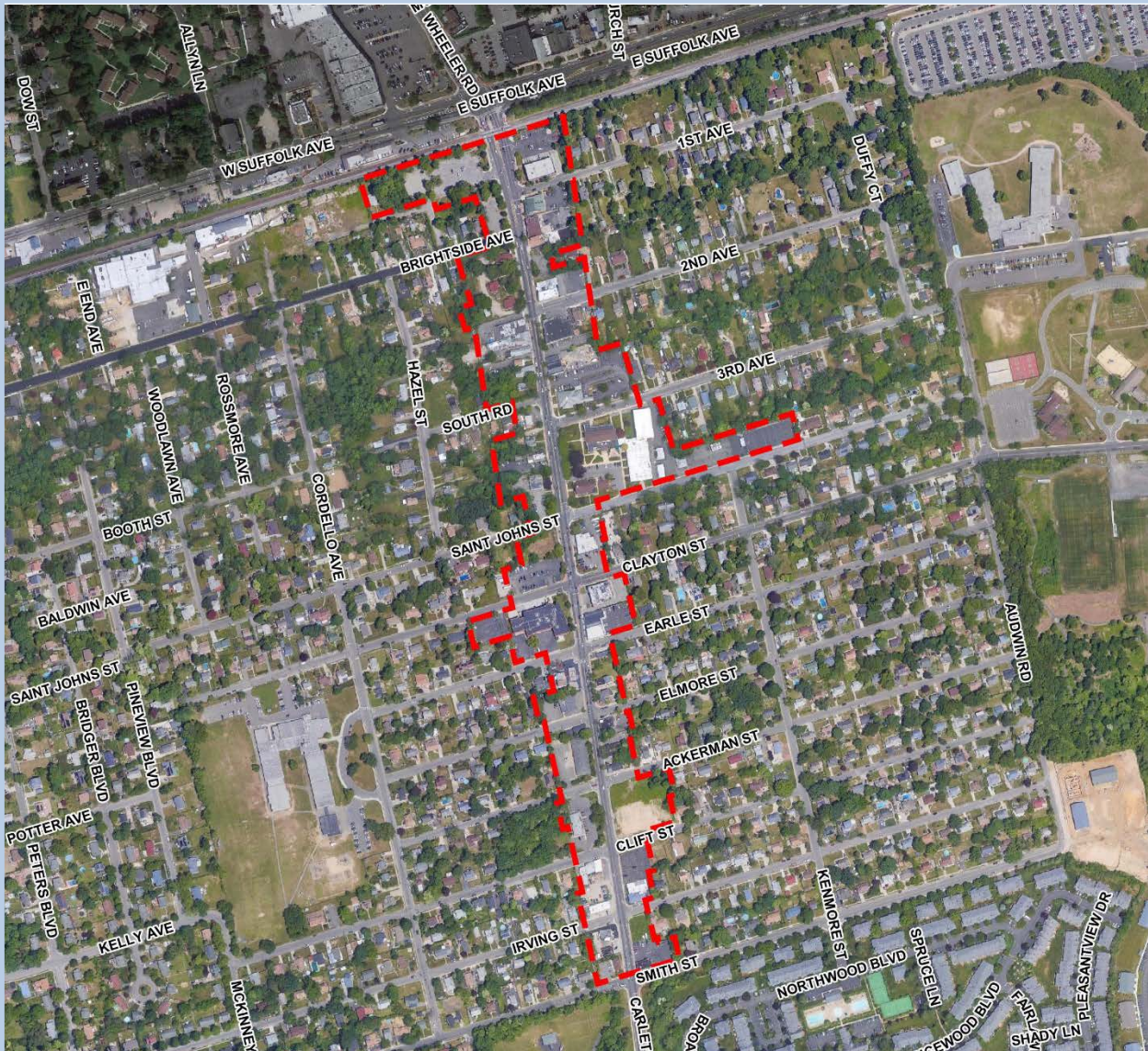


# CENTRAL ISLIP SEWER EXTENSION MAP AND PLAN

Prepared for the



Suffolk County Department of Public Works



Prepared By



CAMERON  
ENGINEERING

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## 1. EXECUTIVE SUMMARY

In accordance with NYS County Law Section 253, the following is a Map and Plan Report for the Suffolk County Sewer District #3 (SCSD #3) Extension to Central Islip. The Feasibility Study for this project was submitted to Suffolk County in December 2019. Suffolk County then awarded Cameron Engineering & Associates, LLP (Cameron Engineering) a contract for the development of a Map and Plan Report of the Central Islip Sewer Extension Area.

The purpose of the Map & Plan is to identify the economic, public health, and environmental aspects of sewerage to the benefitted area. The County is seeking to provide sewers to the Central Islip downtown area that has been identified for revitalization. The Map & Plan provides initial boundaries of the benefitted area, sewage flow projections based on Ten State Standards, technical details on the proposed sewer infrastructure (30% design) and cost estimates and tax implications for the debt service for the sewer installation and yearly operations and maintenance (O&M) costs for maintaining the new infrastructure.

The Feasibility Study evaluated the area included in the State's Downtown Redevelopment Initiative (DRI) for the Downtown Central Islip community. The Town of Islip has been awarded a grant from NYS DRI program specific for this portion of the Central Islip community. The State's DRI program is designed to fund the development of key catalytic projects to jump start the revitalization of the community. The DRI grant award is the result of the Town of Islip working diligently with elected leaders, community groups, business owners, residents, and other stakeholders. The Town's DRI winning application identifies various improvements including; streetscapes, mixed use development, commercial property improvement fund and recreational opportunities. Key infrastructure needed to support the goals and objectives of the DRI is the establishment of sewers.

The Feasibility Study was able to utilize the detailed information from the Town's DRI effort to identify the projected sewer flows and locations of the sewage flow to develop the requirements for a sewer main that will serve the targeted downtown corridor between the LIRR (northern boundary) and Smith Street (southern boundary). Working with the County, the projected flows can be accommodated for treatment by the County at its Southwest Sewer District No.3 (SCSD #3) Bergen Point Sewage Treatment Plant.



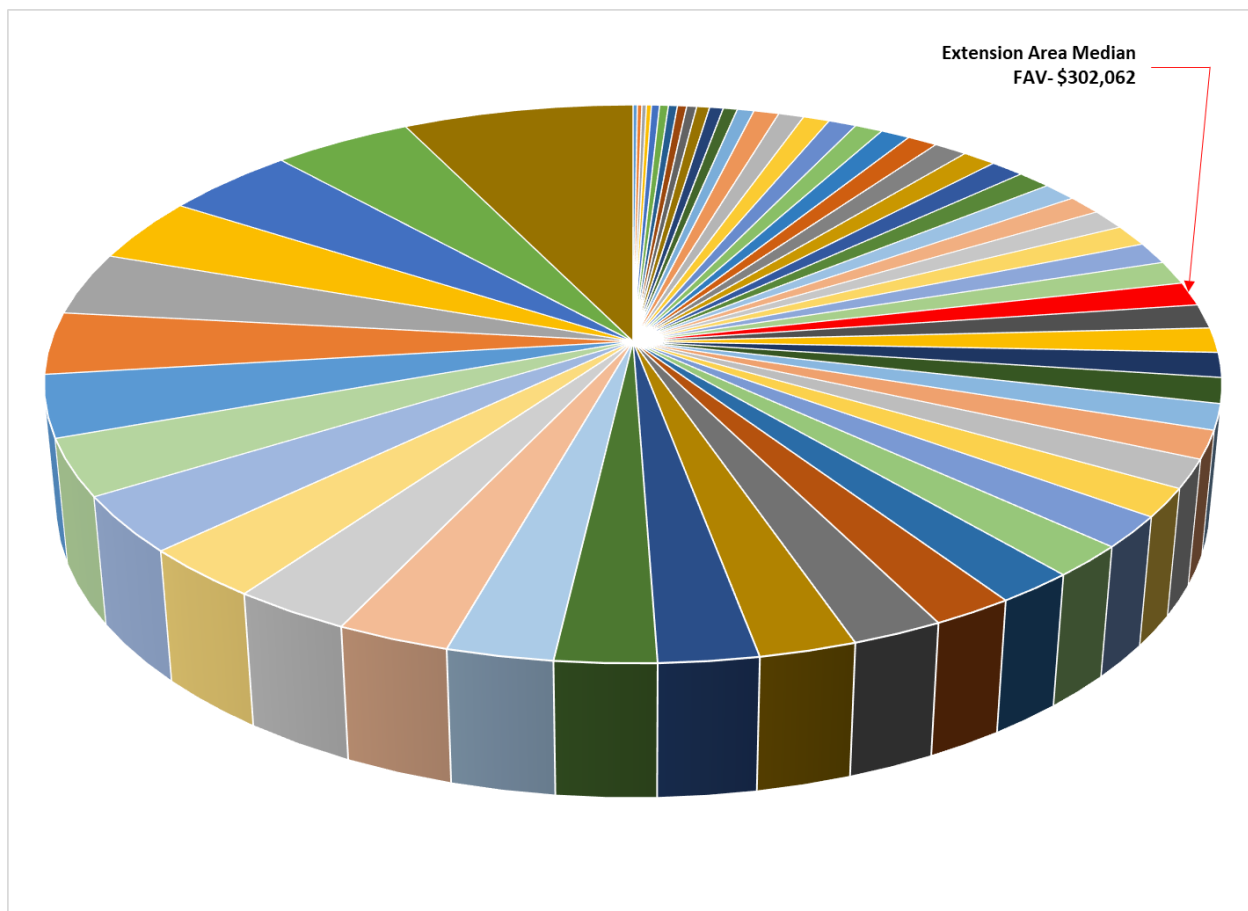
Due to the capital costs involved in providing sewers, the County would have to seek financing for the portion of the project not covered by any monies made available from the DRI grant. Such financing could involve accessing a low interest loan from the New York State Environmental Facilities Corporation (EFC). These subsidized loans often come with requirements and conditions that the County would be required to adhere to should they apply to the EFC. Section 8 includes three (3) example parcels and estimates annual costs including debt services, and operation and maintenance costs. As also discussed in Section 8, the debt service for new construction was evaluated using two (2) different loan rates/terms, based on information provided by Suffolk County.

**Table 1 – Annual Cost Examples (inc. Debt Services and O&M costs)**

<b>Total Annual Cost Examples (Inc. Debt Service and O&amp;M Costs)</b>	<b>30-yr. loan @ 2.0 % APY</b>	<b>20-yr. loan @ 4.0 % APY</b>
<b>Example Parcel #1- Downtown Row Type Mixed Use: Rest./Retail/Office (0.186 Acre)</b>	\$6,279.28	\$9,617.04
<b>Example Parcel #2-One Story Small Structure Non-Medical Office (0.22 Acre)</b>	\$3,978.74	\$6,318.80
<b>Example Parcel #3-Professional Bldg Medical Office (0.43 Acre)</b>	\$9,528.92	\$15,224.88

Confirmed with the Suffolk County's DPW and Legal Department, parcels within the Extension Area that are owned by Religious Institutions and Fire Protection/Police are tax exempt from both debt service and operation and maintenance charges related to the sewer services. After review of the Extension Area's remaining individual parcel assessment and land use, the distribution of assessed valuations throughout this commercial area, is not as consistent as in residential communities where the properties are often more similar in size and value. For example, the Suffolk County equalized total full assessed valuation (FAV) is approximately \$22.14M. Figure 1 shows the FAV distribution through the extension area.

Figure 1 – Extension Area SC Equalized FAV



The Town and the County should continue to seek additional grant opportunities if available for the sewerage project.

This Map & Plan includes detailed information on technical requirements for sewers and specific cost to parcel owners within the benefitted area.

The County will be seeking to extend an existing sewer district (Southwest Sewer District No.3) to serve the proposed benefitted area. This Map & Plan would need to be submitted to the Town of Islip, the New York State Health Department, Suffolk County Department of Health Service and the New York State Comptroller's Office for review of costs to parcel owners for reasonableness.

Public hearings will be held in connection with the Map & Plan and the official boundaries (metes and bounds) of the proposed benefitted area will be established and the proposed tax implications confirmed.

## **2. STUDY AREA DESCRIPTION**

### ***2.1. Central Islip Description***

Central Islip is a Hamlet located in the heart of Suffolk County with a population of 35,000 residents and supporting approximately 7,000 jobs. Primarily a residential community with limited commercial activity, in recent years Central Islip has increasingly become an important destination for a large and growing immigrant community. Central Islip's downtown is served by the LIRR which provides critical transportation to allow residents access to the surrounding region.

### ***2.2. Downtown Revitalization Incentive Study Area***

The geographic scope of the DRI was determined based on input from the Town of Islip Planning Committee. The Study Area is primarily located along Carleton Avenue, bound by Suffolk Avenue on the north and Smith Street on the south, which represents the historical Main Street and center of Downtown Central Islip. The Study Area also identifies several community assets to the east and west of Carleton Avenue, including the LIRR Central Islip Station, and the Central Islip Recreational Park located on Clayton Street.

Figure 2 shows the DRI Study Area. The DRI includes a number of improvements to the Study Area. The actual portion of the DRI Study Area to be sewered is to be limited to the properties fronting Carleton Avenue from the Long Island Railroad (LIRR) tracks (northern boundary) to Smith Street (southern boundary). The proposed sewered parcels is also shown in Figure 2.

Figure 2 – DRI Study Area





### **2.3. Central Islip Sewer Extension Area to SCSD #3**

The proposed sewer extension area (Extension Area) focuses on establishing a north to south sewer main along Carleton Avenue that may allow for future connections from adjacent areas in the future. The extension includes sixty-six (66) properties along Carleton Avenue with the LIRR tracks as the northern boundary including properties north of Smith Street (which is the southern boundary). Two properties on Railroad Avenue are also included in the extension area. Properties on Carleton Avenue that are south of Smith Street are already currently located in the SCSD #3 boundary.

**Table 2 – Central Islip Downtown Sewer Extension Area Parcel Summary**

<b>Land Use Categories</b>	<b>Parcel Count</b>	<b>Area (acres)</b>
Commercial	43	14.961
Institutional	6	8.061
Residential (Medium Density)	4	1.187
Residential (High Density)	2	0.222
Vacant	11	2.934
<b>TOTALS:</b>	<b>66</b>	<b>27.365</b>

As the central spine of the Central Islip community, the sewer extension area has the potential to become a vibrant and walkable Downtown that supports a mix of uses. However, within the sewer extension area, conditions vary significantly along the corridor and the current environment fails to facilitate connections between the LIRR station and the cluster of new investment located just south of Downtown. Concentrating the State's Downtown Revitalization Incentive investment within this sewer extension area will help revitalize this lagging segment of Carleton Avenue and leverage ongoing investment to foster a thriving Downtown.

A complete listing of parcels in the proposed sewer extension area is provided below in Table 3 on the following pages with an additional copy in Appendix D.

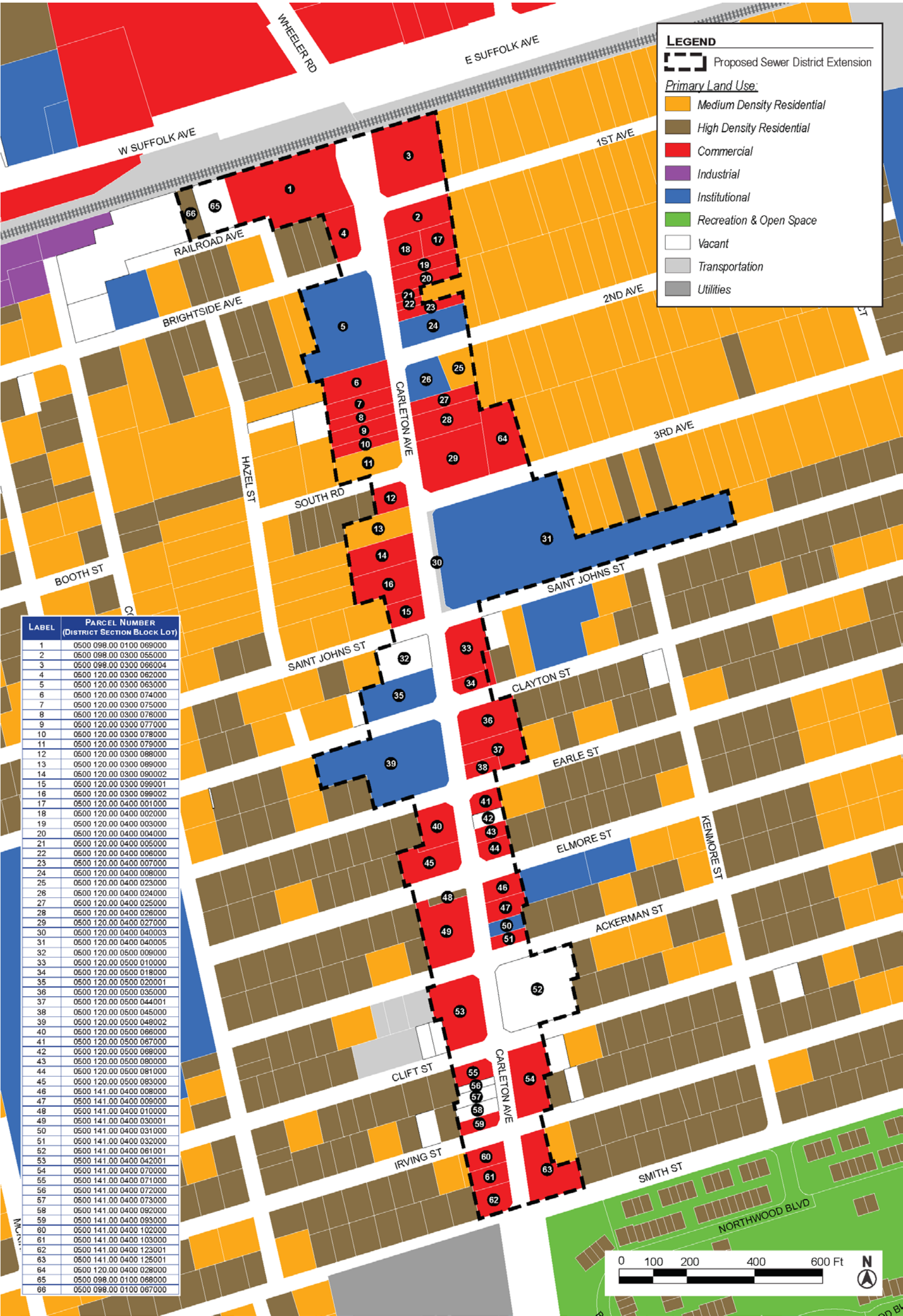
**Table 3 – Central Islip Downtown Sewer Extension Area Parcel List (66 Total)**

SC Tax Map Number	Parcel Area (Acres)	Land Use Description
0500098000100067000	0.172	Single Family Residence - Year-Round
0500098000100068000	0.500	Parking Lot
0500098000100069000	1.490	Parking Lot
0500098000300055000	0.370	One Story Small Structure - Multi Occupant
0500098000300066004	0.970	One Story Small Structure - Single Occupant
0500120000300062000	0.290	Parking Lot
0500120000300063000	1.370	Religious
0500120000300074000	0.250	Downtown Row Type - Detached
0500120000300075000	0.330	Downtown Row Type - Detached
0500120000300076000	0.170	Downtown Row Type - Detached
0500120000300077000	0.250	Single Family Residence - Year-Round
0500120000300078000	0.160	One Story Small Structure - Single Occupant
0500120000300079000	0.360	Single Family Residence - Year-Round
0500120000300088000	0.180	Auto Body, Tire Shop, Repair Service
0500120000300089000	0.367	Single Family Residence - Year-Round
0500120000300090002	0.360	Downtown Row Type - Detached
0500120000300099001	0.180	Commercial Vacant Land
0500120000300099002	0.440	Office Building
0500120000400001000	0.186	Commercial Vacant Land
0500120000400002000	0.186	Downtown Row Type - Common Wall
0500120000400003000	0.184	Downtown Row Type - Detached
0500120000400004000	0.184	Parking Lot
0500120000400005000	0.046	Parking Lot
0500120000400006000	0.046	Parking Lot
0500120000400007000	0.140	Parking Lot
0500120000400008000	0.371	Religious
0500120000400023000	0.210	Single Family Residence - Year-Round
0500120000400024000	0.270	Benevolent & Moral Association
0500120000400025000	0.188	Commercial Vacant Land
0500120000400026000	0.358	Downtown Row Type - Detached
0500120000400027000	0.690	Standard Bank - Single Occupant
0500120000400028000	0.500	Parking Lot
0500120000400040003	0.170	Commercial Vacant Land

**Table 3 (cont'd) – Central Islip Downtown Sewer Extension Area Parcel List (66 Total)**

SC Tax Map Number	Parcel Area (Acres)	Land Use Description
0500120000400040005	3.820	Religious
0500120000500009000	0.370	Commercial Vacant Land
0500120000500010000	0.280	Service & Gasoline Station
0500120000500018000	0.160	Parking Lot
0500120000500020001	0.300	Parking Lot
0500120000500035000	1.500	Commercial Under Construction
0500120000500044001	0.320	Professional Building
0500120000500045000	0.120	Downtown Row Type - Common Wall
0500120000500048002	1.550	Police and Fire Protection
0500120000500066000	0.370	Service & Gasoline Station
0500120000500067000	0.180	Downtown Row Type - Detached
0500120000500068000	0.120	Commercial Vacant Land
0500120000500080000	0.130	Downtown Row Type - Detached
0500120000500081000	0.170	Downtown Row Type - Common Wall
0500120000500083000	0.430	Professional Building
0500141000400008000	0.180	Downtown Row Type - Common Wall
0500141000400009000	0.180	Downtown Row Type - Detached
0500141000400010000	0.050	Apartment - Other than Condo or Co-Operative
0500141000400030001	0.680	Religious
0500141000400031000	0.120	Downtown Row Type - Detached
0500141000400032000	0.120	Downtown Row Type - Detached
0500141000400042001	0.590	One Story Small Structure - Single Occupant
0500141000400061001	1.050	Commercial Vacant Land
0500141000400070000	0.510	Funeral Home
0500141000400071000	0.160	Downtown Row Type - Detached
0500141000400072000	0.060	Commercial Vacant Land
0500141000400073000	0.120	Commercial Vacant Land
0500141000400092000	0.120	Commercial Vacant Land
0500141000400093000	0.120	Downtown Row Type - Detached
0500141000400102000	0.370	Auto Body, Tire Shop, Repair Service
0500141000400103000	0.370	Commercial Vacant Land
0500141000400123001	0.217	One Story Small Structure - Single Occupant
0500141000400125001	0.590	Downtown Row Type - Detached

Figure 3 – Sewer Extension Area Land Use Map with Parcel Numbers

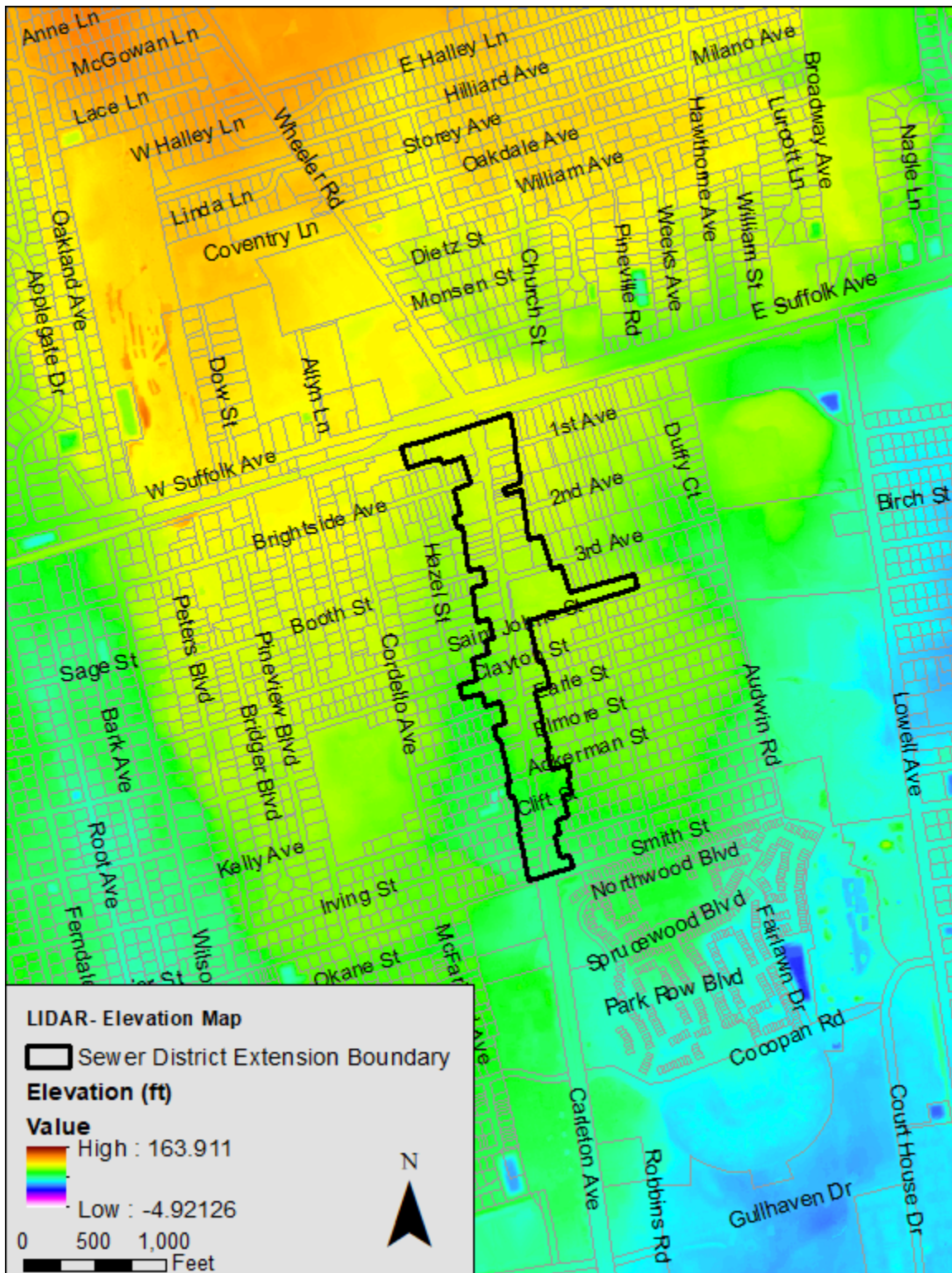




**2.4. Topography**

The area around the center of Downtown Central Islip is gradually sloping with a decline in elevation from the LIRR south to Smith Street. Elevations along Carleton Avenue range from El. 86 ft. (northern boundary) to El. 63 ft. (southern boundary), an overall slope of approximately 0.7%. Figure 4 shows the USGS Lidar Map depicting surface elevations within the sewer extension area.

Figure 4 – USGS Lidar Map



### 3. SEWER AVAILABILITY

Suffolk County Sewer District No. 3 (SCSD #3) has a 24-inch diameter interceptor on Courthouse Drive that conveys wastewater collected from areas to the north and east to the Bergen Point Treatment Plant. This sewer also conveys wastewater from the recently constructed Ronkonkoma Hub Development force main and Lowell Avenue sewer. Figure 5 shows the SCSD #3 Area in relation to Downtown Central Islip.

A 15-inch diameter sewer extends north from the 24-inch diameter interceptor at the South Technology Park and Court Horse Road intersection. The 15-inch diameter sewer runs north through the Technology Park and onto Carleton Avenue north of the intersection of South Research Place. The 15-inch diameter sewer ends approximately 420 feet south of Bishop McGann Dr/Sunburst Blvd intersection. This section of the 15-inch diameter sewer receives wastewater flows from the following developments:

- Park Row (150,000 gpd)
- College Woods (9,000 gpd)

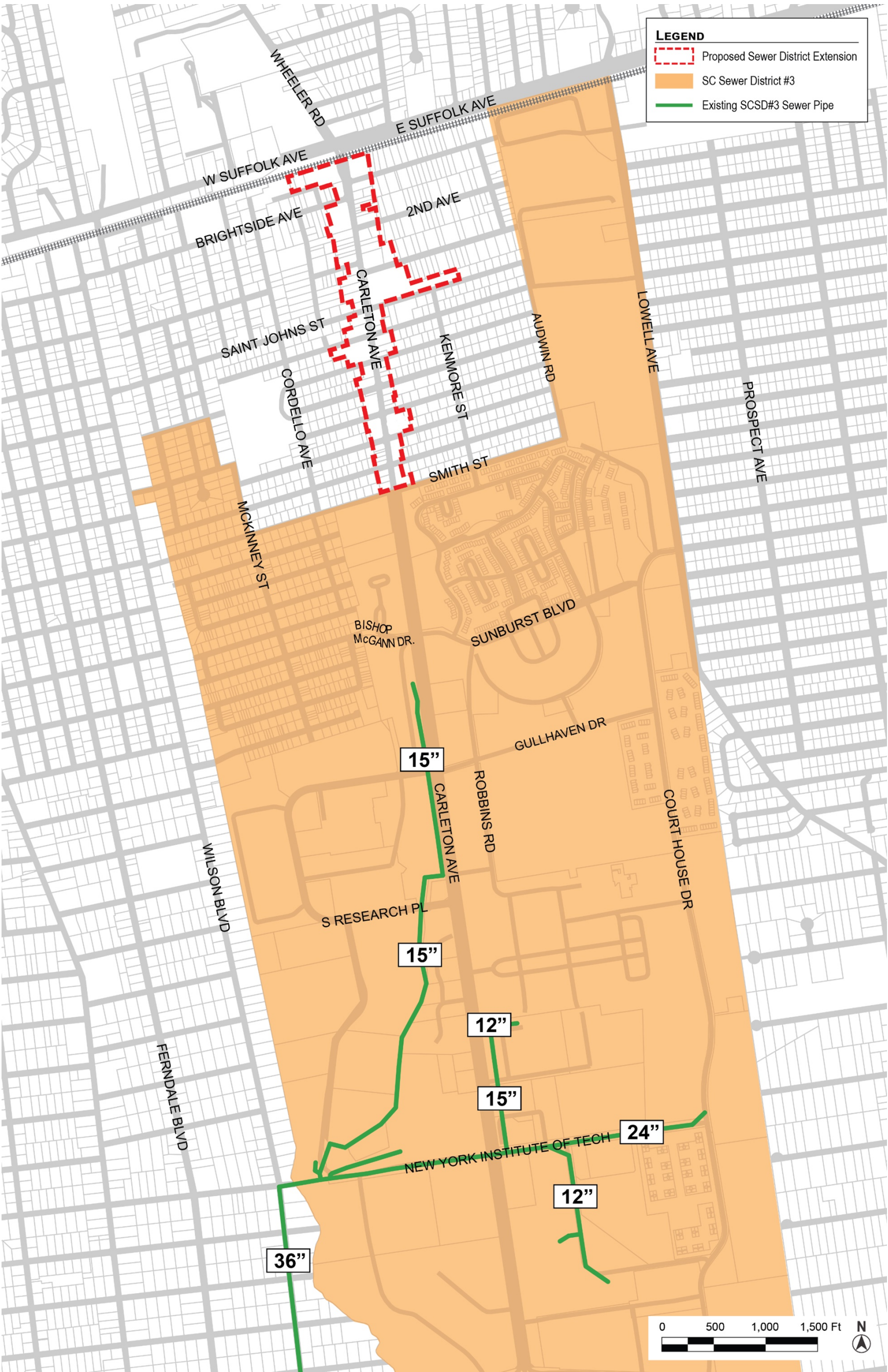
A 10-inch diameter gravity sewer was connected to the 15-inch diameter sewer on Carleton Avenue and extended approximately 420 feet to the Bishop McGann Dr/Sunburst Blvd intersection to accommodate the Park Row connection.

Suffolk County Department of Public Works (SCDPW) has reported no problems experienced with the 10-inch diameter and 15-inch diameter sewer in this vicinity.

The sewer extension design will provide a new 24" diameter main sewer line through the sewer extension area and connect to the existing 15" diameter main located at the south end of this area. The larger diameter main allows for using a flatter slope and therefore an increase in capacity, should additional sewerage occur adjacent to the sewer extension area. As recommended by Ten States Standards (Wastewater 2014) Section 33.6, "Sewer Extensions should be designed for the projected flows even when the diameter of the receiving sewer is less than the diameter of the proposed extension."



Figure 5 – Suffolk County Sewer District No. 3 Service Area





### ***3.1. Flow Monitoring***

Flow monitoring of the sewage flows in the 15-inch diameter sewer prior to discharge into the Courthouse Drive 24-inch diameter interceptor was conducted. The manhole just upstream of the 24-inch diameter interceptor at the intersection of South Technology Drive was selected to observe the flow in the 15-inch diameter sewer. The meter was installed for a period of two (2) weeks. The results of the flow monitoring are provided in Appendix A. The flow data shows average flow of 0.366 MGD with a 5-minute peak flow of 0.977 MGD being recorded.

Based on these observations, the 15-inch diameter sewer pipe has sufficient capacity to accept flow from the proposed area to be sewerred. Projected wastewater flow is discussed in the following section.

### 3.2. Projected Wastewater Flows

Information below, regarding the allocation of buildable area is provided by the Town of Islip Planning Department. Moving forward with this boundary, the flow estimates were modified to include those parcels in the extension boundary only. The parameters and land use categories and future buildout potential are noted in Table 4. Associated projected flows for the future built-out potential are summarized in Table 5.

Based on the Suffolk County Department of Health commercial standards for wastewater flow, the average daily wastewater flow is estimated at 249,539 gpd.

**Table 4 –Central Islip Downtown Sewer Extension Area Build-out Parameters**

Sewer Extension Area Parameters	Square Feet
Area (Parcels within Sewer Extension Area only)	1,192,019.40
0.7 FAR Buildable Area <sup>1</sup>	834,413.58
Estimate 1/3 Buildable Area is Commercial <sup>2</sup>	278,137.86
Estimate 2/3 Buildable Area is Residential <sup>3</sup>	556,275.72

**Table 5 – Central Islip Downtown Revitalization Incentive Study Estimated Wastewater Flow**

Land Use Categories		SCDHS WASTEWATER GENERATION RATE	ESTIMATED WASTEWATER FLOW (GPD)
Est. 800 sf per Apartment (# of Units)	695 units	225 gpd/unit	156,375
Est. area of Restaurant Space (40% of Commercial Space, 111,255.144 sf /40 sf/seat = 2,781 seats)	2,888 seats	30 gpd/seat	83,430
Est. area of Dry Retail Space (30% of Commercial Space)	83,441 sf	0.03 gpd/sf	2,503
Est. area of Wet Retail Space (10% of Commercial Space)	27,814 sf	0.1 gpd/sf	2,781
Est. area of Medical Office (10% of Commercial Space)	27,814 sf	0.1 gpd/sf	2,781
Est. area of Non-Medical Office Space (10% of Commercial Space)	27,814 sf	0.06 gpd/sf	1,669
<b>TOTAL WASTEWATER FLOW (GPD)</b>			<b>249,539</b>

<sup>1</sup> Business District Zoning; some buildings will get bulk variances.

<sup>2</sup> First floor of each building will be commercial.

<sup>3</sup> 2<sup>nd</sup> and 3<sup>rd</sup> floors will be apartments

## **4. COLLECTION AND CONVEYANCE SYSTEM**

### ***4.1. Overview***

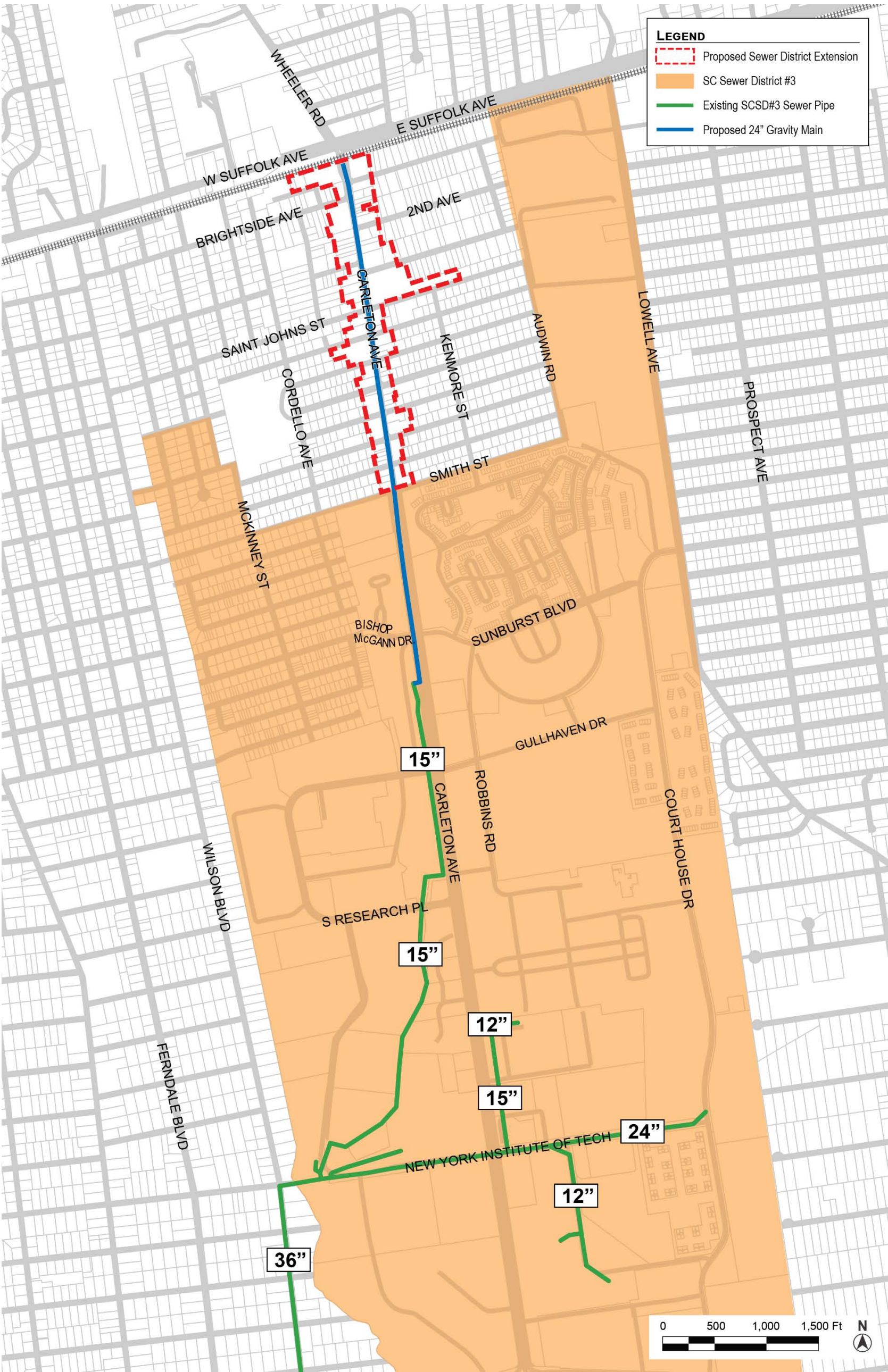
Gravity sewers are the most widely used method of collecting and transporting wastewater. Gravity sewers are also the most common method of sewage collection throughout Suffolk County. SCDPW employees are familiar with the installation, operation, and maintenance associated with gravity systems and their appurtenances. A gravity collection system is a more appealing alternative in a developing business/commercial district because it offers greater design flexibility as wastewater flow increases with population increase and future development. Design for gravity sewers are governed by Ten States' Standards as well as by good engineering practice. Preliminarily based on the available topographic information, a gravity sewer system will be the basis of sewage collection and conveyance.

### ***4.2. Gravity Collection System***

Figure 6 provides a schematic of the gravity collection system consisting of PVC pipe for the sewer main and precast concrete manholes set at appropriate spacing to accommodate both Ten States Standards and County Department of Public Works requirements. The new 24" diameter gravity main will run in a southeasterly direction down Carleton Avenue from Suffolk Avenue to the existing 15-inch diameter sewer located approximately 420 feet south of Bishop McGann Dr/Sunburst Blvd. Spurs and connection laterals will be installed to property lines of each parcel included in the district extension. The gravity main will follow the general contour of the land.

The location at each business, house traps, exterior sanitary pipes, and existing on-site wastewater treatment systems (OWTS) will need to be verified. Existing sanitary pipes exiting the rear of the building will have to be routed inside the buildings to the front or in the rear alleyways to the side street to connect to the new sewer main located in the street. Depending on the existing internal plumbing of the buildings, individual ejector pumps may also be necessary. On-site wastewater treatment system (OWTS) abandonment, house connection design and installation from the building to the new County sewer main will be the responsibility of each property owner.

Figure 6 – Schematic Sewer Main





## 5. ENVIRONMENTAL REVIEW

### ***5.1. State and Local Agencies***

A coordinated review by involved agencies including the Suffolk County Sewer Agency, Suffolk County Council on Environmental Quality (CEQ), Suffolk County Department of Health Services, Town of Islip, and NYSDEC was conducted. The Council advised the County Legislature, determined at the October 21, 2020 CEQ meeting that this proposed project should be given an “Unlisted Action” designation and passed a Negative Declaration based on the EAF and its supporting documentation. A copy of the resolution, CEQ Resolution No. 59-2020, is located in Appendix B. This resolution includes the review and determination regarding historic artifacts and properties as by the New York State Historic Preservation Office (SHPO). Subsequently, on November 4, 2020, the Suffolk County Legislature resolved that the proposed project will not have significant adverse impact on the environment and the CEQ shall prepare and circulate a SERA notice of determination of non-significance in accordance with their resolution (Resolution No. 1866-2020, copy in Appendix B).

### ***5.2. Groundwater Assessment***

A Groundwater model simulation was conducted as part of this project. Appendix C presents the Groundwater Model Simulation Report. A summary is as follows:

- The Central Islip Sewer Extension Area is located outside the 50 year contributing areas for both the Connetquot River and the Great South Bay. It was noted that “shallow groundwater generally flowing southeasterly across the study area towards the Connetquot River and groundwater flow across the study area in the Magothy converging towards the SCWA Carleton Avenue Well #1 (S-67197) supply well.”
- The Suffolk County Subwatersheds Wastewater Plan groundwater model was updated for pumping and recharge through 2018.
- Baseflow to Connetquot River from transient model simulations show agreement with observed values. The proposed sewerage of Downtown Central Islip, involving sanitary wastewater being routed to the SCSD #3, poses minimal impact to the aquifer and Connetquot River. A maximum simulated drawdown of 208 gpm (300,000 gpd) was used for the model as a conservative value being withdrawn does not exceed 0.3 feet at the water table.

- Either the installation of a second water supply well at Carleton Avenue is likely required to meet the additional demand from the proposed development, or the additional supply will have to originate from other wells within distribution Zone 12. Installing an additional well at Carleton Avenue was not simulated and impacts to Connetquot River from additional pumping beyond the 208 gpm (300,000 gpd) added here have not been evaluated in this study.

According to the Suffolk County Subwatersheds Wastewater Plan (SCSWP), the SCWA Carleton Avenue Well does not have any required sanitary load reductions from the well's contributing area. While sewerage in this area, may not achieve a targeted recommendation in the SCSWP, it will achieve decreasing legacy nitrogen from reaching the Connetquot River and ultimately the Great South Bay

## 6. ESTABLISHMENT OF A SEWER DISTRICT EXTENSION

Should the County agree to a sewer district extension or the establishment of a Central Islip Downtown sewer district, the County would be required to follow the procedures outlined in County Law Section 250. In this case, the 'Board' refers to the County Legislature (or the designated committee). At this time, it is being proposed that the new sewerage area in Central Islip is to be an extension of the existing Suffolk County Sewer District No. 3 (SCSD #3).

- 1) The chief executive officer of a municipality or district shall submit a petition to the Board specifying the proposed areas to be established as a county district (§§ 253; 256);
- 2) The Board shall prepare and file with the county clerk a "*detailed explanation of how the estimated cost of hook-up fees, if any, to, and the cost of the district or extension to, the typical property and, if different, the typical one or two family home was computed,*" and such information shall be provided in the required notice of public hearing (§§ 254(1));
- 3) The Board shall call a public hearing and notice of such hearing shall be given 10 to 20 days prior to the date of the hearing (§ 254);

- 4) After the public hearing is held, the Board may resolve to establish the district, and such resolution shall be subject to a permissive referendum, unless all property owners within the proposed district area consent in writing and there is no registered voter in the proposed district area (§ 256). The Board of Elections will provide the valid registered electors that can participated in the permissive referendum. The Board may opt for a special election which is explained further below;
- 5) Following the Board's adoption of the establishment resolution, among other circumstances, if the County intends on financing the district with bonds or other indebtedness, permission from the Department of Audit and Control is required (§ 258); and
- 6) After all necessary approvals and referenda are complete, the Board may issue an order establishing the district, and a copy of such order shall be filed with the County Clerk and in the office of the State Department of Audit and Control in Albany (§§ 256; 258; 259).

In January 2019 the County held a Special Sewer District Election for the extension of Suffolk County Sewer District No. 3, to include a Special Zone of Assessment located within the Carlls River watershed. This special election allowed those parcel owners within the specified Special Zone to cast their vote on the proposed extension.

The Special Election process has its own requirements for registration, absentee ballots and polling date. A formal proposition was provided on the ballot and provided sufficient detail on the proposed infrastructure, total cost and sources of funding. The Suffolk County Legislature adopted a resolution referencing the Map & Plan and other documentation supporting the proposed extension. Upon the majority of resident electors approving the proposition, the County proceeded with the necessary steps of extending the district to the new service area. Resident electors are determined and identified by the Board of Elections.

Additional approvals would be required of the NYSDEC if the proposed district (extension) were to cause any exceedances of any of the SPDES discharge limits currently in place for the Bergen Point Sewage Treatment Plant. No such additional approvals are anticipated.

## **7. SCHEDULE**

Table 6 on the following page provides a theoretical schedule for this project. The schedule would be subject to the time frames for the Sewer Extension processes. The bid and award of the construction contract would not start until the sewer extension area has been formally established.



Table 6 – Project Schedule



## Central Islip Carleton Ave Sewer Project Schedule

Task	Days	Start	End	Apr-20	May-20	Jun-20	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	Jul-21	Aug-21	Sep-21	Oct-21	Nov-21	Dec-21	Jan-22	Feb-22
<b>Map and Plan</b>	<b>225</b>	<b>2-Sep-2020</b>	<b>15-Apr-2021</b>																							
Map and Plan	90	2-Sep-2020	1-Dec-2020																							
County Review Map and Plan	75	1-Dec-2020	14-Feb-2021																							
Town of Islip Review	30	8-Mar-2021	7-Apr-2021																							
Map and Plan Finalized	30	7-Apr-2021	7-May-2021																							
<b>Legal/SEQRA Process</b>	<b>650</b>	<b>15-Apr-2020</b>	<b>25-Jan-2022</b>																							
EAF/SEQRA	232	15-Apr-2020	3-Dec-2020																							
Lead Agency & Scoping Document	30	1-Sep-2020	1-Oct-2020																							
Meetings and Public Comment	90	1-Sep-2020	30-Nov-2020																							
Findings Resolution Adopted	1	15-Jan-2021	16-Jan-2021																							
<b>Legal</b>																										
Public Referendum (Map and Plan)	1	1-Sep-2021	2-Sep-2021																							
Sewer Extension Process (inc. NYS approval & hearings)	450	1-Nov-2020	25-Jan-2022																							
<b>Plans and Specifications</b>	<b>532</b>	<b>15-Apr-2020</b>	<b>29-Sep-2021</b>																							
Survey and Borings	290	15-Apr-2020	30-Jan-2021																							
Schematic Design 30%	210	4-Jun-2020	31-Dec-2020																							
County Review	30	31-Dec-2020	30-Jan-2021																							
60% Design Submittal	90	30-Jan-2021	30-Apr-2021																							
County Review	60	1-May-2021	30-Jun-2021																							
100% Design Completion	60	1-Jul-2021	30-Aug-2021																							
County Review & Approval	30	30-Aug-2021	29-Sep-2021																							
<b>Project Financing</b>	<b>365</b>	<b>1-Feb-2021</b>	<b>1-Feb-2022</b>																							
<b>Construction</b>	<b>630</b>	<b>TBD</b>	<b>TBD</b>																							
Bid & Award Project	90	TBD	TBD																							
Construction	540	TBD	TBD																							

## 8. FINANCIAL CONSIDERATION

### ***8.1. Cost Estimates***

A number of recommendations/assumptions were made to complete the cost estimate. These recommendations/assumptions do not represent a final design but provide approximate budget prices to assess the feasibility of the project. The recommendations/assumptions include the following:

- Collection System: 24-inch diameter PVC gravity sewer.
- The cost assume curb to curb pavement restoration where sewers are installed.
- The cost for on-site wastewater treatment system (OWTS) abandonment and individual property owners' connections is not included. The property's sanitary pipe (house connection) may have to be rerouted to the front yard (towards the street with the newly installed sewer main) if it currently exists in the rear of buildings.
- Hazardous materials abatement is not included.
- Legal cost to establish a sewer district is not included.
- Groundwater dewatering is not anticipated based on the limited data reviewed on subsurface conditions and USGS well information. A subsurface investigation is needed to confirm assumptions. This task would be completed in the detailed design phase.
- A design contingency of 25 percent was added to the top line unit price along with reasonable and customary soft costs i.e., engineering and construction management.
- The costs are escalated to the year 2023; anticipated midpoint of construction for a 1-year construction period starting in mid-2022.
- The unit cost excludes major utility relocation and unforeseen conditions: instead an allowance is provided for these items.

As shown on Table 7 total estimated costs for the sewer infrastructure is \$9.22M for a total project cost for new sewers at approximately \$10.84M. Soft costs associated with engineering and construction management are approximately \$1.6M. Costs do not include closure of existing on-site wastewater treatment systems and for the installation of house connections from the parcel's building to the new sewer system.

**Table 7 – Capital Cost Estimate – Construction and Soft Costs**

Estimate Description	Cost
<b>Total Construction Costs:</b> (inc. Labor, Material, Equipment, General Conditions, Escalation-2023, Contractor Overhead & Profit, 25% Design Contingency, Contractor Bonds & Insurance, and Contract Allowances & Unit Prices)	\$9,219,497
Engineering Design	\$920,000
Construction Management	\$700,000
<b>GRAND TOTAL</b>	<b>\$10,839,497</b>

## **8.2. Sewer District Fees**

As the wastewater from the Study Area will be treated at Suffolk County's Sewer District No. 3 (Southwest Sewer District, SCSD #3), as a sewer district extension, the fees associated with new infrastructure and the cost of the treatment (O&M) are as follows.

### **Capital Costs for Infrastructure**

Parcels located in the proposed Sewer Extension Area (Extension), would be required to cover the debt service relating to the construction of the new infrastructure. Sewer infrastructure would be paid for by property owners inside the sewer district extension. For a County-owned and operated district, capital improvement costs would be allocated per parcel based on assessed values (Ad Valorem). Each Town or Village in Suffolk County sets their own property tax rate. For Suffolk County to accurately set tax rates/fees based on assessed values in different Towns and Villages, the state equalization rate is used to normalize the assessed values. New York State Office of Real Property Tax Services (NYORPS) summarizes these rates<sup>4</sup>, Town of Islip's Equalization Rate is 9.70% for the year 2020. The Town of Islip provided current assessed valuations for the parcels in the sewer extension area.

<sup>4</sup> NYORPS ([http://orps1.orpts.ny.gov/cfapps/MuniPro/muni\\_theme/county/equasearch.cfm?swis=47](http://orps1.orpts.ny.gov/cfapps/MuniPro/muni_theme/county/equasearch.cfm?swis=47))

Table 8 below summarizes the parcels in the sewer extension area, with their current attributes, as of September 2019 from Town of Islip. A complete listing of parcels in the proposed sewer extension area is provided in Table 3 .

**Table 8 – Central Islip Sewer Extension Area Parcel Summary**

Land Use Summary		Parcel Count	Acreage	Town of Islip Total Full Assessed Valuation (FAV)	Suffolk County Equalized Total Full Assessed Valuation (FAV)
210	Single Family Residence – Year Round	5	1.359	\$139,000	\$1,432,989.69
330	Commercial Vacant Land	11	2.934	\$116,400	\$1,200,000.00
411	Apartment – Other than Condo or Co-Op	1	0.050	\$27,000	\$278,350.52
432	Service & Gasoline Station	2	0.650	\$101,800	\$1,049,484.54
433	Auto Body, Tire Shop, Repair Service	2	0.550	\$53,900	\$555,670.10
438	Parking Lot	9	3.356	\$194,000	\$2,000,000.00
438	Parking Lot (owned by Fire Dept) <sup>5</sup>	1	0.300	\$0	\$0.00
461	Standard Bank – Single Occupant	1	0.690	\$157,300	\$1,621,649.48
464	Office Building	1	0.440	\$77,100	\$794,845.36
465	Professional Building	2	0.750	\$112,900	\$1,163,917.53
471	Funeral Home	1	0.510	\$70,900	\$730,927.84
481	Downtown Row Type – Common Wall	4	0.656	\$140,300	\$1,446,391.75
482	Downtown Row Type – Detached	14	3.252	\$540,300	\$5,570,103.09
484	One Story Small Structure – Single Occupant	4	1.937	\$216,000	\$2,226,804.12
485	One Story Small Structure – Multi Occupant	1	0.370	\$70,600	\$727,835.05
499	Commercial Under Construction	1	1.500	\$90,000	\$927,835.05
620	Religious <sup>6</sup>	4	6.241	\$0	\$0.00
632	Benevolent & Moral Association	1	0.270	\$40,000	\$412,371.13
662	Police and Fire Protection <sup>1</sup>	1	1.550	\$0	\$0.00
<b>TOTALS:</b>		<b>66</b>	<b>27.365</b>	<b>\$2,147,500.00</b>	<b>\$22,139,175.26</b>

<sup>5</sup> Assessments for parcels owned by religious institutions and fire departments are not included in FAV calculations.

<sup>6</sup> Assessments for parcels owned by religious institutions and fire departments are not included in FAV calculations.



For a County-owned and operated district, the estimated costs for Central Islip sewer infrastructure are divided over the total assessed valuation of the proposed sewer extension area.

Table 9 provides estimated costs using two (2) loan rates for comparison, a 30-year financing period at a 2% interest rate for New York State Environmental Facilities Corporation (NYSEFC) funding and a 4% interest rate over a 20-year financing period funded by Suffolk County DPW. This determines the annual debt service for the project. The estimated debt service per parcel for capital improvements is expressed per \$1,000 of assessed value, also included are the mean, median and modes of the assessed values in the sewer extension area. The project cost takes into account the \$3.9M Town of Islip grant contributions.

**Table 9 – Central Islip Sewering Annual Costs-Capital Improvements**

<b>Project Cost Estimate (2023 Dollars) (Less \$3.9M TOI Grant Contribution)</b>		\$6,939,497.03	
<b>Total Equalized Full Assessed Value (F.A.V.) of Extension Area (66 Parcels)</b>		\$22,139,175.26	
<b>Funding</b>		30-yr. loan @ 2.0 % APY	20-yr. loan @ 4.0 % APY
<b>Annual Debt Service</b>		\$309,848.00	\$510,620.34
<b>Annual Debt Service Cost (New Construction)</b>			
<b>Per \$1,000 Equalized Assessed Valuation</b>		\$14.00	\$23.07
<b>Arithmetic Mean</b>	<b>\$374,734</b>	\$5,244.57	\$8,642.89
<b>Geometric Mean</b>	<b>\$268,312</b>	\$3,755.15	\$6,188.37
<b>Median</b>	<b>\$302,062</b>	\$4,227.50	\$6,966.79
<b>Modes</b>	<b>\$31,959</b>	\$447.28	\$737.10
	<b>\$195,876</b>	\$2,741.38	\$4,517.71
	<b>\$239,175</b>	\$3,347.37	\$5,516.36
<b>Average of 18 Downtown Row-Type in Extension Area (most common land use type)</b>	<b>\$389,805</b>	\$5,455.51	\$8,990.51

For determining the “typical property” within the sewer extension, the mode or majority of the assessed values is typically used, as defined by NYS County Law Part 85 “Application for Permission of the State Comptroller”. Due to the types and number of parcels within Extension Area, there are multiple modes and therefore the use of the “mode” for determination of cost may not be reflective of the typical property’s actual cost. The geometric mean or median are the more appropriate value to use

due to the distribution as displayed in Figure 1. For purpose of this report, the median or geometric mean values, should be used for estimation of cost to owners within the proposed district extension.

### **Operation and Maintenance Costs for Treatment**

Sewer district fees in Suffolk County's Southwest Sewer District (SCSD #3) are allocated to properties within the sewer district as well as the properties with out-of-district connections also known as 'Connectees'. Any Connectee pays the same operation and maintenance cost (sewer rent) that is charged to users within the district. Sewer district fees are based on a benefit basis (per Single Family Equivalent (SFE) and contributions from other County sources (e.g., sewer stabilization fund). The flow rate per Single Family Equivalent is 225 gpd. Even though the Central Islip Extension Area is predominantly commercial properties, the SFE is portioned based on the average daily wastewater flow based on SCDHS wastewater generation rates and is rounded up to the nearest integer. For example, the daily wastewater flow from a 30-seat restaurant (at 30 gpd/seat), is 900 gpd or 900 gpd divided by 225 gpd equals 4.00 SFE. With a projected build-out wastewater flow calculated at 259,198 gpd, the sewer extension area's projected wastewater flow would be equal to 1,152 SFE.

The County would be mailing out Operation and Maintenance (O&M) or User Fees once a parcel is connected, these fees will be noted in 2023 Dollars (see Section 7 for a detailed schedule for the project). The rates and fees received by SC adjusted based on the County's determination, in some cases receiving a 3% per year escalation. It should be noted that the 3% escalation is an estimate and the examples below also represent estimates.

For example, based on the 2020 SCSD #3 sewer rent of \$177 per SFE, assuming a 3% per year escalation, 2023 Dollars require three yearly increases at 3% equals \$187.78 per SFE. Therefore, 1,110 SFE at a rate of \$187.78 equals \$208,436 or approximately \$0.84/gallon for the calculated average daily flow.

### **Other Associated Sewer District Fees**

- Commercial users are also billed an additional fee based on a benefit basis, the 'Objectionable Hazardous Waste Monitoring Charge' per SFE, 225 gpd: \$47 (2019) or \$52.90 (2023).
- Per Parcel Benefit Charge of \$35.76 flat rate (2020) is not expected to change and remains at \$35.76 in the estimates.

- SCSD #3 Debt Service Charge of \$0.35/\$1,000 Full Equalized Value (2020) is not expected to change and remains at this rate in the estimates.
- Typically, there is a SCDPW Connection Fee of \$30-gallon (based on SCDHS wastewater generation rates calculated average daily flow). However, it is possible that the County would elect to waive the connection fee for this sewer extension area, as the new district extension capital costs will be borne by the property owners being benefitted.

### **Additional Considerations**

- Grant Funding: As of this writing, a \$3.9M grant contribution is provided through the Town of Islip for this project. This decreased the project cost to be financed from \$10.84M to \$6.94M. Should additional grants become available for this project, monies awarded could be applied to the remaining capital cost of ~\$6.94M. Table 10 summarizes the cost savings to the property owners for every \$1M in additional grant money applied to the debt service.

**Table 10 – Debt Service Savings per \$1M Grant Awarded**

Capital Cost (Debt Service Amount)	Annual Cost Per \$1,000 Equalized F.A.V. / Debt Service Cost for Geometric Mean Full Equalized Assessed Value of \$268,311.89	
	30-yr. loan @ 2.0% APY	20-yr. loan @ 4.0% APY
\$6.94M (\$3.9M TOI grant applied)	\$14.00 / \$3,755.15	\$23.06 / \$6,188.37
\$5.94M (add'l \$1M grant monies applied)	\$11.98 / \$3,214.02	\$19.74 / \$5,296.61
\$4.94M (add'l \$2M grant monies applied)	\$9.96 / \$2,672.90	\$16.42 / \$4,404.85
\$3.94M (add'l \$3M grant monies applied)	\$7.95 / \$2,131.77	\$13.09 / \$3,513.09
\$2.94M (add'l \$4M grant monies applied)	\$5.93 / \$1,590.64	\$9.77 / \$2,621.33
\$1.94M (add'l \$5M grant monies applied)	\$3.91 / \$1,049.51	\$6.45 / \$1,729.57
\$0.94M (add'l \$6M grant monies applied)	\$1.89 / \$508.39	\$3.12 / \$837.81

### **Annual Cost Examples**

The following three (3) examples shown on Table 11, Table 12, and Table 13 illustrate actual cost estimates per property owner for three different existing properties within the sewer extension area. The parcel used in Table 11 is a mixed-use downtown-row type land use (i.e. strip mall) with frontage on Carleton Avenue. The existing land use for the example in Table 12 is a one story-small structure currently classified as non-

medical office space. The property in Table 13 is a professional building currently classified as medical office. Since debt service and the per benefit charge are based on FAV, the examples assume no change in current land use and therefore an estimate of the reassessment was not made. Instead, the current land use, estimated wastewater generation rates and current assessed values were used.

### **Example #1**

**Table 11 – Projected Annual Costs Example #1 Parcel Current Land Use: Downtown Row Type**

<b>Downtown Row-Type Parcel</b>	
Full Equalized Assessed Value (0.19 Acres)	\$ 368,000.00
Land Use: 3,850 sf Mixed-Use (Rest./Retail/Office)	900.00 gpd
Single Family Equivalent (SFE)	4.00 SFE

<b>Funding</b>	<b>30-yr. loan @ 2.0 % APY</b>	<b>20-yr. loan @ 4.0 % APY</b>
New Construction: Per \$1,000 Equalized Assessed Valuation (FAV)	\$14.00	\$23.07
New Construction: Debt Service (based on FAV)	\$5,152.00	\$8,489.76
SD#3: Debt Service (based on FAV)	\$128.80	\$128.80
Per Parcel Benefit Charge (per lot)	\$35.76	\$35.76
Objectionable Hazardous Waste Monitoring Charge (based on SFE)	\$211.60	\$211.60
O&M- Sewer Rent (based on SFE)	\$751.12	\$751.12
<b>Total Estimated Annual Cost:</b>	<b>\$6,279.28</b>	<b>\$9,617.04</b>



**Example #2****Table 12 – Projected Annual Costs Example #2 Parcel-Current Land Use-Non-Medical Office**

One-Story Small Structure Parcel		
Full Equalized Assessed Value (0.22 Acres)	\$ 258,000.00	
Land Use: 1,120 sf Non-Medical Office	67.00	gpd
Single Family Equivalent (SFE)	1.00	SFE

Funding	30-yr. loan @ 2.0 % APY	20-yr. loan @ 4.0 % APY
New Construction: Per \$1,000 Equalized Assessed Valuation (FAV)	\$14.00	\$23.07
New Construction: Debt Service (based on FAV)	\$3,612.00	\$5,952.06
SD#3: Debt Service (based on FAV)	\$90.30	\$90.30
Per Parcel Benefit Charge (per lot)	\$35.76	\$35.76
Objectionable Hazardous Waste Monitoring Charge (based on SFE)	\$52.90	\$52.90
O&M- Sewer Rent (based on SFE)	\$187.78	\$187.78
<b>Total Estimated Annual Cost:</b>	<b>\$3,978.74</b>	<b>\$6,318.80</b>

**Example #3****Table 13 – Projected Annual Costs Example #3 Parcel-Current Land Use-Medical Office**

Professional Building Parcel		
Full Equalized Assessed Value (0.43 Acres)	\$ 628,000.00	
Land Use: 3,480 sf Medical Office	348.00	gpd
Single Family Equivalent (SFE)	2.00	SFE

Funding	30-yr. loan @ 2.0 % APY	20-yr. loan @ 4.0 % APY
New Construction: Per \$1,000 Equalized Assessed Valuation (FAV)	\$14.00	\$23.07
New Construction: Debt Service (based on FAV)	\$8,792.00	\$14,487.96
SD#3: Debt Service (based on FAV)	\$219.80	\$219.80
Per Parcel Benefit Charge (per lot)	\$35.76	\$35.76
Objectionable Hazardous Waste Monitoring Charge (based on SFE)	\$105.80	\$105.80
O&M- Sewer Rent (based on SFE)	\$375.56	\$375.56
<b>Total Estimated Annual Cost:</b>	<b>\$9,528.92</b>	<b>\$15,224.88</b>

## **9. FINDINGS AND CONCLUSIONS**

### ***9.1. Treatment Plant Capacity and Options***

Wastewater from the Central Islip Sewer Extension Area would be collected by a new 24-inch diameter sewer main and discharged to the existing 24-inch diameter interceptor on Courthouse Drive via the 15-inch diameter sewer on Carleton Avenue. The sewage would then be transferred via gravity to the Bergen Point Sewage Treatment Plant in Babylon for treatment.

### ***9.2. Conclusion***

This Map and Plan has determined that capacity is available at the County's Bergen Point Sewage Treatment Plant to accept the flow from Central Islip Sewer Extension Area envisioned under the Downtown Revitalization Incentive. The County has determined that the most expedient way to provide sewers to Central Islip is through an extension of the County's Sewer District #3. Estimated costs for debt service and O&M have been provided.

Sewering would allow for redevelopment and accommodation of future growth. The Towns of Islip would realize the additional tax revenue that it needs to continue to provide services to its residents and businesses. Finally, the receiving waters of the south shore would be better protected by the higher pollutant removal efficiencies of the wastewater treatment provided by the County's facility. Overall nitrogen loading to groundwater would be reduced by eliminating the on-site treatment and disposal treatment systems.

# **APPENDIX A**

## **Flow Monitoring Report**

**NORTH BABYLON, NY  
FLOW MONITORING REPORT  
SEPTEMBER – OCTOBER 2019**



Cameron Engineering & Associates, LLP  
177 Crossways Park Drive  
Woodbury, NY 11797  
Attn: Bertrand A. Byrne, PE

October 29, 2019

Re: North Babylon, NY  
Flow Monitoring  
September – October 2019

Dear Mr. Byrne,

This letter is written to present the flow monitoring data collected in North Babylon, NY. The meter was installed on 06/26/19. This letter presents the data from 09/25/19 to 10/22/19. The meter was removed 10/22/19.

Site configuration information:

Site	Location	Meter
DPW Dr	South Technology Drive at DPW Drive	Area Velocity Flow Meter installed in an existing 14.5" diameter line.

The Area Velocity Flow Meter senses both depth and velocity. This depth and velocity information is stored in the meter's memory. The recorded data is uploaded from the flow meters with a laptop computer. During the installation, maintenance visits and removal, the depth and velocity information is confirmed and calibration measurements are noted.

**Appendix 1** contains a summary flow report and flow analysis graph for each meter site. The summary flow report presents minimum, peak and total daily flow based on the recorded 5-minute interval readings. The flow analysis graph data is presented averaged hourly to make it easier to visualize the overall flow pattern during the monitoring period. A PDF copy of the summary flow report and the flow analysis graph can be found on the data disk which accompanies this report.

**Appendix 2**, which is located on the data disk included with this report, contains daily flow reports summarized in 15-minute intervals in PDF format. The final data is also included in Excel format in its recorded 5-minute intervals on the data disk.

**Appendix 3** contains a meter site investigation sketch for the meter site. This is also included in PDF format on the included data disk.

No rainfall data was collected during this project.

Page 2  
October 29, 2019  
North Babylon, NY

If you have any questions or require anything additional, please feel free to contact me via email or phone.

Sincerely,

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

Lucas Chapman  
Data Analyst/Project Manager



# Summary Flow Report

## Site:

DPW Dr

S. Technology Dr and DPW Dr

North Babylon, NY



14.5" Circular Line

Date	Minimum Flow (mgd)	Peak Flow (mgd)	Total Daily Flow (mg)	Total Rain (in)	Peak Hourly Rain (in)	Peak Interval Rain (in)
9/25/2019 (Wed)	0.146	0.937	0.321			
9/26/2019 (Thu)	0.100	0.948	<b>0.440</b>			
9/27/2019 (Fri)	0.052	0.858	0.394			
9/28/2019 (Sat)	<b>0.027</b>	0.974	0.318			
9/29/2019 (Sun)	0.036	0.818	0.306			
9/30/2019 (Mon)	0.065	0.910	0.401			
10/1/2019 (Tue)	0.043	0.908	0.403			
10/2/2019 (Wed)	0.070	0.925	0.394			
10/3/2019 (Thu)	0.069	0.923	0.387			
10/4/2019 (Fri)	0.053	0.868	0.396			
10/5/2019 (Sat)	0.051	0.793	0.312			
10/6/2019 (Sun)	0.059	0.801	0.323			
10/7/2019 (Mon)	0.076	0.892	0.403			
10/8/2019 (Tue)	0.061	0.868	0.401			
10/9/2019 (Wed)	0.087	0.950	0.426			
10/10/2019 (Thu)	0.073	0.940	0.399			
10/11/2019 (Fri)	0.055	0.885	0.400			
10/12/2019 (Sat)	0.054	0.738	0.308			
10/13/2019 (Sun)	0.054	0.764	0.304			
10/14/2019 (Mon)	0.041	0.923	0.404			
10/15/2019 (Tue)	0.066	0.951	0.410			
10/16/2019 (Wed)	0.113	<b>0.977</b>	0.427			
10/17/2019 (Thu)	0.090	0.874	0.411			
10/18/2019 (Fri)	0.090	0.931	0.411			
10/19/2019 (Sat)	0.036	0.833	0.277			
10/20/2019 (Sun)	0.046	0.786	0.308			
10/21/2019 (Mon)	0.067	0.958	0.407			
10/22/2019 (Tue)	0.076	0.885	0.151			
<b>Total for period</b>			10.243			
<b>Min:</b>			0.027			
<b>Avg:</b>			0.366			
<b>Max:</b>			0.977			



# Flow Graph

Site:

DPW Dr

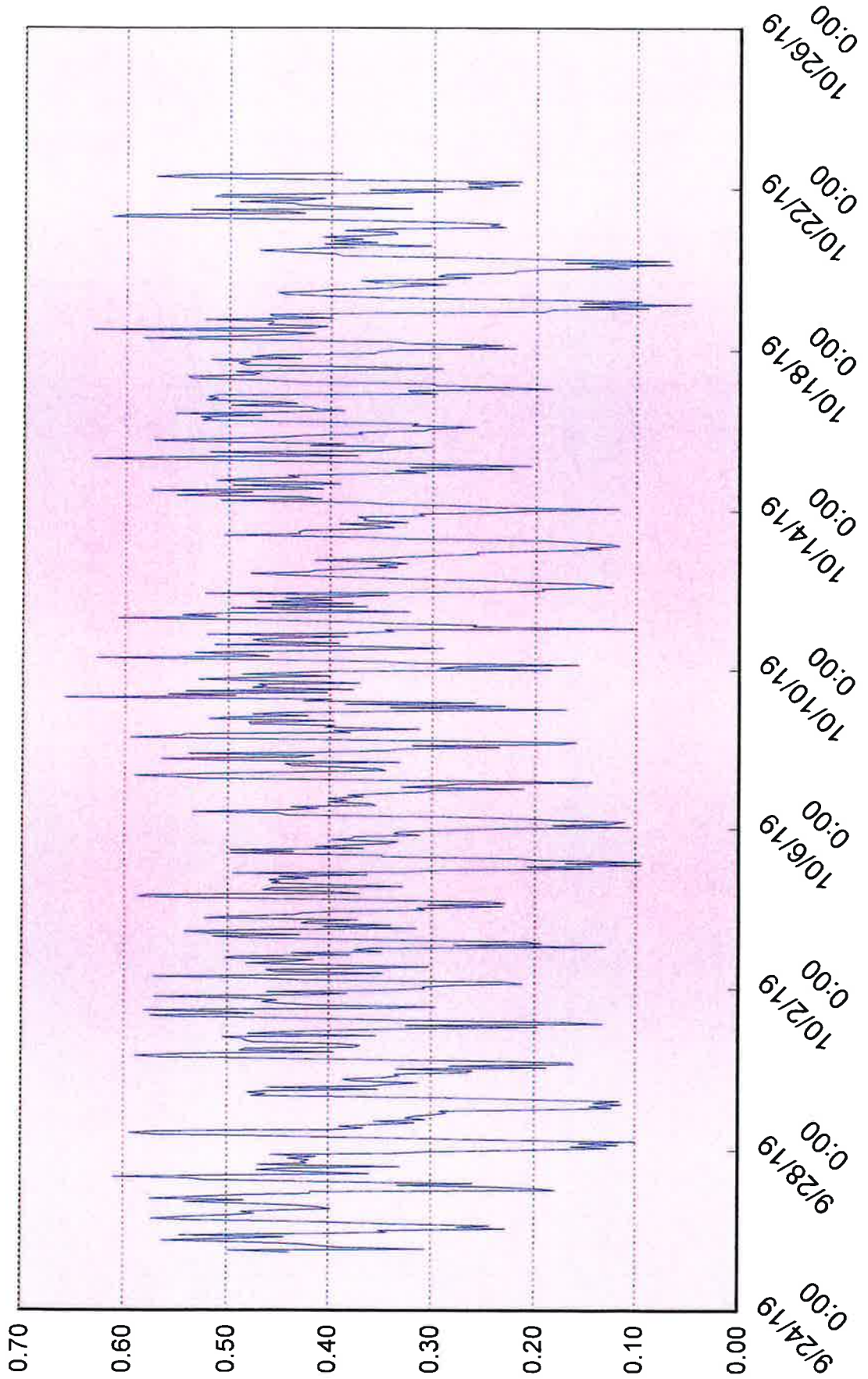
S. Technology Dr and DPW Dr

Printed on: 10/29/2019

North Babylon, NY

14.5" Circular Line

Period Covered: 09/25/2019 - 10/23/2019 Every 1 Hour





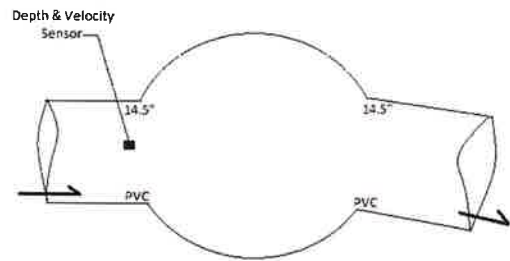


## METER SITE INFORMATION FIELD LOG

PROJECT: North Babylon, NY	DATE: September 25, 2019	JOB#: 19033
LOCATION: South Technology Drive and DPW Drive	MH#:	METER SITE: DPW Dr
GPS/COMMENTS: 40.764199, -73.202023		



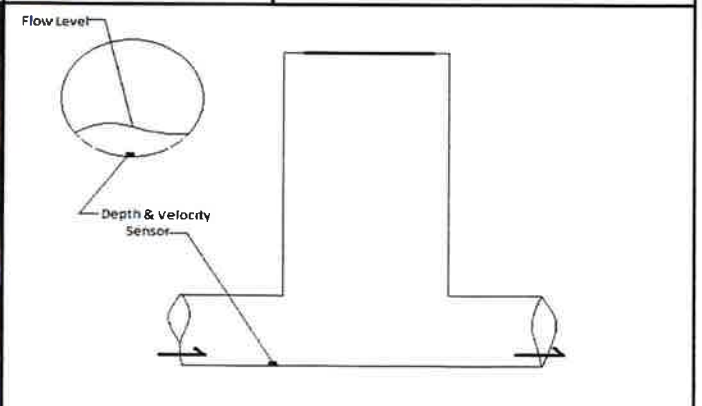
	Size (")	Material	Flow Depth (")	Debris (")	Shape	MH Depth
Incoming	14.5	PVC	4.3	0	Circular	08' 06"
Incoming						
Incoming						
Outgoing	14.5	PVC	4.5	0	Circular	08' 08"



### SURCHARGE INFORMATION

SURCHARGE NONE EVIDENT: X	LENGTH:	HEIGHT ABOVE WEIR:
SURCHARGED MARKS TO:	BREADTH:	OVERFLOW OCCURS AT:
SURCHARGE CURRENTLY TO:	LEVEL:	

### WEIR INFORMATION



# **APPENDIX B**

## **CEQ Resolution 59-2020**

# COUNTY OF SUFFOLK



STEVEN BELLONE  
COUNTY EXECUTIVE

DEPARTMENT OF ECONOMIC DEVELOPMENT AND PLANNING  
DIVISION OF PLANNING AND ENVIRONMENT  
COUNCIL ON ENVIRONMENTAL QUALITY

TOM GULBRANSEN  
CHAIRPERSON  
CEQ

## MEMORANDUM

TO: Honorable Steven Bellone, Suffolk County Executive  
Honorable Robert Calarco, Presiding Officer

FROM: Tom Gulbransen, Chairperson *TG*

DATE: October 27, 2020

RE: CEQ Proposed Suffolk County Southwest Sewer District #3 Extension Project – Central Islip, Town of Islip

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At its October 21, 2020 meeting, the CEQ reviewed the above referenced matter. After a presentation by Ben Wright, Principal Civil Engineer, Suffolk County Department of Public Works, and Michael Keane with Cameron Engineering & Associates, LLC the Council advises the Suffolk County Legislature and County Executive, in CEQ Resolution No. 59-2020, a copy of which is attached, that the proposed project be considered an Unlisted Action under SEQRA that will not have significant adverse impacts on the environment.

If the Legislature concurs with the Council on Environmental Quality's recommendation that the project will not have a significant adverse impact on the environment, the Presiding Officer should cause to be brought before the Legislature for a vote, a resolution determining that the proposed action is an Unlisted Action pursuant to SEQRA that will not have significant adverse impacts on the environment (negative declaration). However, if the Legislature has further environmental concerns regarding this project and needs additional information, the Presiding Officer should remand the case back to the initiating unit for the necessary changes to the project and EAF or submit a resolution authorizing the initiating unit to prepare a draft environmental impact statement (positive declaration).

Enclosed for your information is a copy of CEQ Resolution No. 59-2020 which sets forth the Council's recommendations. The project EAF and supporting documentation can be viewed online at <http://www.suffolkcountyny.gov/Departments/Planning/Boards/CouncilonEnvironmentalQuality>.

cc: All Suffolk County Legislators  
Amy Ellis, Clerk of Legislature  
Sarah Simpson, Counsel of the Legislature  
Sarah Lansdale, Director of Planning, Department of Economic Development and Planning  
Andrew Freleng, Chief Planner, Department of Economic Development and Planning  
Dennis Cohen, Suffolk County Attorney



**CEQ RESOLUTION NO. 59-2020, RECOMMENDATION CONCERNING  
A SEQRA CLASSIFICATION AND DETERMINATION FOR THE  
PURPOSES OF CHAPTER 450 OF THE SUFFOLK COUNTY CODE FOR  
THE PROPOSED SUFFOLK COUNTY SOUTHWEST SEWER DISTRICT  
NO. 3 EXTENSION PROJECT – CENTRAL ISLIP, TOWN OF ISLIP**

**WHEREAS**, at its October 21, 2020 meeting, a presentation regarding the proposed Suffolk County Sewer District No. 3 Extension Project, was given at the meeting by Ben Wright, Principal Civil Engineer with the Suffolk County Department of Public Works and Michael Keane with Cameron Engineering & Associates, LLC; and

**WHEREAS**, the proposed project involves providing sewer service to Central Islip's central business district along Carleton Avenue; and

**WHEREAS**, this would be accomplished by extending the sewer service area of Suffolk County Sewer District #3 (SCSD #3) from its current northern boundary at Smith Street to a new boundary less than a mile north at East/West Suffolk Avenue; and

**WHEREAS**, specifically the project involves the installation of a new 24-inch diameter gravity sewer main on Carleton Avenue for approximately one mile from Suffolk Avenue to the existing 15-inch diameter gravity main located 500 feet south of Sunburst Boulevard/Bishop McGann Drive intersection, which is within the existing boundary of SCSD # 3; and

**WHEREAS**, the project also involves lateral connections that will extend from the installed sewer line to the adjacent property lines; and

**WHEREAS**, the proposed sewer district extension (consisting of the property parcels proposed to be included in the sewer district extension and the roadway in between said parcels) would be approximately 32.1 acres in size; now, therefore, be it

**1<sup>st</sup> RESOLVED**, that based on the information received and presented, a quorum of the CEQ hereby recommends to the Suffolk County Legislature and County Executive that the proposed activity be classified as an Unlisted Action under the provisions of Title 6 NYCRR Part 617 and Chapter 450 of the Suffolk County Code; and, be it further

**2<sup>nd</sup> RESOLVED**, that based on the information received, a quorum of the CEQ recommends to the Suffolk County Legislature and County Executive, pursuant to Title 6 NYCRR Part 617 and Chapter 450 of the Suffolk County Code, that the proposed project will not have significant adverse impacts on the environment for the following reasons:

1. The proposed action will not exceed any of the criteria of 6 NYCRR, Section 617.7, which sets forth thresholds for determining significant effect on the environment, as demonstrated in the Environmental Assessment Form;
2. The proposal does not significantly threaten any unique or highly valuable environmental or cultural resources as identified in or regulated by the Environmental Conservation Law of the State of New York or the Suffolk County Charter and Code;



3. There is sufficient capacity at the Southwest Sewer District # 3's Bergen Point Sewage Treatment Plant to accommodate the increased wastewater flow that would result from this proposed action;
4. The findings of the groundwater modeling report that was conducted for the Suffolk County Southwest Sewer District # 3 Extension – Central Islip project indicate that the proposed action will not have a significant adverse impact on groundwater or the public water supply;
5. The proposed project is consistent with the Central Islip Downtown Revitalization Initiative Strategic Investment Plan which was developed in collaboration with the Town of Islip as well as with Central Islip's community organizations, residents, businesses, and other stakeholders;
6. Any future land development that occurs within the proposed Suffolk County Southwest Sewer District # 3 Extension in Central Islip would be subject to the Town of Islip's land use approvals and environmental review requirements;
7. All required regulatory permits/approvals will be obtained prior to construction of the proposed project;

and, be it further

**3<sup>rd</sup> RESOLVED**, that it is the recommendation of the Council that the Legislature and County Executive adopt a SEQRA determination of non-significance (negative declaration).

DATED: 10/21/2020

PROJECT #: DPW-50-20  
RESOLUTION #: 59-2020  
DATE: October 21, 2020

RECORD OF CEQ RESOLUTION VOTES VIA ZOOM

CEQ APPOINTED MEMBERS	AYE	NAY	ABSTAIN	NOT PRESENT	RECUSED
Robert Carpenter Jr.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Frank De Rubeis	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Thomas C. Gulbransen	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hon. Kara Hahn	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Michael Kaufman	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Constance Kepert	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mary Ann Spencer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Andrea Spilka	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Recommendation: Unlisted Action, Negative Declaration

Motion: Mr. Kaufman

Second: Mr. De Rubeis

Further information may be obtained by contacting:

Andrew P. Freleng, Chief Planner  
Council on Environmental Quality  
P.O. Box 6100  
Hauppauge, New York 11788  
Tel: (631) 853-5191

**RESOLUTION NO. -2020, MAKING A SEQRA  
DETERMINATION IN CONNECTION WITH THE PROPOSED  
SUFFOLK COUNTY SOUTHWEST SEWER DISTRICT NO. 3  
EXTENSION PROJECT – CENTRAL ISLIP, TOWN OF ISLIP**

**WHEREAS**, the Suffolk County Council on Environmental Quality (CEQ) reviewed a project designated as the "Proposed Suffolk County Southwest Sewer District No. 3 Extension Project – Central Islip, Town of Islip", pursuant to Local Law No. 22-1985, which project involves providing sewer service to Central Islip's central business district along Carleton Avenue; and

**WHEREAS**, this would be accomplished by extending the sewer service area of Suffolk County Sewer District #3 ("SCSD #3") from its current northern boundary at Smith Street to a new boundary less than a mile north at East/West Suffolk Avenue; and

**WHEREAS**, specifically the project involves the installation of a new 24-inch diameter gravity sewer main on Carleton Avenue for approximately one mile from Suffolk Avenue to the existing 15-inch diameter gravity main located 500 feet south of Sunburst Boulevard/Bishop McGann Drive intersection, which is within the existing boundary of SCSD #3; and

**WHEREAS**, the project also involves lateral connections that will extend from the installed sewer line to the adjacent property lines; and

**WHEREAS**, the proposed sewer district extension (consisting of the property parcels proposed to be included in the sewer district extension and the roadway in between said parcels) would be approximately 32.1 acres in size; and

**WHEREAS**, an Environmental Assessment Form (EAF) was prepared and submitted to the CEQ office by the Suffolk County Department of Public Works and subsequently sent out to all concerned parties; and

**WHEREAS**, at its October 21, 2020 meeting, the CEQ reviewed the EAF and the information submitted by the Suffolk County Department of Public Works; and

**WHEREAS**, the CEQ recommended that the above activity be considered an Unlisted Action, pursuant to the provisions of Title 6 NYCRR, Part 617 and Chapter 450 of the Suffolk County Code; and

**WHEREAS**, the CEQ has advised the County Legislature and the County Executive by memo dated October 27, 2020 of said recommendations; and

**WHEREAS**, Section 450-5(H) of the SUFFOLK COUNTY CODE requires the Presiding Officer to introduce legislation for an appropriate SEQRA determination; and

**WHEREAS**, the Suffolk County Legislature has reviewed the EAF and the CEQ recommendations; now, therefore be it

**1st RESOLVED**, that this Legislature hereby determines that the Proposed Suffolk County Southwest Sewer District No. 3 Extension Project – Central Islip, Town of Islip constitutes an Unlisted Action, pursuant to the provisions of Title 6 NYCRR, Part 617 and Chapter 450 of the Suffolk County Code, and that the proposed project will not have significant adverse impacts on the environment for the following reasons:

1. the proposed action will not exceed any of the criteria of 6 NYCRR, Section 617.7, which sets forth thresholds for determining significant effect on the environment, as demonstrated in the Environmental Assessment Form;
2. the proposal does not significantly threaten any unique or highly valuable environmental or cultural resources as identified in or regulated by the Environmental Conservation Law of the State of New York or the Suffolk County Charter and the Suffolk County Code;
3. there is sufficient capacity at the Southwest Sewer District #3's Bergen Point Sewage Treatment Plant to accommodate the increased wastewater flow that would result from this proposed action;
4. the findings of the groundwater modeling report that was conducted for the Suffolk County Southwest Sewer District #3 Extension – Central Islip project indicate that the proposed action will not have a significant adverse impact on groundwater or the public water supply;
5. the proposed project is consistent with the Central Islip Downtown Revitalization Initiative Strategic Investment Plan which was developed in collaboration with the Town of Islip as well as with Central Islip's community organizations, residents, businesses and other stakeholders;
6. any future land development that occurs within the proposed Suffolk County Southwest Sewer District #3 Extension in Central Islip would be subject to the Town of Islip's land use approvals and environmental review requirements; and
7. all required regulatory permits/approvals will be obtained prior to construction of the proposed project;

and be it further

**2nd RESOLVED**, that a copy of this Resolution shall be filed with the Suffolk County Clerk, the initiating unit of said project, and with the CEQ; and be it further

**3rd RESOLVED**, that in accordance with Section C1-4(1)(d) of the SUFFOLK COUNTY CHARTER and Section 450-5(C)(4) of the SUFFOLK COUNTY CODE, the CEQ is hereby directed to prepare and circulate a SEQRA notice of determination of non-significance in accordance with this Resolution.

DATED:

APPROVED BY:

---

County Executive of Suffolk County

Date:

# **APPENDIX C**

## **CDM Modeling Report**





## Memorandum

*To: Stephen Hadjiyane, P.E., BCEE*

*From: Dan O'Rourke, P.G., PMP and Matthew Gamache, P.E., DWRE*

*Date: September 12, 2019*

*Subject: Groundwater Model Simulations for Feasibility Study to Sewer Downtown Central Islip (CP 8198): FINAL*

Groundwater model simulations were completed to evaluate the impact to water resources from the proposed sewerage project for Downtown Central Islip. The proposed project would incorporate Downtown Central Islip into the existing service area for the Suffolk County Southwest Sewer District from which treated wastewater is discharged offshore to the Atlantic Ocean. In addition, the project proposes an additional 300,000 gallons per day of flow, which would be provided by the Suffolk County Water Authority (SCWA). Removing existing sanitary recharge to the aquifer, coupled with increasing pumpage from nearby SCWA well(s) has the potential to impact groundwater head and baseflow to the Connetquot River.

Model simulations were conducted using the Suffolk County Groundwater Model, which has been used for over twenty years for a variety of water resources projects in Suffolk County and was recently updated and utilized for the Suffolk County Subwatersheds Wastewater Plan (SWP). Results of the model simulations are documented in this technical memorandum.

## Model Development

As part of the SWP, the Suffolk County Groundwater Main Body Flow Model was significantly refined with the incorporation of hundreds of thousands of model nodes as well as additional model levels and the incorporation of detailed LiDAR topographic data. This model was used as the basis for this study. The model grid in the vicinity of the study area is shown on **Figure 1**.

Groundwater pumpage and recharge were updated through 2018. Monthly pumping data from 2014 through 2018 were obtained from the SCWA and incorporated into the model. Updated pumpage for water supply wells within other districts (Dix Hills, Greenlawn, Hampton Bays, Nassau County, etc.) were not available within the timeframe of this study, so monthly data from 2012 and 2013 (time period used for the SWP) were cycled through the simulation period (2014-2018).

These wells are far away from the study area and pumping does not have an influence on the hydraulics within the area, but pumping was included nonetheless for boundary condition purposes. In addition to community water supply pumpage, groundwater withdrawals from irrigation pumpage from golf courses and agricultural areas were applied based on pumpage incorporated into the SWP model.

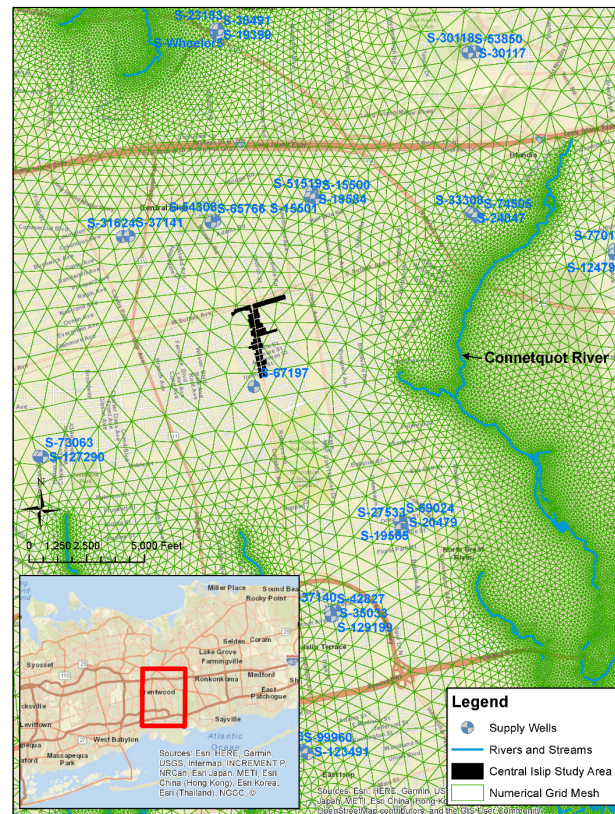
Recharge was updated through 2018 using monthly precipitation data from the weather station at the Brookhaven National Laboratory (BNL) for the Suffolk County portion of the Main Body model and the former NOAA rain gage at Mineola for the Nassau County portion of the model (obtained from Nassau County Department of Public Works, who currently maintains the rain gage). Precipitation data were converted to recharge by following the methodology outlined in the original Suffolk County Groundwater Model report (CDM Smith, 2002) and applied for the Suffolk County Comprehensive Water Resources Management Plan (2015) and the SWP.

As most (74%) of the County is currently unsewered, wastewater return from onsite wastewater treatment systems (OWTS) is incorporated within each water district by redistributing 85% of the average November through March pumping data (representing the non-consumptive water use) back to the aquifer as recharge. Recharge from OWTS is applied at model nodes throughout unsewered portions of each water distribution area (or zone, as referenced by SCWA). OWTS return is only applied at developed land uses (Suffolk County Planning codes 1-6). As a simplifying assumption, the average OTWS return calculated for the SWP (2012-2013) was applied.

In addition to recharge from OWTS, recharge is also applied at County and private sewage treatment plants that discharge to groundwater. Average 2013 discharge was applied, consistent with the SWP.

## Model Simulations

Steady-state and transient groundwater model simulations were conducted to evaluate the impact of proposed sewerage at Downtown Central Islip. Stream baseflow in Suffolk County is derived



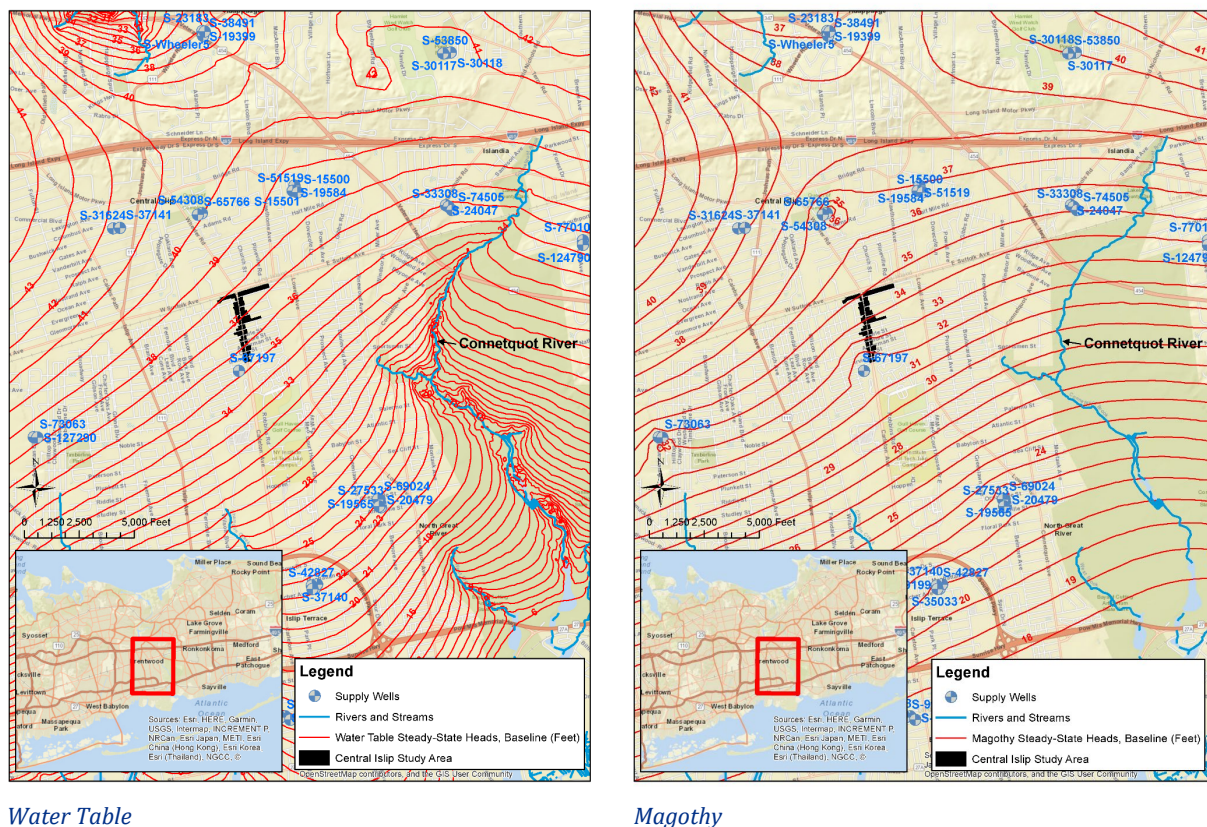
**Figure 1 Model Grid**



primarily from groundwater; hence reductions in the head in the upper glacial aquifer could also impact baseflow to the Connetquot River. Both baseline and sewer scenario model simulations were conducted and the impact on head and baseflow to Connetquot River were quantified. Simulation sets were conducted under recent (2014-2018) conditions.

## Steady-State Simulations

Simulated groundwater head under steady-state baseline conditions (no expanded sewerage) is shown on **Figure 2** for the water table (upper glacial) and Magothy Aquifer. Groundwater head across the study area ranges from 32 to 38 feet above mean sea level with shallow groundwater generally flowing southeasterly across the study area towards the Connetquot River and groundwater flow across the study area in the Magothy converging towards the SCWA Carleton Avenue Well #1 (S-67197) supply well.



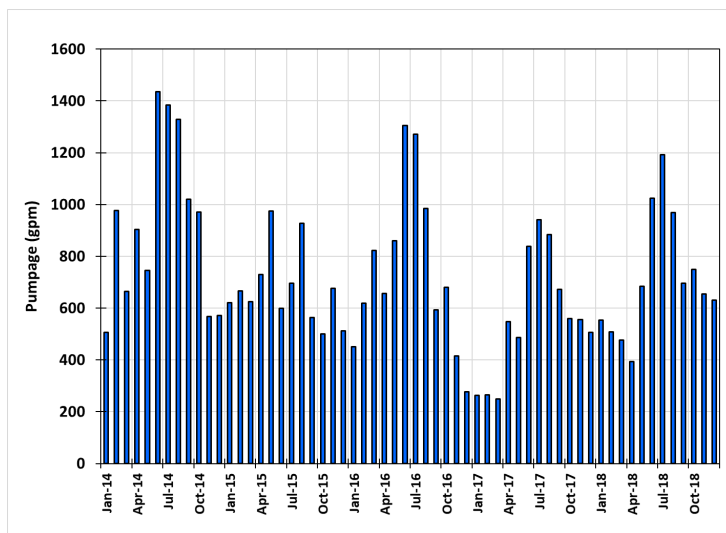
**Figure 2 Simulated Groundwater Head under Baseline Conditions (average 2014-2018, non-sewered).**

The proposed sewer scenario was incorporated into the model by removing the OWTs return flow from nodes within the study area and increasing pumpage from the SCWA Carleton Avenue Well #1, screened deep within the Magothy Aquifer (**Table 1**). As the proposed sewer scenario includes an additional 300,000 gallons per day, 208 gallons per minute (gpm) is required. For the purposes of this investigation, all 208 gpm was applied to Carleton Avenue Well #1.

**Table 1. Carleton Avenue Well #1**

NYSDEC ID	Authorized Capacity (gpm)	Well Number	Depth (ft)	Surface Elevation (ft amsl)	Top of Screen (ft, asl)	Bottom of Screen (ft, asl)	Aquifer
S-67197	1,300	1	751	59	-624	-689	Magothy

The study area is within SCWA Distribution Zone 12, which contains more than 120 supply wells and can readily provide an additional 208 gpm. Although Carleton Avenue Well #1 has pumped at capacity for extended periods of time (**Figure 3**), the additional pumpage was assigned to this well for conservative purposes as increased pumpage at this location combined with a reduction in OWTS recharge would maximize potential head/drawdown and Connetquot River baseflow reductions. Furthermore, SCWA has indicated that an additional deep well is being planned at that location and supplying the 208 gpm from the Carleton Avenue wellfield will not be a problem (personal communication, 2019).

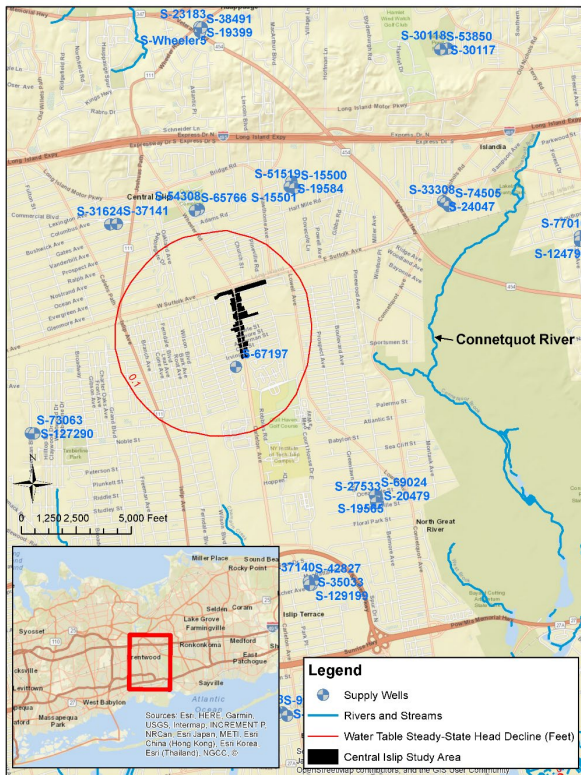


**Figure 3 Average Monthly Pumping at Carleton Avenue, Well #1, 2014-2018 (data from SCWA, 2019).**

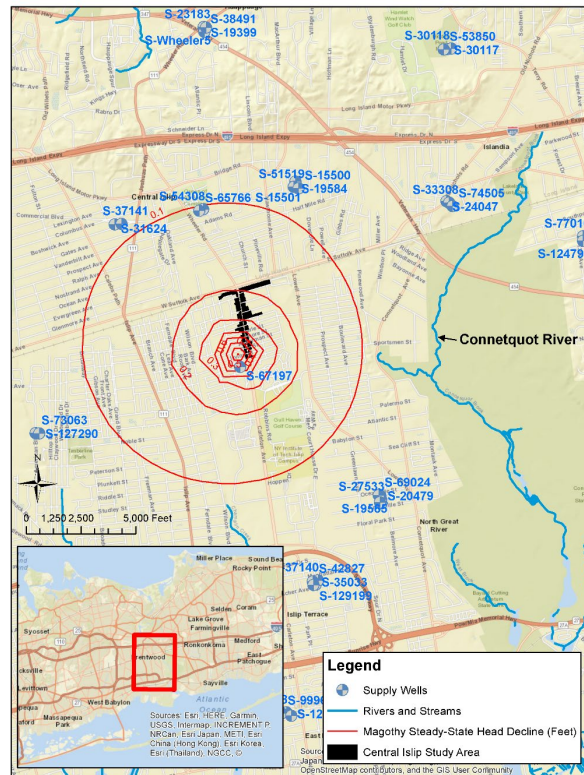
Steady-state simulations were repeated for the sewer scenario using average pumping and recharge from precipitation from 2014-2018. The removal of OWTS recharge resulted in a decrease in recharge of 42 gpm over the study area, which is slightly higher than the average annual water usage of 31.7 gpm for the study area between 2015-2018, as provided by the project team. Actual water use accounts for consumptive and summer use, so removing the baseline 42 gpm of OWTS recharge represents a conservative approach.

Results of the simulated sewer scenario under steady-state conditions indicate that the impact to head is minimal (**Figure 4**). Maximum decline in the water table is simulated to be on the order of 0.2 feet and the maximum decline in the Magothy Aquifer is simulated to be less than 1 foot (0.81 feet). Measured streamflow by the USGS for the Connetquot River is shown on **Figure 5**. The average measured streamflow from 2014-2018 is 34.4 cfs. Simulated baseflow under steady-state conditions (baseline) is 38 cfs which is consistent with the long-term average baseflow reported in Prince, et al (Quantitative Assessment of the Shallow Ground-Water Flow System Associated with





Water Table



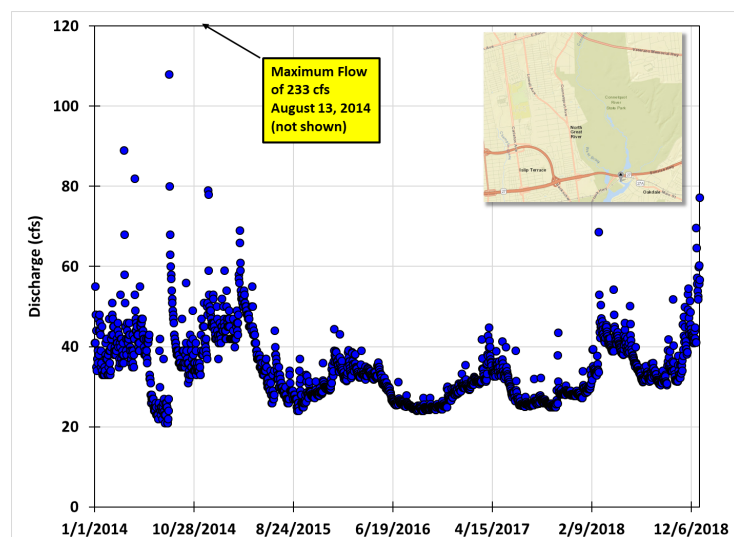
Magothy

**Figure 4 Simulated head decline in the water table and deep Magothy Aquifer (well screen model level) under steady-state conditions for the sewered scenario.**

Connetquot Brook, Long Island, New York). Baseflow to the Connetquot River is simulated to decline by 0.15 cubic feet per second (cfs) under the sewered scenario.

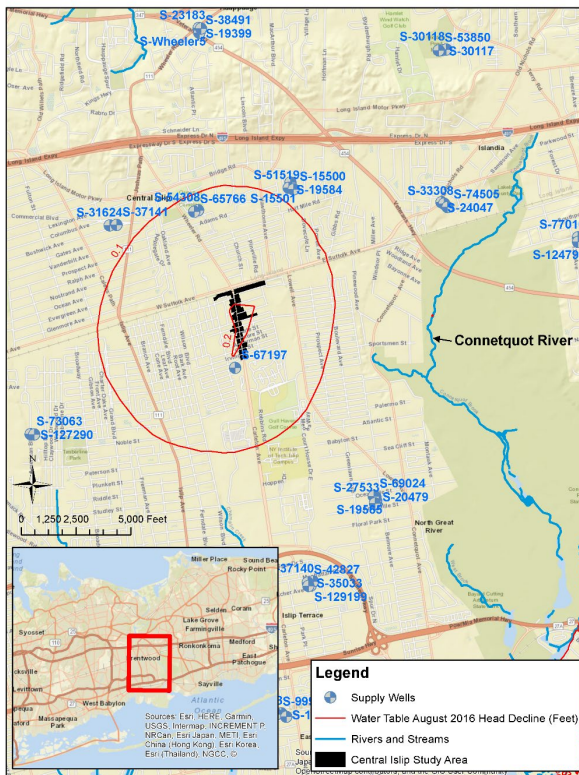
### Transient Simulations

Baseline and sewered scenario simulations were repeated under transient conditions to evaluate seasonal changes in head and baseflow to Connetquot River and the projected impact from the sewerage. A five-year transient simulation was conducted (2014-2018) using monthly variations in pumping and recharge from

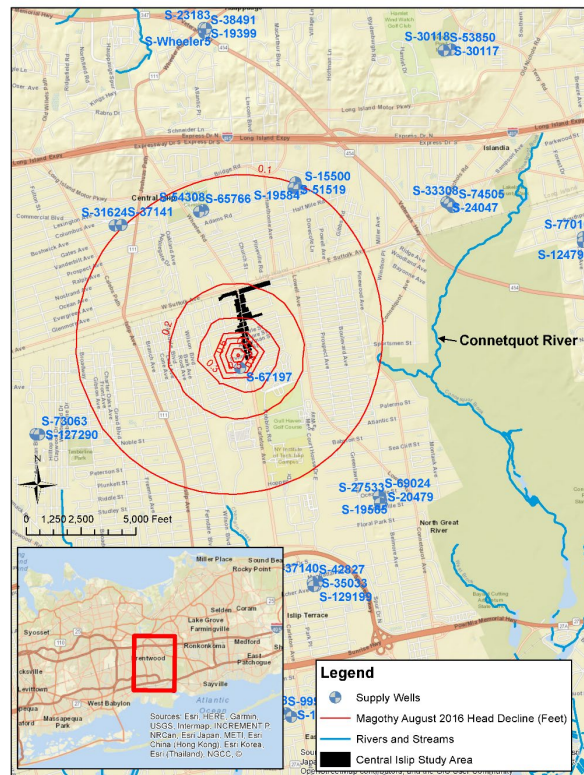


**Figure 5 Measured streamflow from Connetquot River (from USGS: [https://waterdata.usgs.gov/nwis/dv/?site\\_no=01306500&agency\\_cd=USGS&referred\\_module=sw](https://waterdata.usgs.gov/nwis/dv/?site_no=01306500&agency_cd=USGS&referred_module=sw)).**

precipitation. The simulation was run under baseline (no sewerage or increased pumping) and sewerage conditions. Results are shown on **Figure 6** for August 2016 conditions, which is the month with the lowest water table elevation simulated (greatest projected impact?). A time history of the water table at the site is shown on **Figure 7**. Model simulated discharge to the Connetquot River shows an excellent match with observed data collected from 2014-2018 (**Figure 8**).



Water Table



Magothy

**Figure 6 Simulated head decline due to sewerage scenario: August 2016.**

As shown on **Figure 6**, maximum simulated water table declines are on the order of 0.2 feet, immediately within the vicinity of the study area. While the simulated declines are greater at depth, where the Carleton Avenue well is screened, they are only on the order of 0.2 feet 2,500 feet out from the study area. Maximum simulated head decline at the study area at depth is 0.83 feet.

Sewering the study area and increasing pumping at the Carleton Avenue well poses minimal impact to the water table and head within the surrounding area. Increasing the groundwater withdrawal from the Carleton Avenue well by 208 gpm and removing 42 gpm of recharge from OWTS return within the study area would result in a maximum loss of baseflow to Connetquot River of 250 gpm, or 0.56 cfs. Steady state simulations indicate that the average projected impact to the river is 0.15 cfs.

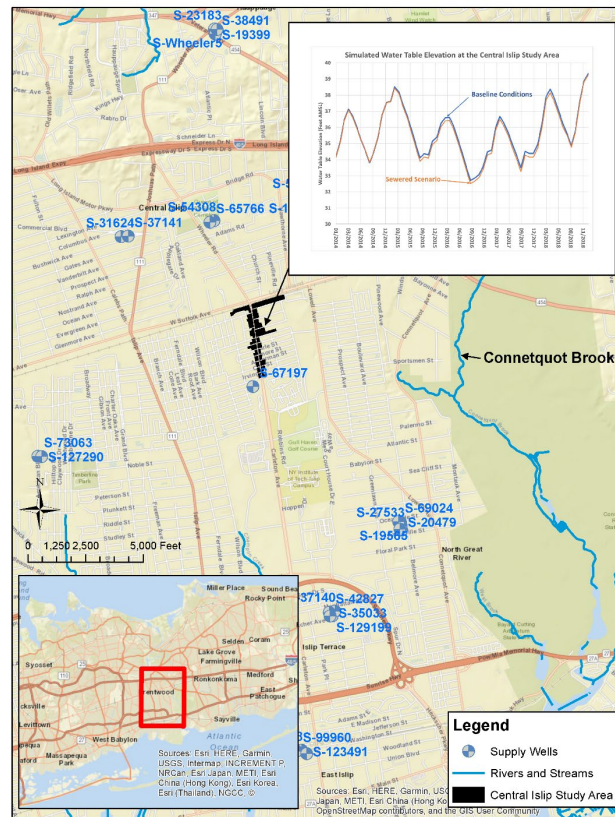


Transient simulations run using quarterly time steps indicate that baseflow to Connetquot River would be impacted less than 0.56 cfs, on average. Average baseflow declines for 2016-2018 are between 0.12 and 0.41 cfs, or 0.3 to 1.5% of the average quarterly baseflow to Connetquot River during that period (**Table 2**).

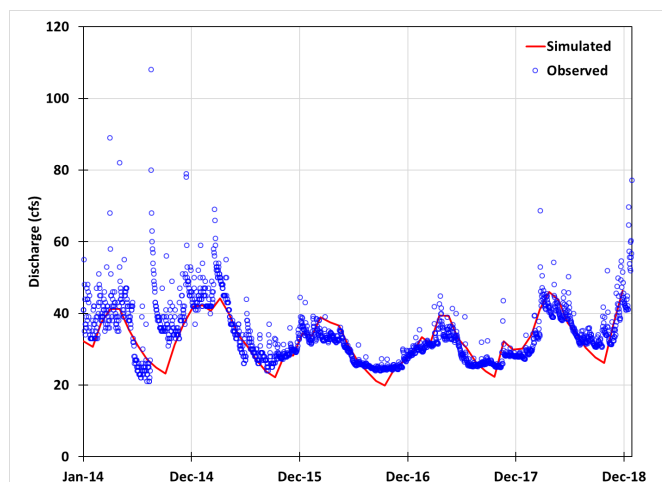
## Conclusions

Based on the groundwater model simulations conducted as part of this evaluation, the following conclusions can be made:

- The Suffolk County Subwatersheds Wastewater Plan groundwater model was updated for pumping and recharge through 2018.
- Baseflow to Connetquot River from transient model simulations show excellent agreement with observed values.
- The proposed sewerage of Downtown Central Islip, involving sanitary effluent being routed to the Southwest Sewer District, poses minimal impact to the aquifer and Connetquot River. Maximum simulated drawdown due to the additional 208 gpm required does not exceed 0.3 feet at the water table.
- Installation of a second water supply well at Carleton Avenue is likely required to meet the additional flow, or the additional flow will have to originate from other wells within Distribution Zone 12. Installing an additional well at Carleton Avenue was not simulated and impacts to Connetquot River from additional pumping beyond the 208 gpm added here have not been evaluated in this study.



**Figure 7 Simulated time history of the water table at the site during baseline and sewerage scenarios.**



**Figure 8 Simulated (baseflow) vs. observed (total flow) flow at Connetquot River, 2014-2018 (observed data from USGS).**

**Table 2. Simulated baseflow impact to Connetquot River due to Sewering Downtown Central Islip and increasing pumping from the SCWA Carleton Avenue well by 208 gpm: 2016-2018**

Quarter	Average Streamflow (cfs): 2016-2018	Baseflow Decline from Proposed Sewering (cfs)	Percentage of Total Flow
January – March	33.8	0.12	0.3
April – June	34.7	0.18	0.5
July – September	28.0	0.41	1.5
October - December	31.7	0.33	1.0

## References

CDM Smith. 2002. The Suffolk County Groundwater Model. Prepared for the Suffolk County Department of Health Services.

CDM Smith. 2019. Personal communication with SCWA, via e-mail. August 15, 2019.

Prince, Keith R, O. Lehn Franke, Thomas E. Reilly. 1988. Quantitative Assessment of the Shallow Ground-Water Flow System Associated with Connetquot Brook, Long Island, New York.

# **APPENDIX D**

## **Sewer Extension Area Parcel List**

SCTM#	Ara, Acres (source: TOI)	Full Assessed Value, FAV (source: TOI)	Equalized FAV (9.7% rate, 2020)	Land Use Code (source: TOI)	Land Use Description	Owner Name	Owner Name (add'l)	Property Address	Property Address (cont'd)	Property Zip Code
0500098000100067000	0.172	24,000	247,423	210	Single Family Residence - Year Round	CENTRAL ISLIP CIVIC COUNCIL	INC	5 RAILROAD AVE	CENTRAL ISLIP	11722
0500098000100068000	0.500	20,600	212,371	438	Parking Lot	TOWN OF ISLIP CDA		9 RAILROAD AVE	CENTRAL ISLIP	11722
0500098000100069000	1.490	78,200	806,186	438	Parking Lot	TOWN OF ISLIP	(PARKING)	1 CARLETON AVE	CENTRAL ISLIP	11722
0500098000300055000	0.370	70,600	727,835	485	One Story Small Structure - Multi Occupant	GIL & SOOK CLEANERS INC		20 CARLETON AVE	CENTRAL ISLIP	11722
0500098000300066004	0.970	95,000	979,381	484	One Story Small Structure - Single Occupant	AUTOZONE INC	#2929 DEPT 8088	2 CARLETON AVE	CENTRAL ISLIP	11722
0500120000300062000	0.290	22,800	235,052	438	Parking Lot	TOWN OF ISLIP		29-31 CARLETON AVE	CENTRAL ISLIP	11722
0500120000300063000	1.370	*	*	620	Religious	DIOCESE OF LONG ISLAND	CHURCH OF THE MESSIAH	53 CARLETON AVE	CENTRAL ISLIP	11722
0500120000300074000	0.250	64,000	659,794	482	Downtown Row Type - Detached	168 2ND LLC	% ANTHONY F ALTIMARI ESQ	59 CARLETON AVE	CENTRAL ISLIP	11722
0500120000300075000	0.330	80,000	824,742	482	Downtown Row Type - Detached	DAVID M SPERLING		61 CARLETON AVE	CENTRAL ISLIP	11722
0500120000300076000	0.170	31,600	325,773	482	Downtown Row Type - Detached	MARY TORRES-RAMIREZ	LIFE EST-MERENCIANA RAMIREZ	65 CARLETON AVE	CENTRAL ISLIP	11722
0500120000300077000	0.250	26,400	272,165	210	Single Family Residence - Year Round	EMPERATIZ CUESTA &	HUMBERTO APONZA	67 CARLETON AVE	CENTRAL ISLIP	11722
0500120000300078000	0.160	19,000	195,876	484	One Story Small Structure - Single Occupant	RICHARD RUFFNER		69 CARLETON AVE	CENTRAL ISLIP	11722
0500120000300079000	0.360	23,000	237,113	210	Single Family Residence - Year Round	GEORGE KEFFAS &	RICHARD RUFFNER	75 CARLETON AVE	CENTRAL ISLIP	11722
0500120000300088000	0.180	30,700	316,495	433	Auto Body, Tire Shop, Repair Service	LUIS CARRILLO &	MARCELO CARRILLO	77 CARLETON AVE	CENTRAL ISLIP	11722
0500120000300089000	0.367	30,000	309,278	210	Single Family Residence - Year Round	RICHARD RUFFNER		79 CARLETON AVE	CENTRAL ISLIP	11722
0500120000300090002	0.360	50,100	516,495	482	Downtown Row Type - Detached	DAVID M SPERLING		81 CARLETON AVE	CENTRAL ISLIP	11722
0500120000300099001	0.180	11,400	117,526	330	Commercial Vacant Land	TOWN OF ISLIP		0 CARLETON AVE	CENTRAL ISLIP	11722
0500120000300099002	0.440	77,100	794,845	464	Office Building	83 CARLETON AVE INC		83 CARLETON AVE	CENTRAL ISLIP	11722
0500120000400001000	0.186	9,300	95,876	330	Commercial Vacant Land	LENA SALWA CORP	% KAREEM JAWDAT	0 LANDLOCKED PCL	CENTRAL ISLIP	11722
0500120000400002000	0.186	35,700	368,041	481	Downtown Row Type - Common Wall	LENA SALWA CORP	% KAREEM JAWDAT	34-42 CARLETON AVE	CENTRAL ISLIP	11722
0500120000400003000	0.184	23,500	242,268	482	Downtown Row Type - Detached	GEO & LIZ ENTERPRISES INC		46 CARLETON AVE	CENTRAL ISLIP	11722
0500120000400004000	0.184	6,800	70,103	438	Parking Lot	TOWN OF ISLIP		50 CARLETON AVE	CENTRAL ISLIP	11722
0500120000400005000	0.046	3,100	31,959	438	Parking Lot	TOWN OF ISLIP		0 CARLETON AVE	CENTRAL ISLIP	11722
0500120000400006000	0.046	3,100	31,959	438	Parking Lot	TOWN OF ISLIP		0 CARLETON AVE	CENTRAL ISLIP	11722
0500120000400007000	0.140	9,600	98,969	438	Parking Lot	TOWN OF ISLIP		56 CARLETON AVE	CENTRAL ISLIP	11722
0500120000400008000	0.371	*	*	620	Religious	GREATER NEW YORK CORPORATION	OF SEVENTH DAY ADVENTISTS	60 CARLETON AVE	CENTRAL ISLIP	11722
0500120000400023000	0.210	35,600	367,010	210	Single Family Residence - Year Round	ELEONORA D ARGUETA		1 2ND AVE	CENTRAL ISLIP	11722
0500120000400024000	0.270	40,000	412,371	632	Benevolent & Moral Association	WHEELER ROAD HOLDING CORP		62 CARLETON AVE	CENTRAL ISLIP	11722
0500120000400025000	0.188	3,400	35,052	330	Commercial Vacant Land	TOWN OF ISLIP C D A		66-68 CARLETON AVE	CENTRAL ISLIP	11722
0500120000400026000	0.358	58,200	600,000	482	Downtown Row Type - Detached	CASCELLA ASSOCIATES LTD	C/O CASCELLA	70 CARLETON AVE	CENTRAL ISLIP	11722
0500120000400027000	0.690	157,300	1,621,649	461	Standard Bank - Single Occupant	78 CARLETON MANAGEMENT CORP		78 CARLETON AVE	CENTRAL ISLIP	11722
0500120000400028000	0.500	31,800	327,835	438	Parking Lot	78 CARLETON MANAGEMENT CORP		4 3RD AVE	CENTRAL ISLIP	11722
0500120000400040003	0.170	6,000	61,856	330	Commercial Vacant Land	TOWN OF ISLIP CDA		0 CARLETON AVE	CENTRAL ISLIP	11722
0500120000400040005	3.820	*	*	620	Religious	ST JOHN OF GOD R C CHURCH	% DIOCESE OF ROCKVILLE CENTRE	84 CARLETON AVE	CENTRAL ISLIP	11722
0500120000500009000	0.370	17,300	178,351	330	Commercial Vacant Land	MARK CURTIS STEVENS		87 CARLETON AVE	CENTRAL ISLIP	11722
0500120000500010000	0.280	47,000	484,536	432	Service & Gasoline Station	TINA'S ALL PRO TIRE & AUTO LLC		92 CARLETON AVE	CENTRAL ISLIP	11722
0500120000500018000	0.160	18,000	185,567	438	Parking Lot	TINA'S ALL PRO TIRE & AUTO LLC		0 CARLETON AVE	CENTRAL ISLIP	11722
0500120000500020001	0.300	*	*	438	Parking Lot	CENTRAL ISLIP FIRE DIST		91 CARLETON AVE	CENTRAL ISLIP	11722
0500120000500035000	1.500	90,000	927,835	499	Commercial Under Construction	188 CRESCENT ST LLC		96 CARLETON AVE	CENTRAL ISLIP	11722
0500120000500044001	0.320	52,000	536,082	465	Professional Building	CANEEL BAY LLC		98 CARLETON AVE	CENTRAL ISLIP	11722
0500120000500045000	0.120	29,100	300,000	481	Downtown Row Type - Common Wall	CRUZ BAY HOLDING CO LLC		100 CARLETON AVE	CENTRAL ISLIP	11722
0500120000500048002	1.550	*	*	662	Police and Fire Protection	BOARD OF FIRE COMMISSIONER	OF CENTRAL ISLIP FIRE DIST	97 CARLETON AVE	CENTRAL ISLIP	11722
0500120000500066000	0.370	54,800	564,948	432	Service & Gasoline Station	CARLETON REALTY MANAGEMENT LLC		107 CARLETON AVE	CENTRAL ISLIP	11722
0500120000500067000	0.180	20,000	206,186	482	Downtown Row Type - Detached	GEORGE KEFFAS & R RUFFNER	%RICHARD RUFFNER	104 CARLETON AVE	CENTRAL ISLIP	11722
0500120000500068000	0.120	5,500	56,701	330	Commercial Vacant Land	MHS BROTHERS INC		0 CARLETON AVE	CENTRAL ISLIP	11722
0500120000500080000	0.130	30,800	317,526	482	Downtown Row Type - Detached	MHS BROTHERS INC		108 CARLETON AVE	CENTRAL ISLIP	11722
0500120000500081000	0.170	34,800	358,763	481	Downtown Row Type - Common Wall	MHS REALTY & CONSTRUCTION CORP		110 CARLETON AVE	CENTRAL ISLIP	11722
0500120000500083000	0.430	60,900	627,835	465	Professional Building	WM PERUSO & D KIRSHENBAUM &	STEVEN KAUFMAN	109 CARLETON AVE	CENTRAL ISLIP	11722
0500141000400008000	0.180	40,700	419,588	481	Downtown Row Type - Common Wall	DAB DEVELOPMENT LLC		112 CARLETON AVE	CENTRAL ISLIP	11722
0500141000400009000	0.180	19,000	195,876	482	Downtown Row Type - Detached	RICHARD RUFFNER		114 CARLETON AVE	CENTRAL ISLIP	11722
0500141000400010000	0.050	27,000	278,351	411	Apartment - Other than Condo or Co-Operative	111 CARLETON AVENUE LLC		111 CARLETON AVE	CENTRAL ISLIP	11722
0500141000400030001	0.680	*	*	620	Religious	NORTHEASTERN CONFERENCE CORP	OF SEVENTH-DAY ADVENTISTS	115 CARLETON AVE	CENTRAL ISLIP	11722
0500141000400031000	0.120	17,200	177,320	482	Downtown Row Type - Detached	ELIZABETH GARCIA		116 CARLETON AVE	CENTRAL ISLIP	11722
0500141000400032000	0.120	29,300	302,062	482	Downtown Row Type - Detached	REGINA GIGLIO		118 CARLETON AVE	CENTRAL ISLIP	11722
0500141000400042001	0.590	77,000	793,814	484	One Story Small Structure - Single Occupant	CORNELL DESIGN CORP	% TAX DEPARTMENT #29278	121 CARLETON AVE	CENTRAL ISLIP	11722
0500141000400061000	1.050	39,400	406,186	330	Commercial Vacant Land	CARLETON MANAGEMENT PLAZA LLC	% JULIE C YIM	120 CARLETON AVE	CENTRAL ISLIP	11722
0500141000400070000	0.510	70,900	730,928	471	Funeral Home	GEORGE DAVIS TRUSTEE	F DANIEL MOLONEY IRRV LV TRUST	130 CARLETON AVE	CENTRAL ISLIP	11722
0500141000400071000	0.160	51,400	529,897	482	Downtown Row Type - Detached	NICKLOS J MOTTA &	ALESSANDRA PISCITELLI	125 CARLETON AVE	CENTRAL ISLIP	11722
0500141000400072000	0.060	2,900	29,897	330	Commercial Vacant Land	NICKLOS J MOTTA &	ALESSANDRA PISCITELLI	0 CARLETON AVE	CENTRAL ISLIP	11722
0500141000400073000	0.120	6,100	62,887	330	Commercial Vacant Land	NICKLOS J MOTTA &	ALESSANDRA PISCITELLI	0 CARLETON AVE	CENTRAL ISLIP	11722
0500141000400092000	0.120	6,300	64,948	330	Commercial Vacant Land	NICKLOS J MOTTA &	ALESSANDRA PISCITELLI	0 CARLETON AVE	CENTRAL ISLIP	11722
0500141000400093000	0.120	23,200	239,175	482	Downtown Row Type - Detached	GERALDINE MUNRO		129 CARLETON AVE	CENTRAL ISLIP	11722
0500141000400102000	0.370	23,200	239,175	433	Auto Body, Tire Shop, Repair Service	131 CARLETON AVE CORP		131 CARLETON AVE	CENTRAL ISLIP	11722
0500141000400103000	0.370	8,800	90,722	330	Commercial Vacant Land	131 CARLETON AVE CORP		0 CARLETON AVE	CENTRAL ISLIP	11722
0500141000400123001	0.217	25,000	257,732	484	One Story Small Structure - Single Occupant	CARLETON AVENUE PROPERTIES LLC		137 CARLETON AVE	CENTRAL ISLIP	11722
0500141000400125001	0.590	42,000	432,990	482	Downtown Row Type - Detached	RJJ ASSOCIATES		140 CARLETON AVE	CENTRAL ISLIP	11722

\* Assessments for parcels owned by religious institutions and fire departments are not included in FAV calculations.