

APPENDIX I

Riverhead Water District - Water Extension Application and Related Correspondence

From: [Lawrence Crehan Jr.](#)
To: [John Collins](#)
Cc: [Jaclyn Peranteau](#); [Yuriy Tupychak](#)
Subject: RE: HK Ventures - 4285 Middle Country Road, Calverton_Water Main Extension
Date: Monday, February 10, 2020 2:24:14 PM
Attachments: [image001.png](#)
[G19227.pdf](#)
[19026_2020.01.24_SPP-FM-1_Fire Marshal Plan.pdf](#)
[HK Ventures - Water Calcs.pdf](#)

Hi John,

Attached please find the documents described below and the latest survey for your use.

We have not completed an overall utility plan. We shall forward to you upon completion.

Please let us know if you can begin the process without the utility plan.

Please include Jaclyn Peranteau & Yuriy Tupychak CC'd above on all correspondence.

Any questions – feel free to call me at our office.

Thank you,

Lawrence Crehan Jr.

Key Civil Engineering, P.C. – NYS Certified WBE

664 Blue Point Rd. Unit B

Holtsville, NY 11742

OFFICE: 631-961-0506

Fax: 631-619-0367

www.keycivilengineering.com

SAME TEAM. SAME SERVICE. NEW BRAND

From: John Collins <jcollins@h2m.com>

Sent: Monday, February 10, 2020 11:33 AM

To: Robin Halpin <halpin@townofriverheadny.gov>; Lawrence Crehan Jr.

<lc@keycivilengineering.com>

Subject: RE: HK Ventures - 4285 Middle Country Road, Calverton_Water Main Extension

Lawrence,

Can you provide an electronic copy of the documents referenced below along with the site utility plan and survey so that we may begin thereview.

Thank you.

John R. Collins, P.E. LEED AP



H2M architects + engineers

538 Broad Hollow Road, 4th Floor East, Melville, NY 11747
tel 631.756.8000 x1357 | direct 631.392.5305 | mobile 516.658.2342 | fax 631.694.4122
h2m.com

From: Robin Halpin <halpin@townofriverheadny.gov>
Sent: Monday, February 10, 2020 11:21 AM
To: Lawrence Crehan Jr. <lc@keycivilengineering.com>
Cc: John Collins <jcollins@h2m.com>
Subject: Re: HK Ventures - 4285 Middle Country Road, Calverton_Water Main Extension

Good morning,
Your email below has been forwarded to H2M to respond.
John Collins is our Lead Engineer for the Riverhead Water District
however everything processes through this office first.
I've included him on this email as well.
Thank you.

Robin Halpin

Account Clerk Typist
Riverhead Water District
1035 Pulaski Street
Riverhead NY 11901
631-727-3205

From: Lawrence Crehan Jr. <lc@keycivilengineering.com>
Sent: Monday, February 10, 2020 11:12 AM
To: Robin Halpin <halpin@townofriverheadny.gov>
Cc: Jaclyn Peranteau <jackie@keycivilengineering.com>; Yuriy Tupychak <yt@keycivilengineering.com>
Subject: RE: HK Ventures - 4285 Middle Country Road, Calverton_Water Main Extension

Good afternoon Robin,

We wanted to follow up in regards to the below email. Please let us know if you have forwarded this project to H2M to begin their review. If you have, please provide us with the reviewer's information so we can coordinate with them directly.

If you or H2M require any additional information to initiate the process for the water main extension kindly let us know.

Thank you,

Lawrence Crehan Jr.

Key Civil Engineering, P.C. – NYS Certified WBE

664 Blue Point Rd. Unit B

Holtsville, NY 11742

OFFICE: 631-961-0506

Fax: 631-619-0367

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SAME TEAM. SAME SERVICE. NEW BRAND

From: Lawrence Crehan Jr.

Sent: Thursday, January 30, 2020 6:16 PM

To: 'halpin@townofriverheadny.gov' <halpin@townofriverheadny.gov>

Cc: Jaclyn Peranteau <jackie@keycivilengineering.com>

Subject: HK Ventures - 4285 Middle Country Road, Calverton_Water Main Extension

Good afternoon Robin,

We would like to begin the approval process for an out of district water main extension, onsite hydrants, and the individual fire sprinkler and domestic water service taps to each building.

Property Address: 4285 Middle County Road, Calverton, NY 11933

SCTM #: Dist.: 600, Sect.: 116, Blk.: 1, Lot 2

Please find the attached Fire Marshal Plan (sheet FM-1) and the proposed Industrial Park Peak Water Supply Demand Calculations, for your use. Please note these calculations have been estimated based on the 2015 IBC Table 1004.1.2 for occupant loading.

The industrial park development scope of work includes the erection of eight (8) single-story industrial buildings with multiple tenants per building. Each tenant will have 10% of their space dedicated to retail, which will be located in the front of the building. A 3,000 square foot single-story cafeteria will be erected to service the employees within the industrial park.

The project will be constructed in two phases. Phase II shall be constructed after Phase I has been built and operational. Phase I will consist of buildings 1 to 4 and the cafeteria. Phase II will consist of buildings 5 to 8. The total building area for the property would be 425,464 SF (Phase I = 228,344 SF / Phase II = 197,120 SF). These buildings shall span the approximate depth of the property (2,510'). We have proposed an 8" water main loop around the perimeter of the property tapped to the existing 12" water main within Middle Country Road. Under Phase I, an 8" water main will be constructed between buildings 3/4 & 5/6, maintaining a looped system. As part of the construction

of Phase II, the 8" water main will continue deeper into the parcel and loop behind Buildings 7 & 8 and the 8" water main that was constructed under Phase I shall be cut, capped, and abandoned in place. There are five (5) onsite hydrants proposed. Three (3) hydrants shall be installed within Phase I and two (2) hydrants shall be installed within Phase II. We also proposed two (2) master meters and two (2) backflow prevention assemblies at the front of the property, however if the District prefers the onsite main to be in an easement to be owned and operated by Riverhead Water district (RWD), we would propose meters and backflow preventers in each building instead. Please advise on the preference of RWD.

Each building shall be serviced by a 2.5" domestic service and 4" fire sprinkler service per the estimated calculations attached. The two (2) backflow prevention assemblies on the 8" water main extension shall protect the existing 12" water main therefore, it is our understanding the individual domestic and fire sprinkler service laterals will not require their own backflow prevention assembly.

Please let me know if you require any additional information in order to proceed with the out of district extension process. If you do not need additional information, we respectfully ask you to copy us (Jaclyn Peranteau and Lawrence Crehan Jr.) in your correspondence with H2M.

Sincerely,

Lawrence Crehan Jr.

Key Civil Engineering, P.C. – NYS Certified WBE

664 Blue Point Rd. Unit B

Holtsville, NY 11742

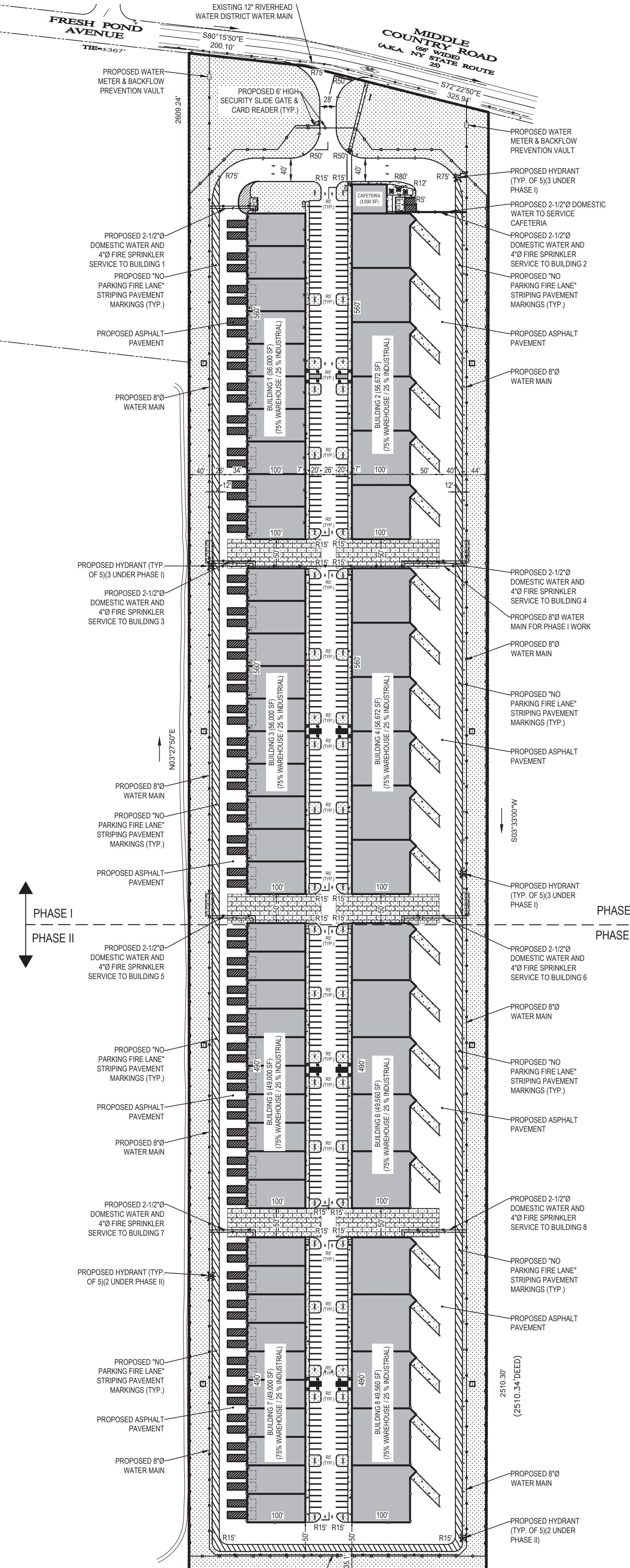
OFFICE: 631-961-0506

Fax: 631-619-0367

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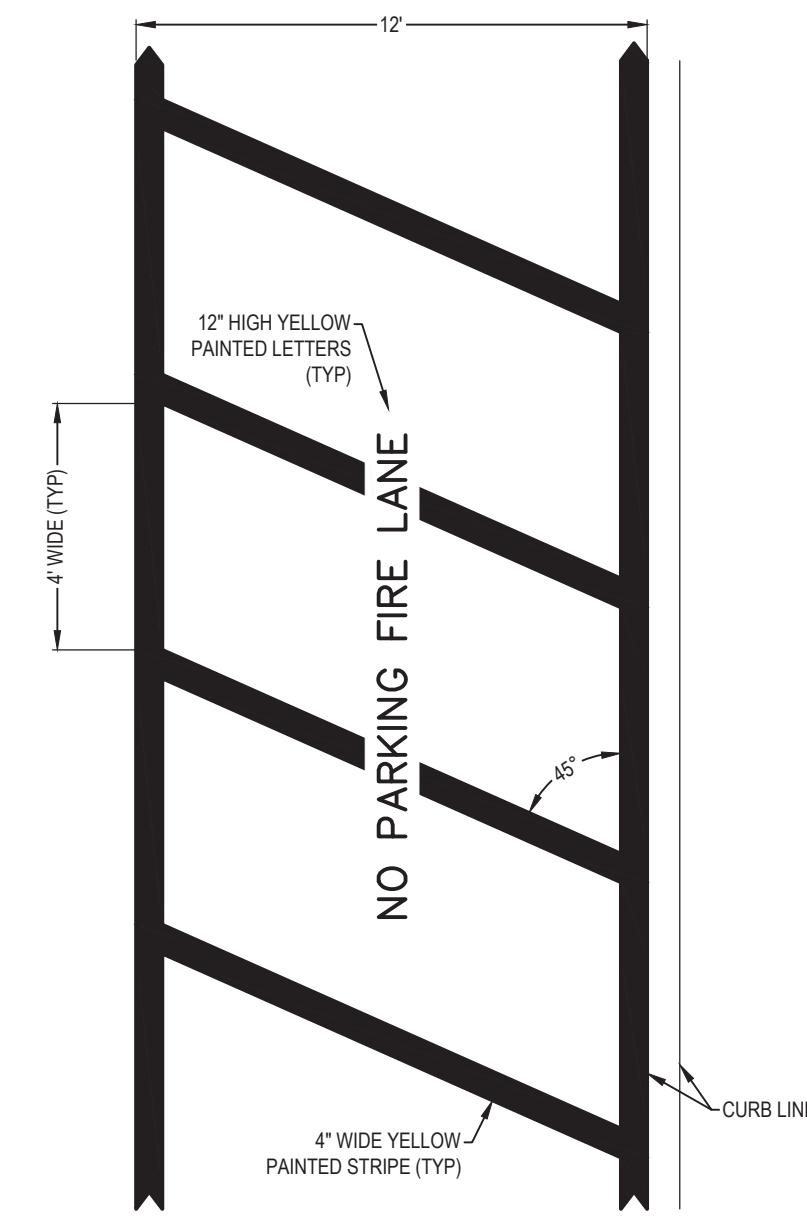
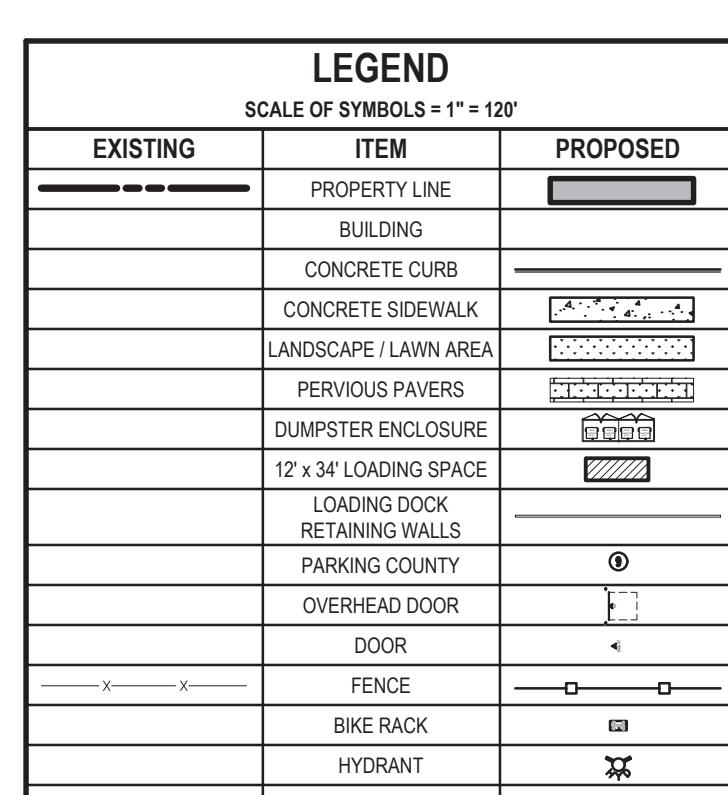
SAME TEAM. SAME SERVICE. NEW BRAND

CONFIDENTIALITY NOTICE: Thanking you in advance for your cooperation, the information contained in this message and any attachments is intended only for the use of the individual(s) named above. If the person actually receiving this email is not the named or intended recipient, any use, dissemination, distribution, or copying of this communication is prohibited. If you have received this communication in error, please immediately notify us by email that this message has been inadvertently transmitted to you and kindly delete this e-mail from your system. We appreciate your time and attention.

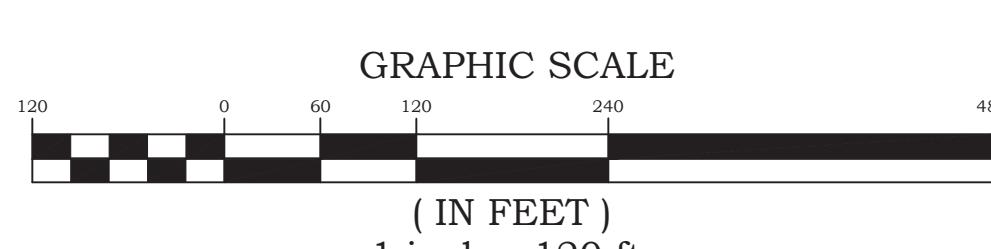


PROJECT DATA

SITE ADDRESS	4285 MIDDLE COUNTRY ROAD CALVERTON, NY 11933
OWNER / APPLICANT	HK VENTURES, LLC 399 W. JOHN STREET HICKSVILLE, NY 11801 c/o URI HASON
TAX MAP NUMBER	DISTRICT: 600, SECTION: 116, BLOCK: 1, LOT: 2
SITE AREA	1,317,884 SF (30.2545 Ac)
CURRENT ZONING	INDUSTRIAL C
EXISTING USE	VACANT
PROPOSED USE	PRIMARY USES: WAREHOUSE & INDUSTRIAL BUSINESS
PROPOSED BUILDING AREA (GFA)	<p>PHASE I BUILDING 1 = 56,000 SF BUILDING 2 = 56,672 SF BUILDING 3 = 56,000 SF BUILDING 4 = 56,672 SF <u>CAFETERIA = 3,000 SF</u> <u>TOTAL = 228,344 SF</u></p> <p>PHASE II (TO BE CONSTRUCTED ONCE PHASE I IS COMPLETED AND OPERATING)</p> <p>BUILDING 5 = 49,000 SF BUILDING 6 = 49,560 SF BUILDING 7 = 49,000 SF <u>BUILDING 8 = 49,560 SF</u> <u>TOTAL = 197,120 SF</u></p> <p>PHASE I + PHASE II = 425,464 SF (32.28%)</p>
PERVIOUS PAVERS / LANDSCAPE AREA	355,114 (26.94%)
IMPERVIOUS / PAVEMENT / CONCRETE AREA (EXCLUDES BUILDING AREAS)	537,306 SF (40.78%)
BUILDING TYPE OF CONSTRUCTION	TYPE 2B
BUILDING OCCUPANCY	OCCUPANCY S1 & F1
LOADING ZONES	(80) 12 FT WIDE x 34 FT LONG (2) 12 FT WIDE x 20 FT LONG (22) 13 FT WIDE x 55 FT LONG TOTAL PROVIDED = 104 SPACES
FIRE SUPPRESSION SYSTEMS	ALL BUILDINGS TO BE FULLY SPRINKLERED (DESIGN BY OTHERS) (5) ON-SITE HYDRANTS TO BE INSTALLED



"NO PARKING FIRE LANE" STRIPING DETAIL



PLAN FOR FIRE MARSHAL REVIEW ONLY. NOT FOR CONSTRUCTION

SEAL & SIGNATURE:	
NOT VALID UNTIL SEALED	
JACLYN PERANTEAU, P.E.	
NEW YORK STATE PROFESSIONAL ENGINEER #083937	


DATE:	01/24/2020
SCALE:	
PROJECT No.:	19026
DRAWING BY:	LC
CHECKED BY:	YT
APPROVED BY:	JP

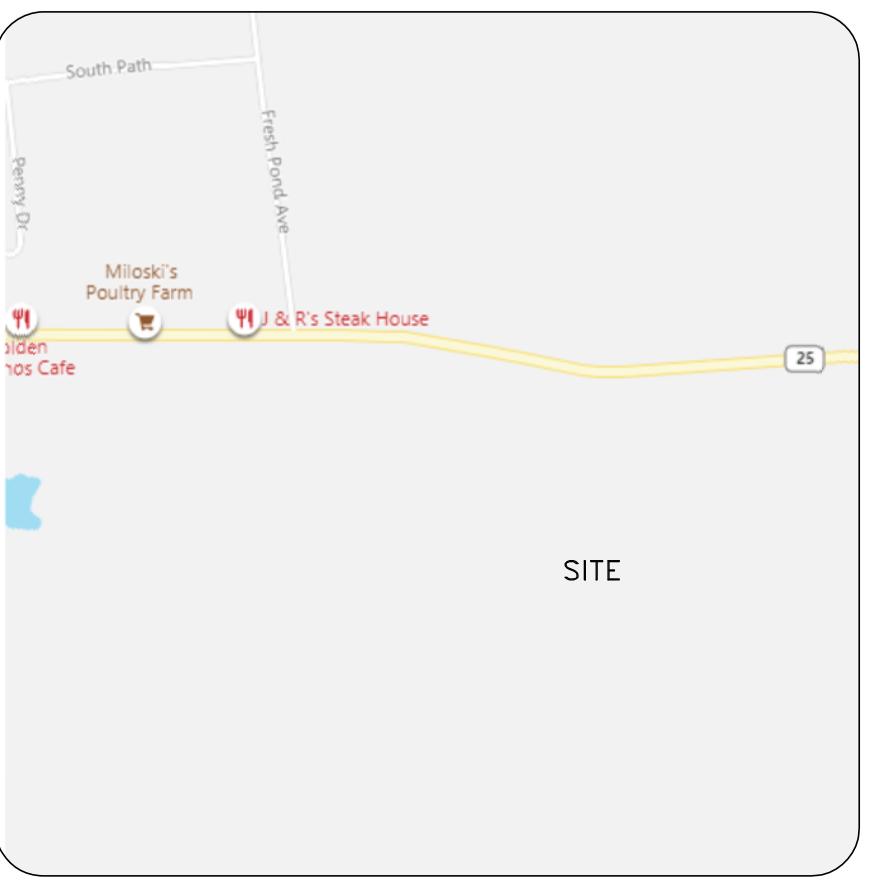


PROJECT NAME:

HK VENTURES, LLC INDUSTRIAL PARK

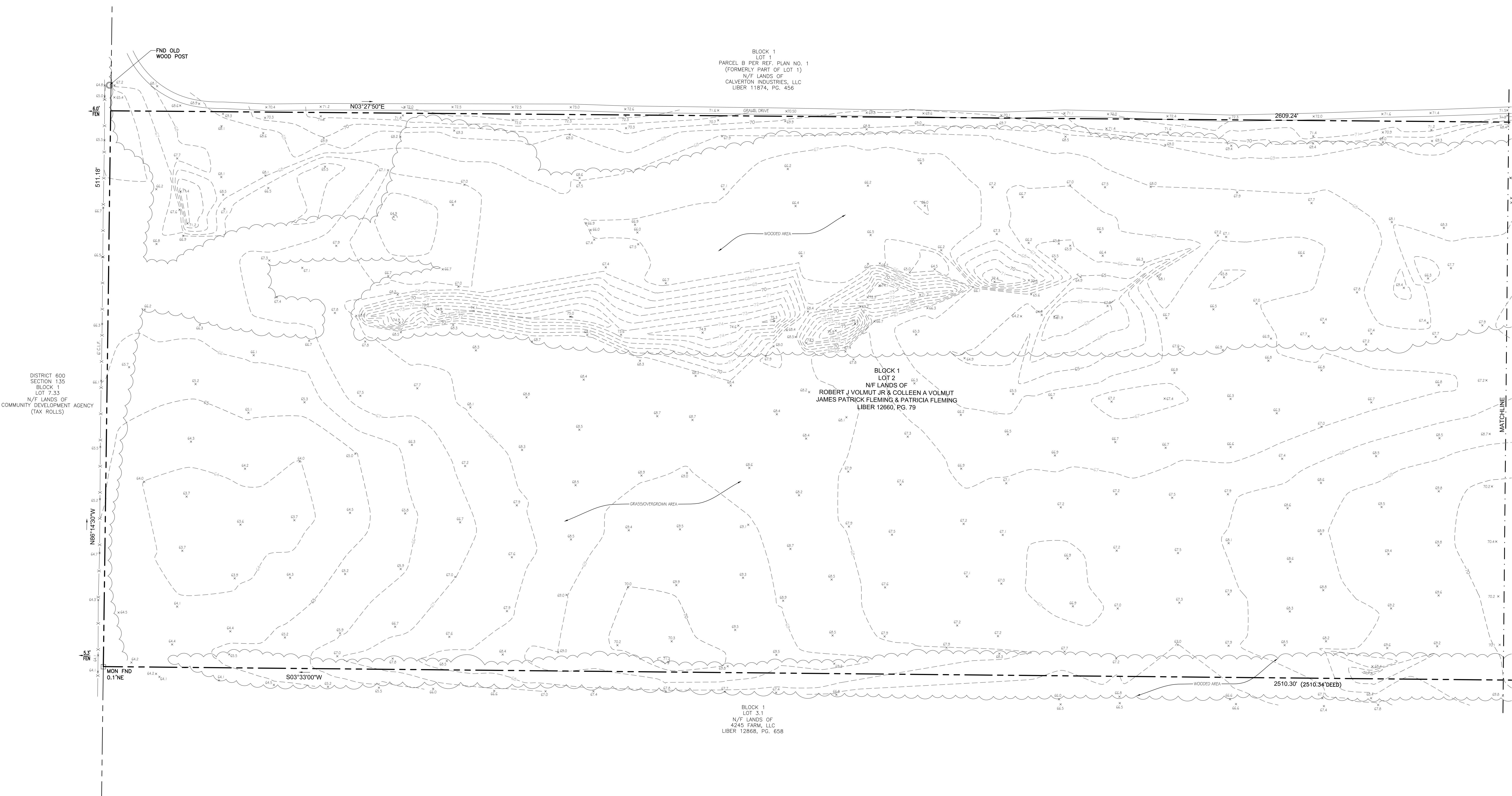
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SITE

VICINITY MAP



NOTES:

- PROPERTY KNOWN AND DESIGNATED AS LOT 1, BLOCK 1, SECTION 135, TOWN OF RIVERHEAD, OFFICIAL TAX MAP FOR THE TOWN OF RIVERHEAD, SUFFOLK COUNTY, NEW YORK.
- AREA: 1,317,884 S.F. OR 30.2545 AC.
- LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE AND SIZES ARE BASED ON PRIOR MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE SURVEYOR'S BEST ESTIMATES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE ASBESTOS, LEAD, AND OTHER CONTAMINANT REFERENCES, ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES, BEFORE ANY EXCAVATION TO DETERMINE ALL UTILITIES AND THEIR SIZES AS WELL AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES.
- THE SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE COMPANY REPORT AND IS SUBJECT TO THE COVENANTS, RESTRICTIONS AND EASEMENTS THAT MAY BE CONTAINED THEREIN.
- ELEVATIONS ARE BASED UPON NAVD 88.
- BY GRAPHIC PLOTTING, PROPERTY IS LOCATED IN THE NATIONAL COORDINATE SYSTEM AND HAZARD PER NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NO. 3610302442H, EFFECTIVE APRIL 1, 2019, AS PUBLISHED AND FROM FEMA NFIP WEB SERVICE ON OCTOBER 14, 2019.
- THE LOCATION AND EXTENTS OF UNDERGROUND TANKS AND VAULTS, IF ANY EXIST, HAVE NOT BEEN DETERMINED BY THE SURVEYOR.

REFERENCES:

1. SUBDIVISION PLANS FOR NEBP HOLDING & ACQUISITION COMPANY, LLC, PROPOSED DEVELOPMENT, 4331 MIDDLE COUNTRY ROAD, CALVERTON, TOWN OF RIVERHEAD, SUFFOLK COUNTY, NY 11733, PREPARED BY BOHLER ENGINEERING, DATED FEBRUARY 22, 2017, LAST REVISED APRIL 3, 2019, SHEET NO. 1, FILE NO. 12161, ABS NO. 17390, CLERKS OFFICE ON APRIL 12, 2019 AS FILE NO. 12161, ABS NO. 17390.
2. MAP OF PROPERTY SITUATE AT CALVERTON, TOWN OF RIVERHEAD, L.I., OWNED BY EDWIN H. BROWN SURVEYED BY JAMES SMITH, CLERKS OFFICE ON MARCH 31, 1920 AS FILE NO. 761, ABS NO. 24.
3. SURVEY OF JAMES SMITH'S FARM, TOWN OF RIVERHEAD, DATED NOVEMBER 1894, FILED IN THE COUNTY CLERKS OFFICE ON DECEMBER 15, 1894 AS FILE NO. 491.
4. PLANS SHOWING THE LOCATION OF UNDERGROUND ELECTRIC LINES PROVIDED BY P.S.E.A.G. LONG ISLAND, MAP NOS. 08233 & 09242, DATED OCTOBER 14, 2019.

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.

BOUNDARY & TOPOGRAPHIC SURVEY
LOT 2, BLOCK 1
SECTION 116, DISTRICT 600
MIDDLE COUNTRY ROAD (NY 25) BETWEEN
FRANCES BOURGEOIS & PRESTON AVENUE
HAMLET OF CALVERTON (TOWN OF RIVERHEAD)
SUFFOLK COUNTY
STATE OF NEW YORK

GALLAS
SURVEYING
GROUP

2865 US ROUTE 1
NORTH BRUNSWICK, NJ 08902
TEL: 732-422-6700
FAX: 732-940-8786
www.gallasurvey.com

DATE	SCALE	DRAWN:	CHECKED:
11-15-2019	1"=40'	K.G.G.	J.R.T/C.J.O.
FIELD DATE	FIELD BOOK	PAGE	FIELD CREW
10-24-18-08-19	58, 66, 74, 80	128	S.G./L.R./A.S.

FILE NO.: G19227
DRAWING NAME/SHEET NO.: G19227.DWG
2 OF 2

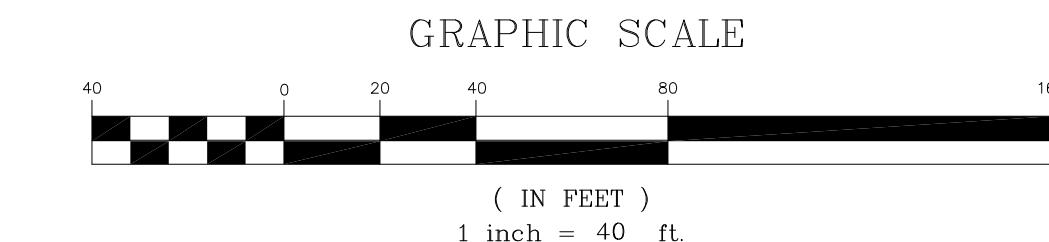
MAP LEGEND	
-----	PROPERTY LINE
-----	EXISTING CONTOUR
X 12.34	EXISTING SPOT ELEVATION
X 12.34	EXIST, TOP OF CURB ELEVATION
X 12.34	EXIST, GUTTER ELEVATION
-----	APPROX. LOCATION U.G. GAS LINE PER UTILITY MARKOUT
INLET	
OVERHEAD WIRES	
UTILITY POLE	
SIGN	
D.C.	DEPRESSED CURB
C.C.	CONCRETE CURB
F.O.P.	EDGE OF PAVEMENT
G.L.F.	CHAIN LINK FENCE
D.W.P.	DETECTABLE WARNING PAD
W.L.	WHITE LINE
D.Y.L.	DOUBLE YELLOW LINE
1.0'	DENOTES OFFSET OF STRUCTURE AT GROUND LEVEL RELATIVE TO PROPERTY LINE

NOTE: ALL UTILITY COMPANIES DID NOT RESPOND TO MARKOUT REQUEST

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Call Before You Dig
Wait The Required Time
Call For Utility Response
Respect the Marks
Dig With Care

THE STATE OF NEW YORK REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DUG THE EARTH'S SURFACE ANYWHERE IN THE STATE.



(IN FEET)

1 inch = 40 ft.

NOT VALID UNLESS EMBOSSED WITH RAISED IMPRESSION OR BLUE INK SEAL
GREGORY S. GALLAS
NEW YORK PROFESSIONAL LAND SURVEYOR #30124 DATE

HK Ventures, LLC
Proposed Industrial Park
Peak Water Supply Demand Calculations

January 19, 2020

Fixture unit method for domestic flow:

Occupant load (OL) based on 2015 IBC Table 1004.1.2

Tenant Spaces:	Tenant SF Area	Warehouse		Occupant Load Industrial
		or Industrial - 90% (SF)	Occupant Load Warehouse	
<u>Phase 1</u>	5600	5040	10	50
<u>Phase 1</u>	9445	8500.5	17	85
<u>Phase 2</u>	4900	4410	9	44
<u>Phase 2</u>	9912	8920.8	18	89

Tenant Spaces:	Tenant SF Area	Retail - 10%		Occupant Load Retail
		(SF)	Retail	
<u>Phase 1</u>	5600	560	9	
<u>Phase 1</u>	9445	944.5	16	
<u>Phase 2</u>	4900	490	8	
<u>Phase 2</u>	9912	991.2	17	

Tenant Spaces:	Tenant SF Area	OL -		OL - Industrial + Retail
		Waarehouse + Retail	OL - Industrial + Retail	
<u>Phase 1</u>	5600	19	60	
<u>Phase 1</u>	9445	33	101	
<u>Phase 2</u>	4900	17	52	
<u>Phase 2</u>	9912	34	106	

Fixtures based on 2015 IPC Table 403.1:

Warehouse or industrial + Retail	Tenant SF Area	Water Closets	Lavatories	Drinnking fountains	Service Sink	Kitchen Sink
<u>Phase 1</u>	5600	2	2	1	1	1
<u>Phase 1</u>	9445	2	2	1	1	1
<u>Phase 2</u>	4900	2	2	1	1	1
<u>Phase 2</u>	9912	2	2	1	1	1

Fixture units (FU) based on 2015 IPC Table 103.3(2)

Peak flow in GPM from 2015 IPC Table 103.3(3)

Each Tenant:	No. Fixtures	FU Each	Total FU	Recommended
				Pipe sizes
Water Closet	2	10	20	
Lavatories	2	2	4	
Drinking Fountain	1	0.25	0.25	
Service sink	1	3	3	
Kitchen sink	1	1.4	1.4	
Total FU per Tenant			28.65	
Peak flow per tenant =			41 gpm	2"

Cafeteria	No. Fixtures	FU Each	Total FU	
Water Closet	4	10	40	
Lavatories	2	2	4	
Drinking Fountain	1	0.25	0.25	
Service sink	1	3	3	
Dishwasher	1	3	3	
Kitchen sink	1	4	4	
Total cafeteria FU			54.25	
Peak cafeteria flow =			52 gpm	2"

Buildings 1,3,5, and 7 - 10 tenants per building			
Fixture units per building =			286.5
Peak flow per building 1, 3, 5, or 7 =		106 gpm	2.5"

Buildings 2 and 4 - 6 tenants per building			
Fixture units per building =			171.9
Peak Flow per building 2 or 4 =		84 gpm	2.5"

Buildings 6 and 8 - 5 tenants per building			
Fixture units per building =			143.25
Peak Flow per building 6 or 8 =		77 gpm	2.5"

Phase 1 buildings 1 to 4 + cafeteria			
32 tenants + cafeteria			
Fixture units for Phase 1 buildings =			971.1
Peak flow for Phase 1 buildings =		204 gpm	

Phase 2 buildings 1 to 8 +cafeteria			
62 tenants + cafeteria			
Fixture units for Phase 2 buildings =			1830.6
Peak flow for Phase 2 buildings =		306 gpm	

Building Fire flow requirement:
Assume tenant spaces separated by fire walls

Assume building construction Type IIA

Fire flow based on largest tenant space = 9912 SF

Fire flow from 2015 IFC Table B105.2 = 375 gpm 4"

Fire hydrant flow = 1,500 gpm 8"

Hydrant spacing: As per 2015 IFC Section

507.5.1, Exception 2, any portion of the building

must be within 600 feet of a hydrant. Therefore

hydrants can be spaced 1,200' apart.

Total peak water supply demand = 2,181 gpm 8" for Loop

R I V E R H E A D W A T E R
D I S T R I C T

TRANSMITTAL SHEET

TO: RIVERHEAD WATER DISTRICT FROM: PETER CONNOLLY

COMPANY: RIVERHEAD WATER DISTRICT DATE: 10/20/20

FAX NUMBER: (631)589-8705 TOTAL NO. OF PAGES INCLUDING COVER: 3

PHONE NUMBER: (631)589-6353 SENDER'S REFERENCE NUMBER: TPO

RE: Water Verification Requests YOUR REFERENCE NUMBER:

URGENT FOR REVIEW PLEASE COMMENT PLEASE REPLY PLEASE RECYCLE

NOTES/COMMENTS:

SCTM#	House #	Street, City	Public Water Available? (Y/N)	Connected to Public Water? (Y/N)
600-116-1-1	4329	Middle Country Road, Calverton	Y	Y
600-97-2-37	4371	Middle Country Road, Calverton	Y	Y
600-135-1-7.4		Middle Country Road, Calverton	N	N
600-116-1-7.4	4195	Middle Country Road, Calverton	Y	Y

600-98-1-4	4184	Middle Country Road, Calverton		Y
600-98-1-22	4227	Middle Country Road, Calverton		Y
600-116-1-3.1	4245	Middle Country Road, Calverton	N	N
600-135-1-7.33	5789	Middle Country Road, Calverton		Y
600-97-2-33		Middle Country Road, Calverton	N	N
600-97-2-36	4352 4362	Middle Country Road, Calverton		Y
600-97-2-35		Middle Country Road, Calverton	N	N
600-98-1-1.1	4314	Middle Country Road, Calverton	N	N
600-98-1-3.3	4218 4234	Middle Country Road, Calverton	N	N
600-98-1-5	4184	Middle Country Road, Calverton		Y
600-98-1-6	4152	Middle Country Road, Calverton		Y

600-98-1-7	4129	Middle Country Road, Calverton	Y	N
600-98-1-23	4115	Middle Country Road, Calverton	N	N
600-98-1-24	4153	Middle Country Road, Calverton	Y	Y
600-116-1-7.5	4131	Middle Country Road, Calverton	N	N



Fwd: Water Verification Request

On Tue, Dec 22, 2020 at 12:31 PM Peter Connolly <pconnolly@pwgrosser.com> wrote:

----- Forwarded message -----

From: **Robin Halpin** <halpin@townofriverheadny.gov>
Date: Tue, Dec 8, 2020 at 2:36 PM
Subject: Re: Water Verification Request
To: Peter Connolly <pconnolly@pwgrosser.com>

Hi Peter,

Yes 98.-1-3.2, 4218 Middle Country Rd., Calverton is connected to Town water.
Thanks.

Robin Halpin

Account Clerk Typist
Riverhead Water District
1035 Pulaski Street
Riverhead NY 11901
631-727-3205

From: Peter Connolly <pconnolly@pwgrosser.com>
Sent: Tuesday, December 8, 2020 1:21 PM
To: Robin Halpin <halpin@townofriverheadny.gov>
Subject: Re: Water Verification Request

Hi Robin,

Would you be able to verify if this property has access to public water? I have attached the form that we previously used.

Please let me know if you have any questions.

Thanks,

Peter Connolly, E.I.T. | Staff Engineer



m.

516-250-9765

On Tue, Oct 20, 2020 at 3:17 PM Peter Connolly <pconnolly@pwgrosser.com> wrote:

Robin,

Thank you for getting this back to me so quickly!

Regards,

Peter Connolly, E.I.T. | Staff Engineer



m.

516-250-9765

On Tue, Oct 20, 2020 at 10:26 AM Robin Halpin <halpin@townofriverheadny.gov> wrote:

Good morning,

Attached please find responses to parcels connected to RWD.

Please note that any parcel not connected to RWD will not be granted a water availability letter until an application has been submitted to the Planning Dept for review and forwarded to RWD for response.

Thank you.

Robin Halpin

Account Clerk Typist
Riverhead Water District
1035 Pulaski Street
Riverhead NY 11901
631-727-3205

From: Peter Connolly <pconnolly@pwgrosser.com>
Sent: Monday, October 19, 2020 3:58 PM
To: Robin Halpin <halpin@townofriverheadny.gov>
Subject: Water Verification Request

Ms. Halpin,

Please see attached water verification form.

Thank you again for your help. Please let me know if you have any questions.

Regards,

Peter Connolly, E.I.T. | Staff Engineer



m.

516-250-9765



December 17, 2020

Riverhead Water District
1035 Pulaksi Street
Riverhead, NY 11901

Attn.: Frank Mancini, Superintendent

**Re: Water Availability Letter for HK Ventures, LLC – Proposed Industrial Park
4285 Middle Country Road
Calverton, New York 11377**

Dear Mr. Mancini:

PW Grosser Consulting (PWGC) has been retained by the owner of the above-mentioned property to design the proposed sewage treatment plant (STP) for the proposed project and prepare the Draft Environmental Impact Statement (DEIS) for the project. PWGC understands that a request for public water availability was previously made by Key Civil Engineering, P.C. However, at that time of that request, the proposed domestic water usage was overestimated as it was based upon preliminary estimates. Furthermore, H2M architects + engineers, consultants for the Riverhead Water District (RWD), indicated in their March 5, 2020 letter that only a portion of the property (i.e., the first 500 feet) was within the district and that the remaining portion of the site was not within the boundary of the RWD. Therefore, water was not available at that time. The letter indicated that to provide water a formal extension of the RWD would be required, which would require approvals from the Riverhead Town Board and New York State Department of Environmental Conservation (NYSDEC). Therefore, PWGC has discussed the possibility of installing private wells to serve the property with the developer and the Suffolk County Department of Health Services (SCDHS). SCDHS has requested that PWGC reach out to the RWD again to determine if public water is available for the entire project, or if public water could be made available for the domestic portion of the project only, as to avoid the creation of a new private water supply system for this development.



The proposed project consists of a total of 425,464 square feet of industrial space. According to the SCDHS standards, the proposed sanitary flows for the project can be calculated as shown in Table 1, below:

Table 1: Calculated Sanitary Design Flow Chart

Use	Area (SF)	Sanitary Flow Rate (gpd/sq.ft.)	Sanitary Flow (GPD)
Industrial	425,464	0.04	17,019
		Total	17,019

Based upon the above table, the total sanitary flow is 17,019 gallons per day (gpd). However, to provide some flexibility with respect to tenant needs, the proposed STP is being designed to accommodate 20,000 gpd. Therefore, for the purposes of this letter, the 20,000 gpd flow will be utilized. Based upon a 12-hour use of the property, this equates to an average domestic water flow rate of 28 gallons per minute (gpm). Based upon industry standards, the peak domestic water usage demand ranges between two and four times the average flow. Using the average flow of 28 gpm, this would equate to a peak flow range of 56 to 112 gpm.

The proposed development would prefer to utilize public water for irrigation. The irrigation system is still being designed, however it is anticipated that the irrigation demand will be 16 gpm, based upon a rate of 1/2" per week and a two hour irrigation cycle per day.

With respect to the fire service demand for the proposed development, Key Civil Engineering, P.C., reviewed the 2015 International Fire Code. According to the Fire Code, the fire system demand is determined based upon the type of construction and building size. The proposed buildings will be Type IIA construction and provided with firewalls between units. This results in a fire flow demand of 375 gpm for the fire suppression system. The development would also utilize fire hydrants with a minimum flow rate of 1,500 gpm.



To be conservative, we are hereby requesting water service to support the peak demand of 112 gpm for the domestic supply, 16 gpm for the irrigation system and 1,500 gpm for the fire suppression system. Please advise if any or all of the requested flows can be provided by the RWD for this development and the timeframe in which service can be provided. As indicated earlier, the developer is evaluating using a private water supply well to support the project and is currently moving forward with installing a test well to further that analysis.

If you have any questions please do not hesitate to call me.

Very truly yours,
P.W. Grosser Consulting Inc.

A handwritten signature in black ink, appearing to read "Bryan Grogan".

Bryan Grogan, P.E.
Vice President

From: [Bryan Grogan](#)
To: [Frank Mancini](#)
Cc: [Kim Gennaro-Oancea](#); [Paul Boyce](#)
Subject: HK Ventures - Follow Up
Date: Thursday, January 14, 2021 1:03:28 PM

Frank,

I wanted to follow up on our conversation last week regarding the HK Ventures project. I understand that you are currently unable to issue a water availability letter for a multitude of reasons for this project. Therefore, as discussed the DEIS being prepared by our office will include an alternative for the installation of a private water supply system to serve the proposed project. We understand that this may not be the best option for all involved, including RWD, SCDHS and our client, but since we don't have a water availability letter from RWD we have no other option. Our preference, however, is to utilize public water for this project and that preference will be presented as part of the proposed action plans.

In addition, as requested in the final scope for the DEIS as adopted by the Town, the DEIS must include a groundwater quantity discussion. An excerpt of the language from the draft scope is shown below:

"Groundwater quantity (i.e., water usage) will also be evaluated, including the application to extend the Riverhead Water District water main and availability of water supply to service the development. A comprehensive analysis of the capacity and ability for the Riverhead Water District to serve the proposed development will be included, and will take into account the impacts to neighboring residential properties during peak water demand times. The existing and projected potable water usage for consumption, and for irrigation supply, will be provided."

In order for PWGC to prepare the comprehensive analysis, we would like to request the following information from the RWD:

1. Current capacity of all well fields in the RWD
2. Storage tank capacity and locations
3. Information on all the water services within the RWD, types (i.e. domestic, fire, irrigation) and sizes of those connections.
4. Daily pumping records for the last ten years
5. Any previous analysis or studies on the capacity of the RWD

It is unclear to PWGC, if this comprehensive analysis would still be required as part of the DEIS if a water availability letter were released by RWD. It's possible that a much less comprehensive analysis might be required, but that may greatly reduce the information we need to request from RWD. Please let me know if you need us to file formal FOIL's for the above information.

If you want to discuss please feel free to contact us.

Regards,

--
Bryan Grogan, PE | Vice President



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Please consider the environment - think before you print!