise Highway in Holbrook. Please be advised that Nationalgrid requires gas load information and filed site plans to determine the feasibility of supplying the project with natural gas.

Please contact me at 631-758-5157 as additional information becomes available. This letter is valid for one year from the above date.

Sincerely,

John M. Merrill

John M. Merrill
Energy Consultant
Nationalgrid
448 East Main Street
Patchogue, NY 11772



**Sidney B. Bowne
& Son, LLP**
235 East Jericho Turnpike
PO Box 109
Mineola, NY 11501-0109
Phone: 516-746-2350
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www.bownegroup.com

November 03, 2010

Chetram Singh
Sr. Sales Engineer
Registered Commercial Gas
Energy Solutions Services National Grid
175 East Old Country Road
Hicksville, NY 11801

Re: Request for New Gas Service Availability.

Proposed Islip Pines Development
Holbrook, Town of Islip, NY.

Dear Mr. Singh:

The Office of Sidney B. Bowne & Son, LLP is providing engineering services for the above-mentioned project.

The proposed site is located on the North-East corner of Sunrise Highway and Veterans Memorial Highway, as indicated on the attached Location Plan.

The proposed development will consist of a mixed use, smart growth community consisting of Retail, Office and Industrial Buildings, a Cinema, a Hotel, Recreation Building and Park with Sport Facilities, Residential apartments and associated parking garage, driveways and parking lots.

The areas for new buildings are approximately:

Retail buildings	407,083 SF
Cinema building	60,000 SF
Office building	130,904 SF
Industrial buildings	1,085,405 SF
Recreation building	4,200 SF
Residential building (250 Apartments)	600-1200 SF/ unit
Hotel building (200 Rooms)	100,000 SF

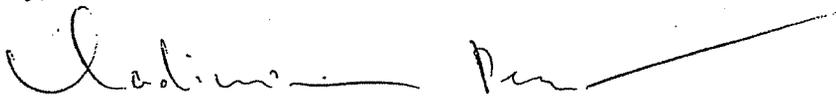
We have assumed the following equipment to estimate the gas loads:

- Packaged rooftop units with gas fired burner sections will be provided for the Office, Cinema, Hotel and Residential buildings;
- Gas fired boilers will be located in each Industrial building;
- For domestic hot water, each building will have gas fired hot water heaters.

The total estimated gas load for the proposed facilities is 155,000 CFH (this load does not include a diversity factor).

Please advise that National Grid can provide natural gas service for the proposed development and provide us with information regarding the location of existing Gas Service within the area.

Sincerely,

A handwritten signature in cursive script, appearing to read "Vladimir Y. Perov", followed by a long horizontal line extending to the right.

Vladimir Y. Perov, PE