

20143.0A



SUFFOLK COUNTY WATER AUTHORITY

Herman J. Miller
Deputy Chief Executive Officer
for Operations

Administrative Offices: 4060 Sunrise Highway, Oakdale, New York 11769-0901
(631) 563-0203
Fax (631) 563-0358

June 27, 2013

Mr. Kevin P. Walsh, P.E.
Managing Director, Long Island Operations
VHB Engineering Surveying and Landscape Architecture, P.C.
2150 Joshua's Path, Suite 300
Hauppauge, New York 11788

Dear Mr. Walsh:

SCWA has reviewed the revised water demand requirements for the Ronkonkoma Hub Transit-Oriented Development as outlined in your letter of June 13, 2013.

The projected water demand has increased by over forty-five percent. The existing customer water demand in the project area is a little less than 20 gpd. Based on current conditions, SCWA can provide the volume of water required for the domestic water service and fire protection.

The required distribution system improvements have been re-estimated using 2013 construction costs. The new estimate is approximately \$275,000. These improvements can be installed under our standard SCWA contracts.

While your letter addresses the potential need for onsite systems to provide the pressure required for certain structures, I did not see any information on the location of the proposed sewage treatment plant. As I stated previously, the project location is near source water contributing areas for several SCWA wells. The sewage treatment plant must be properly designed and located so as to reduce any potential negative impact on SCWA's water supply system.

This letter of availability is not to be considered an Action by the SCWA as defined by SEQRA regulations, and this response does not commit SCWA to commence, engage or otherwise participate or approve an action where SEQRA is applicable until all aspects of the SEQRA process are complete and the Lead Agency has made a final determination and finding as related to the project.

Very truly yours,

Herman J. Miller, P.E.
Deputy CEO for Operations

HJM:ms
Cc: L. Cetta



June 13, 2013

Ref: 28743.04

Mr. James Domozych
Design Engineer
Electric Design & Construction
LIPA
448 East Main Street
Patchogue, NY 11772

Re: Ronkonkoma Hub Transit-Oriented Development
Request for Updated Letter of Gas Availability

Dear Mr. Domozych:

On August 19, 2010, your office responded to a request from our office (copy attached) regarding the availability of electric service for the above-referenced project. At the time, you indicated that electric service would be available for the project.

In recent months the project has undergone certain revisions as a developer has taken over the project and the project has been reconfigured to take advantage of additional sewage capacity and other factors. In conjunction with these revisions, the maximum build-out plan has been adjusted, and now includes the following elements:

- 1,450 residential units
- 195,000 sf of Retail space
- 360,000 sf of Medical/Office space
- 60,000 sf of Flex space

The current version of the Maximum Density Concept Plan is attached for your reference.

Based on the foregoing, we respectfully request an updated letter of availability for the project. Should you have any questions or require any further information for processing this request, please do not hesitate to contact our office.

Thank you for your cooperation in this matter.

Very truly yours,

VHB Engineering, Surveying & Landscape Architecture, P.C.

Kevin P. Walsh, P.E.
Managing Director, Long Island Operations
KPW/lm

VHB Engineering, Surveying
and Landscape Architecture, P.C.
2150 Joshua's Path, Suite 300
Hauppauge, New York 11788
631.234.3444 • FAX 631.234.3477



448 East Main Street
Patchogue, NY 11772

August 19, 2010

Bruce Mawhirter
VHB Engineering
215 Joshua's Path
Suite 300
Hauppauge, NY 11788

Re: Ronkonkoma Hub
Transit Oriented Land Use

Dear Sir:

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

Please feel free to contact James Domozych at (631)758-5122 if you require any further information.

Very truly yours,

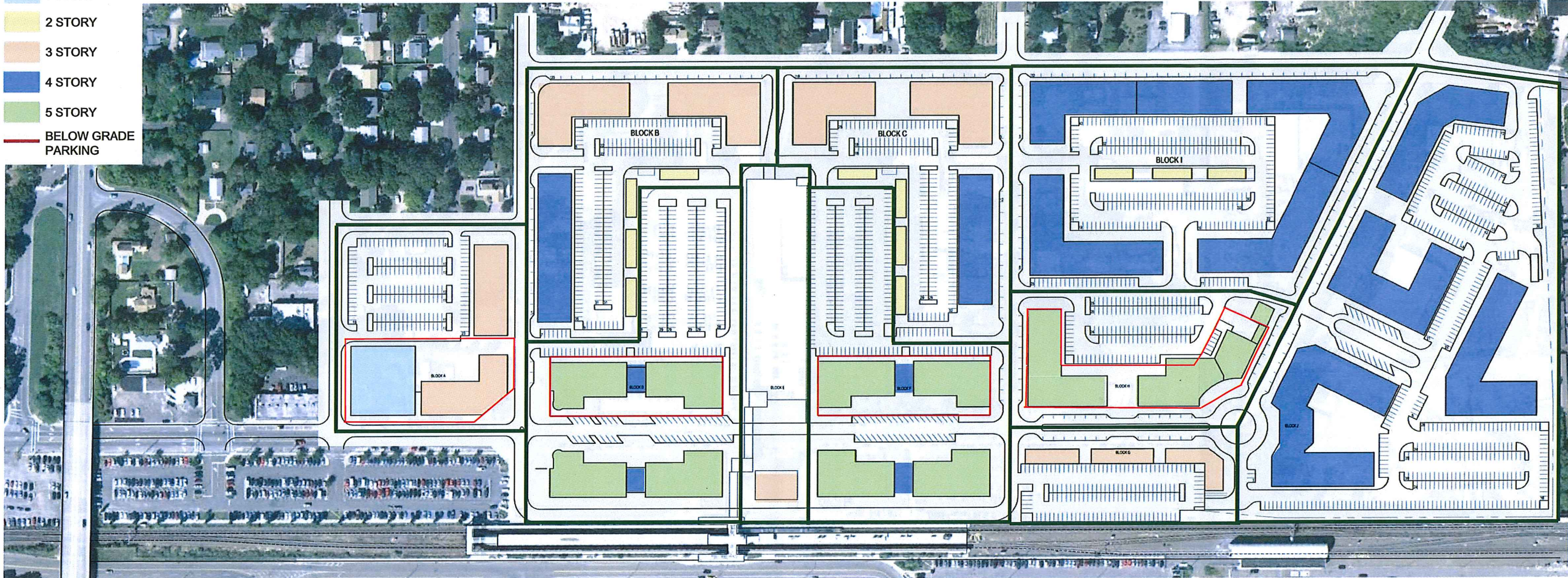
A handwritten signature in black ink, appearing to read "James Domozych", is written over the typed name.

James Domozych
Design Engineer
Electric Design & Construction

JD/md

Ronkonkoma HUB • Maximum Density Concept Plan

- LEGEND**
- 1 STORY
 - 2 STORY
 - 3 STORY
 - 4 STORY
 - 5 STORY
 - BELOW GRADE PARKING



<p>BLOCK A RESIDENTIAL: 45 UNITS RETAIL: 47,580 sq.ft.</p> <p>PARKING ON PLAN: SURFACE SPACES: 164 STREET SPACES: N/A 1 LEVEL GARAGE SHOWN: 116</p> <p>PARKING REQUIRED: RESIDENTIAL: 54 SPACES RETAIL: 126 SPACES</p>	<p>BLOCK B RESIDENTIAL: 171 UNITS CARRIAGE UNITS: 8 TOTAL UNITS: 179</p> <p>PARKING: SURFACE SPACES: 218 STREET SPACES: 26 TOTAL SPACES: 244</p> <p>PARKING REQUIRED: RESIDENTIAL: 215 SPACES</p>	<p>BLOCK C RESIDENTIAL: 153 UNITS CARRIAGE UNITS: 8 TOTAL UNITS: 161</p> <p>PARKING: SURFACE SPACES: 228 STREET SPACES: 35 TOTAL SPACES: 263</p> <p>PARKING REQUIRED: RESIDENTIAL: 193 SPACES</p>	<p>BLOCK D RESIDENTIAL: 51 UNITS RETAIL: 38,900 sq.ft. OFFICE/MEDICAL: 181,370 sq.ft.</p> <p>PARKING: SURFACE SPACES: 217 STREET SPACES: 61 GARAGE PARKING: 282 TOTAL SPACES: 560</p> <p>PARKING REQUIRED: RESIDENTIAL: 61 SPACES RETAIL: 106 SPACES OFFICE/MEDICAL: 519 SPACES</p>	<p>BLOCK E RETAIL: 18,900 sq.ft.</p> <p>PARKING: EXISTING GARAGE: 1043</p>	<p>TOTAL DEVELOPMENT: TOTAL RESIDENTIAL: 1,450 UNITS TOTAL RETAIL: 195,000 sq.ft. TOTAL OFFICE/MEDICAL: 360,000 sq.ft. TOTAL FLEX SPACE: 60,000 sq.ft.</p> <p>TOTAL PARKING: 3,658 SPACES* *This does NOT include the existing parking garage.</p> <p>UNIT SIZE: 905 AVE. GROSS SQ.FT. with an 80% efficiency factor per building.</p> <p>PARKING REQUIRED: RESIDENTIAL: 1,740 SPACES RETAIL: 467 SPACES OFFICE/MEDICAL: 1030 SPACES FLEX SPACE: 172 SPACES</p> <p>PARKING RATIO: RESIDENTIAL: 1.20 SPACES/ UNIT. RETAIL: 2.65/ 1000 sq.ft. OFFICE/MEDICAL: 2.66/ 1000 sq.ft. FLEX SPACE: 2.66/ 1000 sq.ft.</p>
<p>BLOCK F RESIDENTIAL: 102 UNITS RETAIL: 53,200 sq.ft. OFFICE/MEDICAL: 109,370 sq.ft.</p> <p>PARKING: SURFACE SPACES: 221 STREET SPACES: 64 GARAGE PARKING: 282 TOTAL SPACES: 567</p> <p>PARKING REQUIRED: RESIDENTIAL: 122 SPACES RETAIL: 141 SPACES OFFICE/MEDICAL: 313 SPACES</p>	<p>BLOCK G RESIDENTIAL: NONE RETAIL: 9,800 sq.ft. OFFICE/MEDICAL: 38,425 sq.ft.</p> <p>PARKING: GARAGE SPACES @ 4 STY: 588 STREET SPACES: 11 TOTAL SPACES: 599</p> <p>PARKING REQUIRED: RESIDENTIAL: NONE RETAIL: 26 SPACES OFFICE/MEDICAL: 110 SPACES</p>	<p>BLOCK H RESIDENTIAL: 62 UNITS RETAIL: 17,400 sq.ft. OFFICE/MED.: 30,835 sq.ft. FLEX SPACE: 60,000 q.ft.</p> <p>PARKING: SURFACE SPACES: 123 STREET SPACES: 43 GARAGE: 140 TOTAL SPACES: 306</p> <p>PARKING REQUIRED: RESIDENTIAL: 74 SPACES RETAIL: 46 SPACES OFFICE/ MED.: 88 SPACES FLEX SPACE: 172 SPACES</p>	<p>BLOCK I RESIDENTIAL: 413 UNITS</p> <p>PARKING: SURFACE SPACES: 252 STREET SPACES: 101 TOTAL SPACES: 353</p> <p>PARKING REQUIRED: RESIDENTIAL: 496 SPACES</p>	<p>BLOCK J RESIDENTIAL: 437 UNITS RETAIL: 8,200 sq.ft.</p> <p>PARKING: SURFACE SPACES: 461 STREET SPACES: 31 TOTAL SPACES: 492</p> <p>PARKING REQUIRED: RESIDENTIAL: 524 SPACES RETAIL: 22 SPACES</p>	



June 13, 2013

Ref: 28743.04

Mr. Raymond Homburger
Lead Account Executive
Major Accounts
Energy Solutions Services
National Grid LIPA
25 Hub Drive
Melville, NY 11747

Re: Ronkonkoma Hub Transit-Oriented Development
Request for Updated Letter of ~~Electric~~ ^{Gas} Availability

Dear Mr. Homburger:

On August 26, 2010, your office responded by email (copy attached) to a request from our office regarding the availability of gas service for the above-referenced project. At the time, you indicated that natural gas would be available to service the project.

In recent months the project has undergone certain revisions as a developer has taken over the project and the project has been reconfigured to take advantage of additional sewage capacity and other factors. In conjunction with these revisions, the maximum build-out plan has been adjusted, and now includes the following elements:

- 1,450 residential units
- 195,000 sf of Retail space
- 360,000 sf of Medical/Office space
- 60,000 sf of Flex space

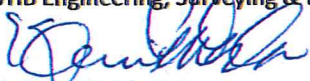
The current version of the Maximum Density Concept Plan is attached for your reference.

Based on the foregoing, we respectfully request an updated letter of availability for the project. Should you have any questions or require any further information for processing this request, please do not hesitate to contact our office.

Thank you for your cooperation in this matter.

Very truly yours,

VHB Engineering, Surveying & Landscape Architecture, P.C.


Kevin P. Walsh, P.E.
Managing Director, Long Island Operations
KPW/lm

VHB Engineering, Surveying
and Landscape Architecture, P.C.
2150 Joshua's Path, Suite 300
Hauppauge, New York 11788
631.234.3444 • FAX 631.234.3477
www.vhb.com

Sheridan, Katie

From: Gennaro, Kim
Sent: Thursday, August 26, 2010 10:46 AM
To: Sheridan, Katie
Subject: FW: Natural Gas Availability for The Ronkonkoma Hub - Town of Brookhaven/LIRR

Kim A. Gennaro, AICP
VHB Engineering, Surveying & Landscape Architecture, P.C.
Director, Environmental Division

Sent from my Verizon Wireless Phone

From: Homburger, Raymond C. <Raymond.Homburger@lipangrid.com>
Sent: Thursday, August 26, 2010 9:48 AM
To: Mawhirter, Bruce <BMawhirter@VHB.com>; Gennaro, Kim <KGennaro@VHB.com>
Cc: Frigeria III, Vincent <Vincent.Frigeria@us.ngrid.com>; dmanning@mjbradley.com <dmanning@mjbradley.com>; Keating, John J. <John.Keating@lipangrid.com>
Subject: Natural Gas Availability for The Ronkonkoma Hub - Town of Brookhaven/LIRR

Hello Bruce and Kim,

I am the Major Account Executive for National Grid and LIPA for Federal, State and Public Transportation customers in our service territory on Long Island. The MTA - LIRR is one of my larger customers.

I have had our Gas Engineering department review your plans on the proposed Ronkonkoma Hub project slated for construction in 2014 through 2019. The plans detailed the approximate square footage for Residential, Retail, Office, Health Club and Restaurant use. Using approximate heating values for each specific application yields a usage of ~ 55 Decatherms of Natural gas/hour. That particular site is well suited for natural gas availability. There is a 6" - 60 pound high pressure gas main already in the ground in the area, and National Grid will be able to provide the gas for this load.

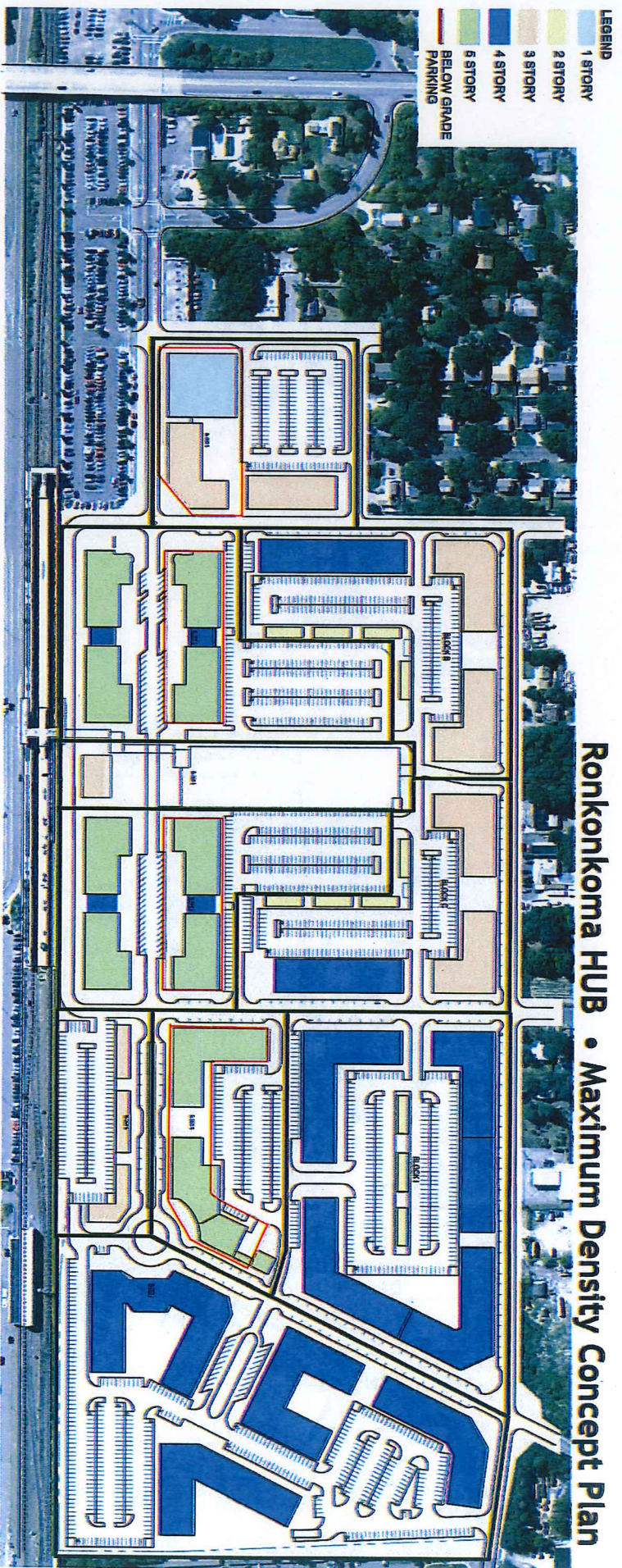
I understand you are already in receipt of a letter from LIPA confirming the availability to also provide electric for your anticipated load for the project.

Please add my contact information to your distribution list for future communication concerning the project and I will be sure to assist in any way I can.

Sincerely,
Ray

Raymond Homburger
Lead Account Executive
Major Accounts
Energy Solutions Services
National Grid LIPA
25 Hub Drive
Melville, N.Y. 11747
631 755-5349 (office)
516 807-3854 (mobile)
raymond.homburger@lipangrid.com

Ronkonkoma HUB • Maximum Density Concept Plan



- LEGEND**
- 1 STORY
 - 2 STORY
 - 3 STORY
 - 4 STORY
 - 6 STORY
 - BELOW GRADE
 - PARKING

<p>BLOCK A</p> <p>RESIDENTIAL 12 UNITS TOTAL FLOOR AREA: 10,000 sq. ft. TOTAL GROSS FLOOR AREA: 10,000 sq. ft. TOTAL VOLUME: 10,000 cu. ft.</p>	<p>BLOCK B</p> <p>RESIDENTIAL 12 UNITS TOTAL FLOOR AREA: 10,000 sq. ft. TOTAL GROSS FLOOR AREA: 10,000 sq. ft. TOTAL VOLUME: 10,000 cu. ft.</p>	<p>BLOCK C</p> <p>RESIDENTIAL 12 UNITS TOTAL FLOOR AREA: 10,000 sq. ft. TOTAL GROSS FLOOR AREA: 10,000 sq. ft. TOTAL VOLUME: 10,000 cu. ft.</p>	<p>BLOCK D</p> <p>RESIDENTIAL 12 UNITS TOTAL FLOOR AREA: 10,000 sq. ft. TOTAL GROSS FLOOR AREA: 10,000 sq. ft. TOTAL VOLUME: 10,000 cu. ft.</p>	<p>BLOCK E</p> <p>RESIDENTIAL 12 UNITS TOTAL FLOOR AREA: 10,000 sq. ft. TOTAL GROSS FLOOR AREA: 10,000 sq. ft. TOTAL VOLUME: 10,000 cu. ft.</p>	<p>BLOCK F</p> <p>RESIDENTIAL 12 UNITS TOTAL FLOOR AREA: 10,000 sq. ft. TOTAL GROSS FLOOR AREA: 10,000 sq. ft. TOTAL VOLUME: 10,000 cu. ft.</p>	<p>BLOCK G</p> <p>RESIDENTIAL 12 UNITS TOTAL FLOOR AREA: 10,000 sq. ft. TOTAL GROSS FLOOR AREA: 10,000 sq. ft. TOTAL VOLUME: 10,000 cu. ft.</p>	<p>BLOCK H</p> <p>RESIDENTIAL 12 UNITS TOTAL FLOOR AREA: 10,000 sq. ft. TOTAL GROSS FLOOR AREA: 10,000 sq. ft. TOTAL VOLUME: 10,000 cu. ft.</p>	<p>BLOCK I</p> <p>RESIDENTIAL 12 UNITS TOTAL FLOOR AREA: 10,000 sq. ft. TOTAL GROSS FLOOR AREA: 10,000 sq. ft. TOTAL VOLUME: 10,000 cu. ft.</p>	<p>BLOCK J</p> <p>RESIDENTIAL 12 UNITS TOTAL FLOOR AREA: 10,000 sq. ft. TOTAL GROSS FLOOR AREA: 10,000 sq. ft. TOTAL VOLUME: 10,000 cu. ft.</p>	<p>BLOCK K</p> <p>RESIDENTIAL 12 UNITS TOTAL FLOOR AREA: 10,000 sq. ft. TOTAL GROSS FLOOR AREA: 10,000 sq. ft. TOTAL VOLUME: 10,000 cu. ft.</p>	<p>TOTAL DEVELOPMENT</p> <p>TOTAL RESIDENTIAL UNITS: 144 TOTAL FLOOR AREA: 1,200,000 sq. ft. TOTAL GROSS FLOOR AREA: 1,200,000 sq. ft. TOTAL VOLUME: 1,200,000 cu. ft.</p>
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TRITEC REAL ESTATE • MAY 28, 2013 • SCALE: 1" = 200'

NILES BOLTON ASSOCIATES