
APPENDIX E

SEWER CONNECTION ENGINEERING REPORTS

Nelson + Pope- June 2024

APPENDIX E-1
Suffolk County Sewer Agency Conceptual Approval
Resolution

C. Conceptual Certification – Connection/Construction Agreement

SUFFOLK TECHNOLOGY PARK

BA-1786

Mr. Rukovets mentioned that this project is a proposed commercial/industrial development consisting of nine buildings with office/warehouse use located on 109 acres in Wyandanch. The applicant is requesting conceptual certification for the proposed connection to Sewer District No. 3 – Southwest. The anticipated discharge is Sixty-Seven Thousand One Hundred Fifty-Eight gallons per day (67,158 GPD) of wastewater.

The District's STP has sufficient excess treatment capacity to accommodate this project and the staff recommends granting Conceptual Certification for the proposed connection to SCSD No. 3, provided that the project engineer, who is aware of this requirement, conducts hydraulic analysis between the point of connection to the sewer main and a downstream location acceptable to the County to demonstrate – by providing backup calculations or software program – that the existing downstream sewer collection network can accommodate the additional flow from this project.

Commissioner Bartha asked if this was a collection system question and Mr. Rukovets responded affirmatively. He clarified that this is basically hydraulic analysis requested from the applicant given the significant amount of flow that is being connected.

Commissioner Bartha asked if there was a representative present and Tom Lembo, P.E., the project engineer, mentioned that he was. He introduced Bram Weber, Esq., the attorney for this project. Mr. Lembo said that the project team understands the need for the hydraulic analysis and already agreed to do that hydraulic analysis. He added that everything else that Mr. Rukovets had said was accurate. He noted that since this is a conceptual certification, it would help the project in the SEQRA process.

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

SUFFOLK COUNTY SEWER AGENCY

RESOLUTION NO. 15 - 2024 GRANTING CONCEPTUAL CERTIFICATION FOR THE CONNECTION OF SUFFOLK TECHNOLOGY PARK (BA-1786) TO SUFFOLK SEWER DISTRICT NO. 3 – SOUTHWEST

WHEREAS, Suffolk Technology Park is a proposed commercial/industrial development consisting of nine buildings with office/warehouse use located on 109.4± acres in Wyandanch, New York, on property identified on the Suffolk County Tax Maps as District 01.00, Section 038.00, Block 01.00, Lot 001.000, and

WHEREAS, the sewage flow from Suffolk Technology Park is expected to be Sixty-Seven Thousand One Hundred Fifty-Eight gallons per day (67,158 GPD), and

WHEREAS, Suffolk Technology Park is not located within the boundaries of Suffolk County Sewer District No. 3 – Southwest (the "District"), or within the boundaries of any other municipal sewer district, and

WHEREAS, Suffolk Technology Park has applied to this Agency for permission to connect its Sixty-Seven Thousand One Hundred Fifty-Eight gallons per day (67,158 GPD) of anticipated flow to the sanitary sewerage facilities of the District, and

WHEREAS, the project engineer must conduct hydraulic analysis between the point of connection to the sewer main and a downstream location acceptable to the County to demonstrate (by providing backup calculations or software program) that the existing downstream sewer collection network can accommodate the additional flow from this project, and

WHEREAS, capacity is currently available in the District and inasmuch as the SEQRA process for the aforesaid connection has not been completed, this Agency cannot, at this time, approve the said connection, and

WHEREAS, in the interest of good planning, and in order to minimize potential hardship on applicants, it is the policy of this Agency, upon review of an application prior to the completion of the SEQRA process, to give applicants an indication of what method of wastewater disposal this Agency would like to see for a particular project, thereby giving applicants an indication of the action that this Agency might take if it were to pass upon the application at the time of such review, and

WHEREAS, in furtherance of such policy, this Agency is desirous of giving Suffolk Technology Park an indication of the action that this Agency might take regarding the proposed connection if the SEQRA process had been completed, and this Agency were to pass upon the matter at this time,

NOW, THEREFORE, IT IS

1st RESOLVED, that this Agency hereby grants "Conceptual Certification" to the proposed connection of Suffolk Technology Park to SCSD No. 3 – Southwest, as aforesaid, and it is further

2nd RESOLVED, that this resolution shall become null and void, and of no further force or effect, without any further action by this Agency or notice to the developer of Suffolk Technology Park, within two years from the date of the adoption hereof if an application for Formal Approval in form and content satisfactory to the Chairman of this Agency, has not been submitted for consideration, and it is further

3rd RESOLVED, that

1. such conceptual certification is not, and is not to be construed as, final approval, which can only be granted by this Agency after the SEQRA process for the proposed connection has been completed;
2. the applicant shall return to this Agency for such final approval;
3. the granting of conceptual certification as set forth herein shall not be binding upon this Agency when final approval is sought; and
4. the granting of conceptual certification does not constitute a position by this Agency, favorable or otherwise, with respect to local land use, zoning and/or subdivision requirements.

(Suffolk County Sewer Agency Meeting – February 5, 2024)