

Appendix G: Infrastructure

**Appendix G-1:
Response from SCWA**



Jeffrey W. Szabo
Chief Executive Officer

Administrative Offices: 4060 Sunrise Highway, Oakdale, New York 11769-0901
January 16, 2018
(631) 563-0353
Fax: (631) 563-0370

Mr. Gregory Roussine
Project Manager
Office of Downtown Revitalization
Town of Babylon
200 E. Sunrise Highway
Lindenhurst, NY 11757

Re: Proposed mixed-use, transit-oriented redevelopment in East Farmingdale

Dear Mr. Roussine,

The Authority has received your request for information dated December 18, 2017 relating to water statistics for the area shown on the map attached to that request. For your information, we have prepared the attached map to help you to better understand the nature of the water supply system in and around the project area. The project area exists within what we refer to as the East Farmingdale low pressure zone. This pressure zone includes the route 110 corridor as well as the industrial area north and west of the cemeteries, area to the west of Route 110 up to the Nassau County line and the area to the south bounded by the east side of Route 110, the airport and the Southern State parkway. The water delivered to these areas primarily comes from the wells shown on the map and listed below, along with water supplied from our south shore low system through a 16 inch connection near New Highway. The water from this connection fills a 1 MG ground storage tank and is boosted into the East Farmingdale low system. Answers to your specific questions are as follows:

- Current Capacity of the system serving the Project Site is as follows:

<u>Source</u>	<u>Capacity (GPM)</u>
Smith Street Well #1	1150
Broad Hollow Rd Well #1	1350
Gazza Boulevard Well #2	850
New Highway boosters #1-3	3600
Total Capacity of East Farmingdale Low System:	6950 GPM

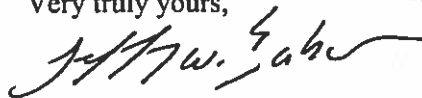
- Average daily demand of East Farmingdale Low Zone (2014-2016) 1.909 MG
- Peak daily demand of East Farmingdale Low Zone (2014-2016) 2.960 MG

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- Plans to augment the East Farmingdale low system include the installation of a new 16 inch pipeline extending along Long Island Avenue as shown on the attached map. This improvement will add additional capacity to the East Farmingdale low system and will provide reliability and redundancy by interconnecting it with the SCWA Central Island Intermediate Zone. Coincidentally, this improvement will be made near the project site and as such, should be beneficial to the project.
- With regard to the capacity of the water system to continue to serve the project site under full build out conditions, more information is needed regarding the anticipated water demand created by the new development in order to make this determination. Of particular concern would be the construction of an additional 2,681 residences and the domestic water consumption along with any landscaping irrigation that would accompany that construction. Any estimates you have for this new demand could be used to determine the nature of improvements needed to serve the project. These improvements could take the form of additional wells or improvements to the distribution system that would allow for better interconnection with other parts of the adjacent SCWA water system.
- One final point we would like to make with respect to the potential impacts of rezoning is that consideration be made to minimize water use within the project site. This can be accomplished through mandating the use of low flow fixtures internally as well as minimizing water intensive plantings and turf within the developed areas. Irrigating landscaping in particular places a heavy strain on the water system due to the fact that it tends to be used during our normal peak which takes place between the hours of midnight and 7AM. This strain manifests itself by increased pressure drops within pipelines which in turn reduces water pressure for domestic purposes. If you have more detailed information on the proposed layout of the development along with detailed demand information, we would be happy to include this on our hydraulic model in order to evaluate whether system improvements will be needed in order to serve this project.

We appreciate the opportunity to review and provide our insight and comments regarding the impact of this proposed rezoning. Should you have any questions or wish to discuss this project further, I may be reached at 631-563-0353.

Very truly yours,



Jeffrey W. Szabo

Enc.

cc: James Gaughran, Chairman, SCWA
Joseph Pokorny, Deputy CEO of Operations, SCWA



**Appendix G-2:
Response from Suffolk DPW**



Peter Feroe <pferoe@akrf.com>

Town of Babylon's Rezoning of East Farmingdale - Request for Information on Bergen Point WWTP

Rukovets, Boris <Boris.Rukovets@suffolkcountyny.gov>

Tue, Jan 9, 2018 at 5:21 PM

To: "Amy Pfeiffer (apfeiffer@townofbabylon.com)" <apfeiffer@townofbabylon.com>

Cc: "McGovern, Janice" <Janice.McGovern@suffolkcountyny.gov>, "Guszack, Gerald" <Gerald.Guszack@suffolkcountyny.gov>, "Arendt, Matt" <Matt.Arendt@suffolkcountyny.gov>, "Platt, Craig" <Craig.Platt@suffolkcountyny.gov>, "pferoe@akrf.com" <pferoe@akrf.com>

Ms. Pfeiffer,

This office is in receipt of your December 14, 2017 letter regarding the proposed rezoning of Hamlet of East Farmingdale. Below are the answers to the questions included in the letter.

- 1) Current operating capacity of the Bergen Point WWTP

The WWTP was designed to provide secondary wastewater treatment for an average daily flow of 30 million gallons per day (MGD) plus a scavenger waste flow of 0.5 MGD.

- 2) Average and peak flows of the Bergen Point WWTP

Average flows are 25 MGD. Peak varies.

- 3) Status of any plans to change the capacity of the WWTP and/or hook up new areas of developments to the WWTP

The project is underway to expand the Bergen Point WWTP, expanding its capacity to 40 MGD to enable it to treat 40.5 MGD, including 0.5 MGD of scavenger waste flow. The project is currently expected to be completed by the end of 2018.

- 4) Capacity of the conveyance system (mains, pump station, etc.) serving the Project Site and the ability of those systems to continue to serve the Project Site under either the full built out of the project site under existing zoning or the new Form Based Code proposed by the Town.

Attached are pertinent as-built drawings for the collection system within the project area. As a standard reminder, old as-builts may not fully represent the current condition of the collection system and, therefore, field verification is always recommended.

The evaluation of the capacity of the conveyance system as it relates to the proposed project is the responsibility of the project consultant.

- 5) Other information that may help the Town to evaluate the impacts of the rezoning on the sewer district.

The project area is located within the boundary of the Suffolk County Sewer District No. 3 – Southwest. Any connection to the District collection system will require an application to the Suffolk County Department of Public Works (SCDPW) Permit Office.

If you have any questions or need additional information, please feel free to call me at (631) 852-4199.

Regards,

Boris

Boris Rukovets, P.E.

Secretary, Suffolk County Sewer Agency

Suffolk County Department of Public Works

335 Yaphank Ave

1/15/2018

AKRF Mail - Town of Babylon's Rezoning of East Farmingdale - Request for Information on Bergen Point WWTP

Yaphank, NY 11980

Tel: [631-852-4199](tel:631-852-4199)

11 attachments

-  **T18R1287.PDF**
194K
-  **T18R1289.PDF**
152K
-  **T18R1559.PDF**
327K
-  **T18R1590.PDF**
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