

APPENDIX A

Comments Received on the Draft Plan

**SUFFOLK COUNTY WATER AUTHORITY**

Stephen M. Jones
Chief Executive Officer

Administrative Offices: 4060 Sunrise Highway, Oakdale, New York 11769-0901

April 9, 2009

(631) 563-0219
Fax (631) 563-0370

Mr. Richard Groh, Chief Environmental Analyst
Town of Babylon
Department of Environmental Control
281 Phelps Lane
North Babylon, NY 11703

Re: SEQRA documents covering Wyandanch Plans

Dear Mr. Groh:

We have reviewed the documents forwarded to us regarding redevelopment plans in Wyandanch. We would like to point out that our water main distribution system should also be considered part of the existing public infrastructure, not just our pump stations. This important distinction will help to avoid problems (which we experienced with the renewal plans for Zahns Airport/New Horizons Park) with easements and relocations when and if certain roads, such as Woodland Rd or Garden City Avenue, are abandoned or relocated within the urban renewal area. In that regard, enclosed please find the relevant SCWA distribution maps covering the area in question. We can provide the Town with electronic (.pdf) versions of these maps for your continued use.

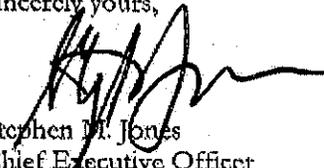
Water main relocations and extensions are paid for by the development entity involved, as a contract with SCWA. Our contractors will actually perform the work. We have no objections to waterlines remaining undisturbed in place, provided an easement is properly described and recorded. We reserve the right, as indicated in correspondence sent by Mr. Herman Miller last year, to require upgrades to the distribution system, provided that pressure and flow tests indicate any directly related inadequacies to serve new development, especially multi-story buildings.

While not specifically related to this plan, we would like to note problems with water main breaks, which continue unabated to this day within the Southwest Sewer District. Two thirds of all our water main breaks every year lie within this sewer district in Babylon and Islip. Hopefully, the extension of sanitary sewers envisioned by the Urban Renewal Plan up into the Wyandanch area will not bring with it the shoddy sewer construction that is at the heart of the continuing problems we have with cast iron main breaks.

We are in full support of this redevelopment plan as, from a business perspective, it would provide additional customer base and consumption to share our existing system.

Thank you for the opportunity to provide comments on these ambitious plans.

Sincerely yours,



Stephen M. Jones
Chief Executive Officer

CC: Herman Miller, Deputy CEO, Operations
John Milazzo, Special Counsel



COUNTY OF SUFFOLK



STEVE LEVY
SUFFOLK COUNTY EXECUTIVE

DEPARTMENT OF PUBLIC WORKS

THOMAS LAGUARDIA, P.E.
CHIEF DEPUTY COMMISSIONER

GILBERT ANDERSON, P.E.
COMMISSIONER

LOUIS CALDERONE
DEPUTY COMMISSIONER



April 9, 2009

Richard Groh, Senior Environmental Analyst
Department of Environmental Control
Town of Babylon
281 Phelps Lane
North Babylon, NY 11703

RE: Draft Wyandanch Downtown Revitalization Plan

Dear Mr. Groh:

The revitalization plan DGEIS has been reviewed with respect to sanitary sewer infrastructure. We would suggest the following modifications be made:

- Page 3-18 - A 2002 report prepared by the Department of Public Works indicated that 4 hamlets could be connected to the SD #3 - Southwest facility with a cost of \$273 million. The DGEIS is incorrect by stating that this amount has been invested in the district to prepare for an expansion to Wyandanch. The description contained on Page 3-18 is correct with respect to the cost of \$1,500 per home that was estimated in 2002. Recent correspondence referring to the 2002 report indicates that those costs are outdated. The August 25, 2008 letter from DPW to Supervisor Bellone did state that the cost would be upwards of \$3,000 per home and it was specific to the smaller area that was evaluated on a limited amount of information to develop an approximate cost. The last paragraph on 3-18 with respect to sanitary sewers is incorrect with respect to the indication that available capacity at Bergen Point is less than 350,000 gallons per day. The August 25, 2008 letter to Supervisor Bellone indicates that the number of units being proposed in the revitalized area in Wyandanch would be more closely represented by a flow of 350,000 gallons per day based on Health Department flow standards.

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- Page 5-4 – As indicated above, the Health Department standards more closely reflect a sewage flow of 350,000 gallons per day rather than 255,369. We would assume that once more engineering analysis is performed for the project that the volume of sewage to be generated would be closer to the Health Department standards.
- Page 5-5 – The same comments as Page 3-18 apply to the majority of the text on this page. In addition, the last paragraph which is in the sanitary sewage section of this page should recognize that regardless of the percentage of flow that would be conveyed from the Wyandanch area to the Bergen Point Collection System there would be a disruption in traffic due to the construction which would most likely involve dewatering activities as well as open trenches and also lead to short term nuisance conditions of noise and dust. The upgrade of the Bergen Point Wastewater Treatment facility is the subject of a capital project that is currently in the engineer report phase and does have funding in 2010 for an expansion.

Please call is you have any questions.

Sincerely,



Ben Wright, P.E.
Chief Engineer
Division of Sanitation

BW:mi

cc: Gil Anderson, P.E., Commissioner
John Donovan, P.E., Principal Civil Engineer
bw4-9-09 sd3 draft Wyandanch downtown revitalization plan ltr RGroh



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DEPARTMENT OF STATE
ONE COMMERCE PLAZA
99 WASHINGTON AVENUE
ALBANY, NY 12231-0001

DAVID A. PATERSON
GOVERNOR

LORRAINE A. CORTÉS-VÁZQUEZ
SECRETARY OF STATE

May 7, 2009

Mr. Richard Groh
Town of Babylon
Department of Environmental Control
281 Phelps Lane North Babylon, NY 11703

RE: Draft Wyandanch Downtown Revitalization Plan DGEIS

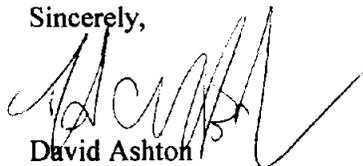
Dear Mr. Groh,

We have reviewed the draft submission for a the Draft Wyandanch Downtown Revitalization Plan (inclusive of a BOA Nomination, Urban Renewal Plan and DGEIS) A great deal of work has been completed to date which is evidenced by the substantial drafts which we have reviewed to date. We are looking toward the successful completion of this step of BOA and respectfully submit the following comments to be addressed toward that goal. We have also submitted BOA specific comments directly to staff that we understand will be addressed in conformance with the Town's contractual obligations under the BOA grant contract.

- The Executive Summary should include a summation of the "Existing Conditions" as found in the project area.
- Chapter 1.C. Community Vision, Goals and Objectives (also relates to Executive Summary and Chapter 2). The breadth of the Town and community's vision for the area is not fully articulated. The document would benefit from a more complete discussion of the progressive, transformative goals of the revitalization effort.
- Chapter 3.D. Hazardous Materials. This section should describe, comprehensively and specifically, the process that was undertaken to research, analyze and identify the sites referenced in this section and in associated Appendix E. This serves as the (important) *Brownfield*, Abandoned and Vacant Sites portion of BOA as well has hazardous materials for SEQRA.
- Chapter 3.D. Hazardous Materials. Document how the list of 226 Abandoned, Vacant, Underutilized and Potential Brownfield Sites was compiled and note the methods and specific sources used to identify them.
- Chapter 3. O Strategic Sites. BOA strategic sites are generally narrowed from a basket of identified sites with characteristics of underutilization or potential for brownfield conditions. In this case, the parcels comprising strategic sites comprise the majority of the study area and the vacant/underutilized/brownfield sites inventory. This is the case because of the extensive blight conditions and property underutilization. This section would benefit from a discussion and explanation of how strategic sites were selected and what factors were considered.
- The document should but does not address the need for parks and open space, utilization, condition, etc. and associated impacts on the existing, limited open space resources.

If you have any questions or the attached comments require any clarification or reflection, please feel free to give me a call to discuss. We look forward to our continued partnership to advance the community's vision for the revitalization of the Wyandanch Hamlet.

Sincerely,

A handwritten signature in black ink, appearing to read 'David Ashton', written over a light blue horizontal line.

David Ashton
Revitalization Specialist

cc: Vanessa Pugh