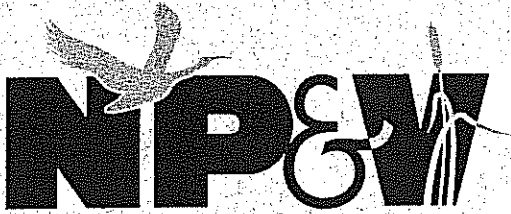


APPENDIX E

COMMUNITY SERVICES CORRESPONDENCE



NELSON, POPE & VOORHIS, LLC
ENVIRONMENTAL • PLANNING • CONSULTING

CHARLES J. VOORHIS, CEP, AICP • VICTOR BERT, P.E. • ARTHUR J. KOEBER, P.E.
JOSEPH R. EPIFANIA, P.E. • ROBERT G. NELSON, JR., P.E. • PAUL M. RACZ, P.L.S.
THOMAS F. LEMBO, P.E. • GREGORY D. PETERMAN, P.L.S.
GARY S. BECKER, P.E. • ERIC J. McFERRAN, P.E.

December 4, 2007

Central Islip Fire Department
97 Carleton Avenue
Central Islip, NY 11772
Attn: Commissioner

**Re: The Preserve @ Islandia
Draft Environmental Impact
Statement (DEIS)
NPV #07246**

Dear Commissioner:

Nelson, Pope & Voorhis, LLC is an environmental and planning consulting firm located in Melville. We are currently preparing a Draft Environmental Impact Statement (DEIS) for a proposed project which seeks a change of zone from AG-Agriculture to MF-Multifamily Residence to allow for the development of seventy-two (72) condominium units, 47 of which will be age-restricted, recreational facilities including a pool, clubhouse and tennis courts and a sewage treatment plant. (see attached location map & detailed project description).

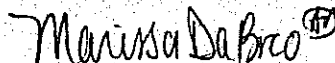
I am writing to obtain information in regard to Central Islip Fire District facilities, services, and capabilities which may be pertinent to the project. Specifically, I am requesting the following:

- The location of the substation(s) which would serve the site;
- A listing of the major pieces of firefighting equipment at each facility;
- The number of firefighters assigned to each facility;
- Indicate any specialized firefighting capabilities of the District;
- Indicate whether the firefighters are volunteers or full-time.

Your responses will be included in the DEIS for review by the Village; if you have any additional information which would be pertinent, please include it. Finally, if you feel that this project may have an adverse impact on the District's ability to provide services, or may require additional equipment purchases or firefighter training, please indicate this.

If you should have any questions or require additional information, please do not hesitate to contact me.

Very truly yours,
NELSON, POPE AND VOORHIS, LLC

Marissa Da Breo 
Marissa Da Breo
Environmental Analyst

**Preserve @ Islandia
Change of Zone
Project Description**

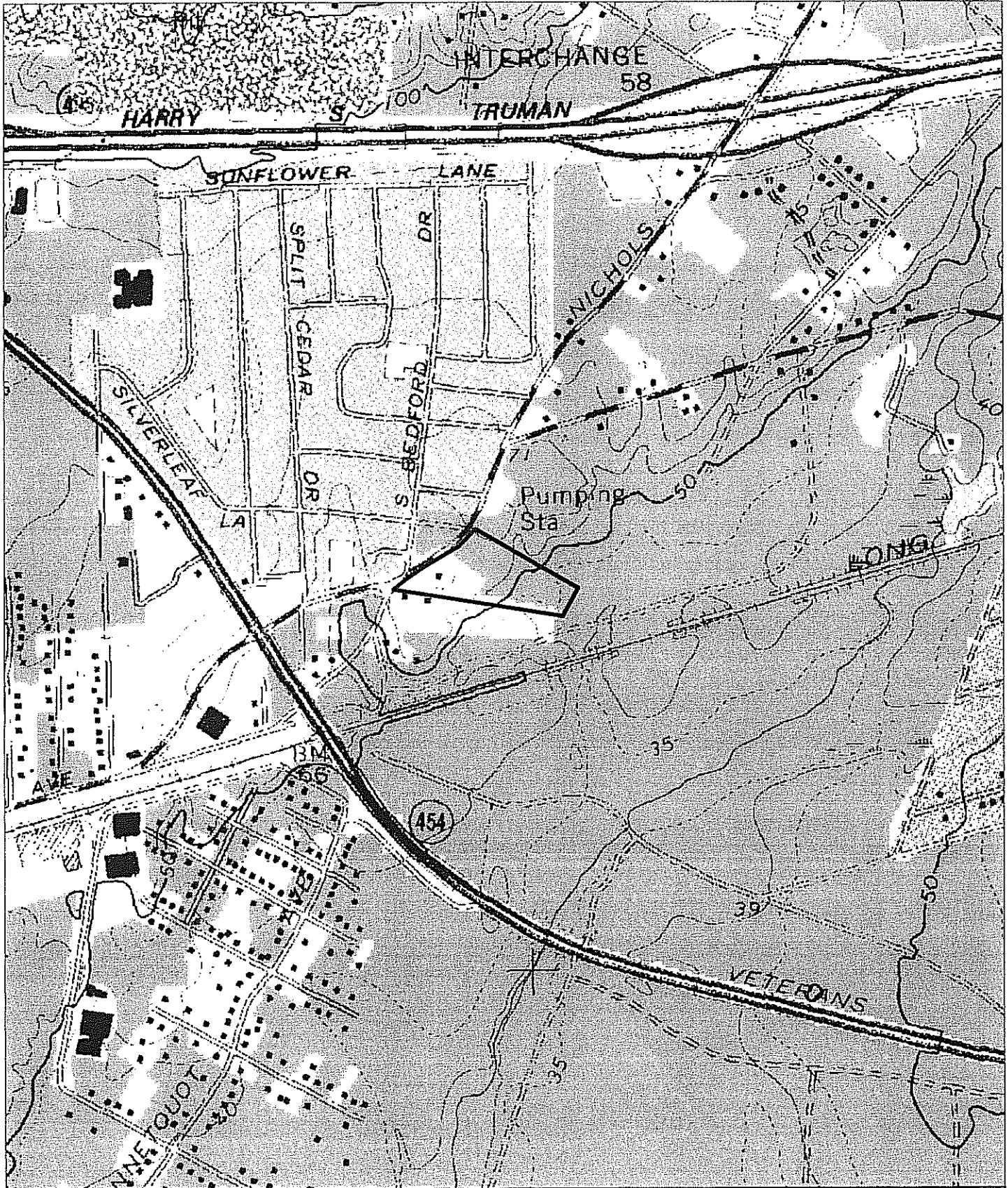
Based on R&W Engineers, P.C. Conceptual Site dated March 2007

The proposed project is located south of the intersection of Old Nichol's Road and Schley Street (paper Street), and east of the Old Nichol's Road/Erhardt Way intersection, Village of Islandia, Town of Islip. The 9.87-acre subject property, identified as SCTM #504-17-3-7 & 8, is occupied by an equestrian facility. Additionally, the applicant proposes that an undeveloped street (Schley Place) located at the northern property boundary be abandoned and half (1/2) of the abandoned area (0.30 acres; 13,068SF) be appended to the subject property for a total of 10.17 acres.

The proposed project seeks a change of zone from AG-Agriculture to MF-Multifamily Residence to allow for the development of (72) condominium units (47 of which will be age-restricted), recreational facilities including a pool, a clubhouse and tennis courts, and a sewage treatment plant.

The proposed development will be accessible from Old Nichol's Road and an internal roadway will provide access to the proposed dwelling units. A total of 145 parking stalls are proposed, which includes one space per driveway and 73 stalls located in various locations within the site. Stormwater runoff generated by the development will be directed to proposed drainage reserve areas and other drainage structures located throughout the property.

The development is expected to have approximately 170 total residents based on Rutgers University, Center for Urban Policy Research, Residential Demographic Multipliers (2006) of 2.09 residents per 2-bedroom, units (47) and 2.83 residents per 3-bedroom, units (25). Approximately 10 school aged children will be generated based on a multiplier of 0.39 school aged children per 3-bedroom, non age-restricted unit (27). The development is expected to generate approximately 7.7 tons of solid waste per month based on 2.3 lbs per capita for the residential units and 3.12 Lbs per 100 SF for the clubhouse.



LOCATION MAP

Source: USGS Topographic Quadrangle, Central Islip
 Scale: 1" = 1,000'



The Preserve at
 Islandia

Draft EIS

BUREAU OF FIRE PREVENTION



Est. 1906

97 CARLETON AVENUE • CENTRAL ISLIP, N.Y. 11722-3600

RECEIVED

JAN 04 2008

M.D.

NELSON & POPE

DEPARTMENT
(631) 234-9145

FAX
(631) 234-6898

December 13, 2007

Nelson, Pope and Voorhis, LLC
572 Walt Whitman Rd.
Melville NY 11747-2188

Dear Ms. DaBreo,

This letter is in reply to your inquiry regarding the facilities, services and capabilities of the Central Islip Fire Department. The Communities of Central Islip and Islandia have been proudly protected for over 100 years by the Central Islip Fire Department a volunteer organization consisting of 162 men and women who operate Four Engine Companies, One Ladder Company and one Rescue Company with an ISO (Insurance service organization) rating of Class Three.

The Central Islip Fire Department has three fire stations, one of which is directly across the street from the proposed site on Old Nichols Rd. in Islandia. This substation; Station Three located at 19 South Bedford Ave. operates an Engine Company with one Class "A" Engine and a Class "B" Brush Fire Engine. Seventeen members are assigned to this fire station. Station Two at 110 Wheeler Rd. which operates one Engine Company and one Ladder Company with one Class "A" Engine, one Class "A" 102 foot Tower Ladder, one Mini- Pumper Brush Fire Truck, and a Technical Rescue Truck. Forty Three members are assigned to this Fire station. Station One at 97 Carleton Ave. Operates two Engine companies and One Heavy Rescue Company. This station responds with three Class "A" Engines, one Mini-Pumper Brush Fire Truck and one Heavy Rescue Truck. One hundred and two members are assigned to this Fire station The Rescue Trucks are capable of handling all types of extrication, extraction and technical rescues. All Engines are equipped with foam firefighting capabilities.

The average response of manpower is 5 men per vehicle on a general alarm response. The average response on the first alarm is generally two Engine companies, one Ladder or Rescue Company and two chiefs.

The Central Islip Fire Department (CIFD) is dispatched from our state of the art emergency communications center located at Station One. The communication center is manned by a paid staff 24 hours a day 365 days a year.

The CIFD responds to an average of 1060 Fire and Emergency alarms per year. The Central Islip Fire Department does not provide emergency medical services to the public (EMS). EMS is handled by the Central Islip-Hauppauge Volunteer Ambulance Corps.

"FIRE PREVENTION IS 365 DAYS A YEAR"

BUREAU OF FIRE PREVENTION



Est. 1906

97 CARLETON AVENUE • CENTRAL ISLIP, N.Y. 11722-3600

DEPARTMENT
(631) 234-9145

FAX
(631) 234-6898

The addition of more homes, population and traffic to this district will place an additional burden on the capabilities of an already over taxed volunteer fire service. The project proposed is located on a road that endures a heavy traffic load, which has been the scene of many automobile accidents. The addition of more traffic congestion and an entrance to a condominium complex on a blind curve can only lead to disaster. The road is now a bottleneck of a two lane road which is fed from the north by the traffic from the Long Island Expressway and the south by Veterans Highway and Suffolk Ave. both of which are heavily traveled four lane highways including heavy commercial truck traffic. This all will intersect on the entrance to the complex and the entrance of South Bedford Ave and Ehrhardt Way. South Bedford Ave. and Old Nichols Rd is where station three responds from. An accident at this junction can only lead to delay in response of emergency vehicles by rerouting their response. This effects regular and commercial traffic as well and re-routes them through the residential streets of Islandia.

This is of great concern to the CIFD should the entrance or exit from station 3 become blocked or heavily congested with traffic. The response of Engine Company Four from Station Three to the west or southeastern area of our district would re-route the company through the residential streets past an elementary school and across Veterans Hwy. into the shopping mall traffic causing a delay in response. The scenario would be reversed if the same congestion or blockage was to occur and a fire or emergency was to take place at a location east or northeast of Station Three. Engine Company Four would be operating alone due to a delayed response from the rest of the companies stationed to the west. This would place the lives of civilians and firefighters in peril. It would seem that major roadwork would have to be performed in order to alleviate this condition.

Installation of fire water main hydrant system would have to be installed throughout the complex in order to provide adequate water supply for firefighting as there is no system within the property at this time.

These are the issues that would directly impact the Central Islip Fire Department. If you require any additional information, please feel free to contact my office.

Respectfully

Christopher W. Pross
Fire Marshal

Cc: Board of Fire Commissioners

"FIRE PREVENTION IS 365 DAYS A YEAR"



NELSON, POPE & VOORHIS, LLC
ENVIRONMENTAL • PLANNING • CONSULTING

CHARLES J. VOORHIS, CEP, AICP • VICTOR BERT, P.E. • ARTHUR J. KOERBER, P.E.
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THOMAS F. LEMBO, P.E. • GREGORY D. PETERMAN, P.L.S.
GARY S. BECKER, P.E. • ERIC J. McFERRAN, P.E.

November 13, 2007

Kenneth J. Camilleri, R.C.G.C
Keyspan Energy Delivery
165 East Old Country Road
Hicksville, NY 11801

**Re: The Preserve @ Islandia
Draft Environmental Impact
Statement (DEIS)
NPV #07246**

Dear Mr. Camilleri:

Nelson, Pope & Voorhis, LLC is an environmental and planning consulting firm located in Melville. We are preparing a Draft Environmental Impact Statement (DEIS) for a proposed project which seeks a change of zone from AG-Agriculture to MF-Multifamily Residence to allow for the development of seventy-two (72) condominium units, 47 of which will be age-restricted, recreational facilities including a pool, clubhouse and tennis courts and a sewage treatment plant (see attached location map & project description).

I am writing to obtain information in regard to electric service. Specifically, I am requesting the following:

- Whether electricity and natural gas can be supplied to the site;
- If electricity and natural gas can be supplied, the location(s) and sizes of the supply lines which would be used;
- Whether the amount of usage would significantly impact the ability of LIPA/Keyspan to supply services to its other customers in the area; and,
- If natural gas and electricity can be provided, please send a letter to my attention confirming that such service can be provided.

Your responses will be included in the DEIS for review by the Village; if you have any additional information which would be pertinent, please include it.

If you should have any questions or require additional information, please do not hesitate to contact me.

Very truly yours,
NELSON, POPE AND VOORHIS, LLC

Marissa Da Breo
Marissa Da Breo
Environmental Analyst

Preserve @ Islandia
Change of Zone
Project Description
Based on R&W Engineers, P.C. Conceptual Site dated March 2007

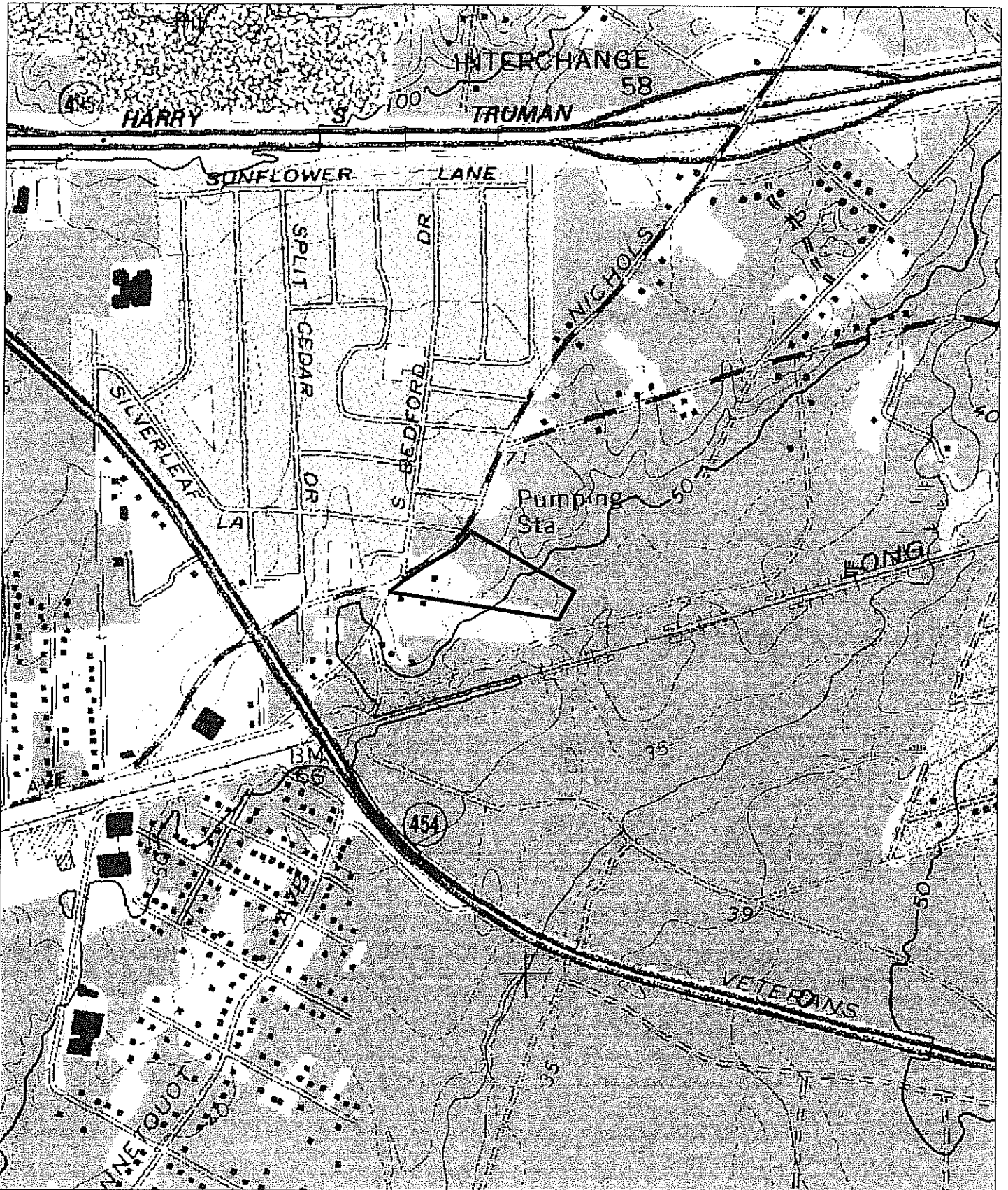
The proposed project is located south of the intersection of Old Nichol's Road and Schley Street (paper Street), and east of the Old Nichol's Road/Erhardt Way intersection, Village of Islandia, Town of Islip. The 9.87-acre subject property, identified as SCTM #504-17-3-7 & 8, is occupied by an equestrian facility. Additionally, the applicant proposes that an undeveloped street (Schley Place) located at the northern property boundary be abandoned and half (1/2) of the abandoned area (0.30 acres; 13,068SF) be appended to the subject property for a total of 10.17 acres.

The proposed project seeks a change of zone from AG-Agriculture to MF-Multifamily Residence to allow for the development of (72) condominium units (47 of which will be age-restricted), recreational facilities including a pool, a clubhouse and tennis courts, and a sewage treatment plant.

The proposed development will be accessible from Old Nichol's Road and an internal roadway will provide access to the proposed dwelling units. A total of 145 parking stalls are proposed, which includes one space per driveway and 73 stalls located in various locations within the site. Stormwater runoff generated by the development will be directed to proposed drainage reserve areas and other drainage structures located throughout the property.

The development is located within Hydrogeologic Zone I (600GPD/acre) and is served by public water. An on-site Cromaglass sanitary treatment system is proposed to treat sanitary wastewater generated by the site. The proposed project is expected to generate approximately 14,925 GPD of sanitary wastewater based on 300 GPD/non age-restricted residential unit (25), 150 GPD/age-restricted residential unit (47) and 0.10 GPD/club house. Irrigation at a rate of 5.5 inches per year, will use an additional 6,530 GPD for a total daily water usage of 21,455 GPD.

The development is expected to have approximately 170 total residents based on Rutgers University, Center for Urban Policy Research, Residential Demographic Multipliers (2006) of 2.09 residents per 2-bedroom, units (47) and 2.83 residents per 3-bedroom, units (25). Approximately 10 school aged children will be generated based on a multiplier of 0.39 school aged children per 3-bedroom, non age-restricted unit (27). The development is expected to generate approximately 7.7 tons of solid waste per month based on 2.3 lbs per capita for the residential units and 3.12 Lbs per 100 SF for the clubhouse.



LOCATION MAP

Source: USGS Topographic Quadrangle, Central Islip
 Scale: 1" = 1,000'



The Preserve at
 Islandia

Draft EIS





175 East Old Country Road
Hicksville, NY 11801

KENNETH J. CAMILLERI
SENIOR ACCOUNT EXECUTIVE
ARCHITECTS/ENGINEERS
Key Account Sales
516-545-3865

February 4, 2008

Ms. Marissa Da Breo
Nelson, Pope & Voorhis, LLC
572 Walt Whitman Road
Melville, N.Y. 11747

RECEIVED
MD FEB 07 2008
NELSON & POPE

Re: The Preserve @ Islandia
DEIS
NPV #07246

Dear Ms. De Breo,

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

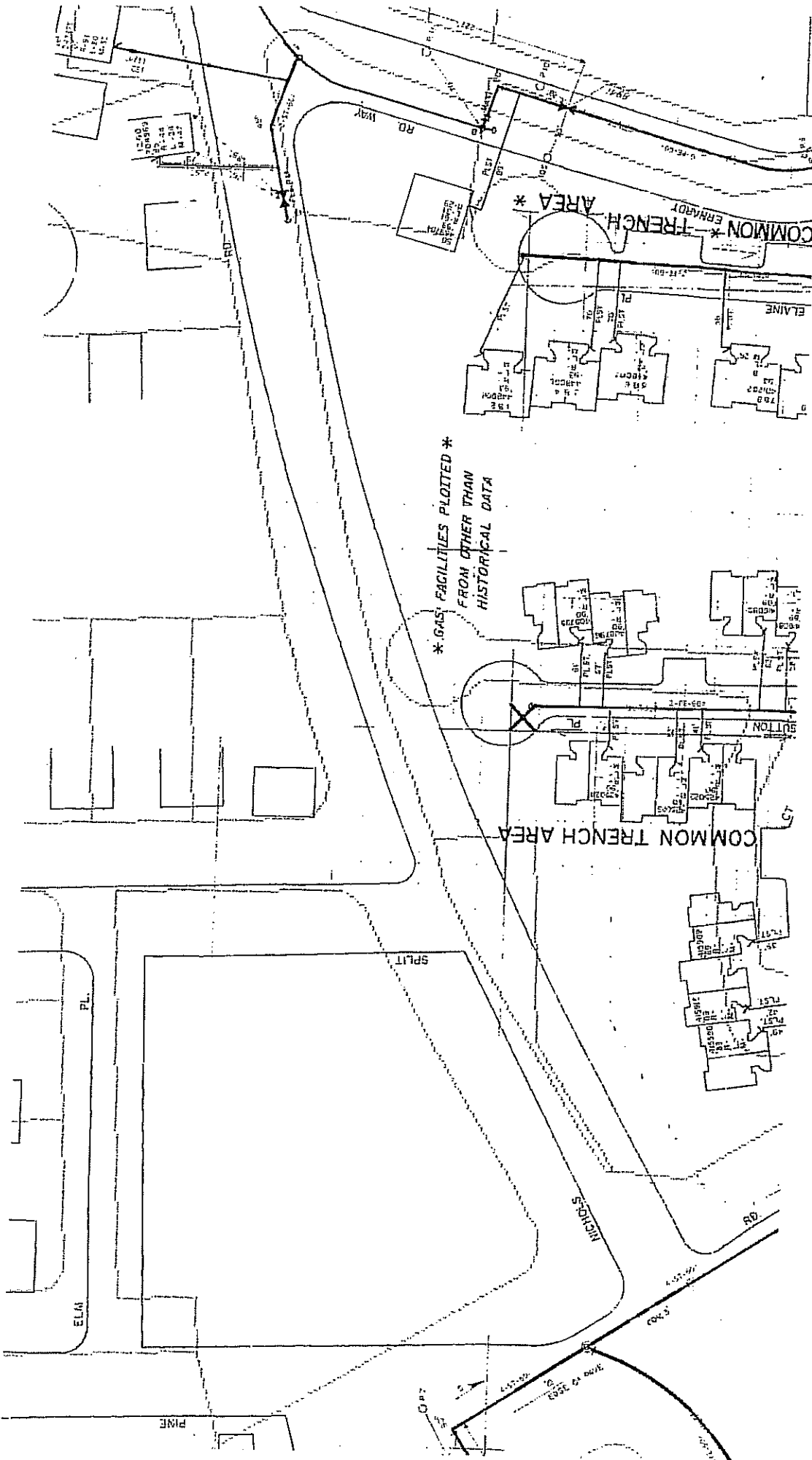
Responsibility for all excavation, extension of services, meter location, and installation of service will be determined by LIPA/KeySpan design personnel at the site after request for service has been submitted.

All easements, and cost to supply service will be determined at the time of design.

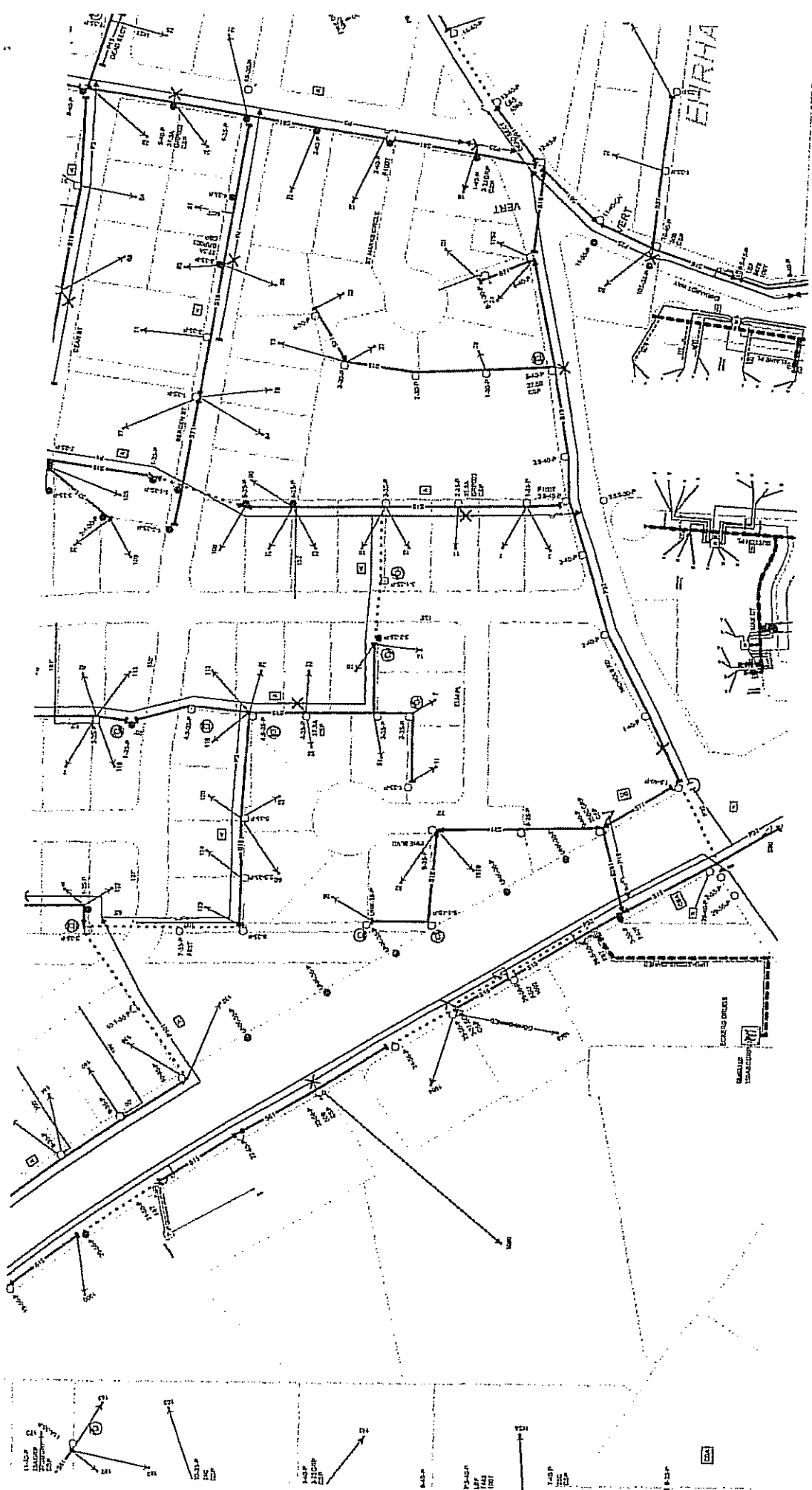
Gas and electric grid maps are not available until design begins. However, for your information, overhead electric is available on Nichols Road and surrounding streets. In addition, gas distribution is also available on Nichols Road and Veterans Highway but exists several hundred feet away in either direction.

Please feel free to contact me at (516) 545-3865, if you require further information.

Sincerely,

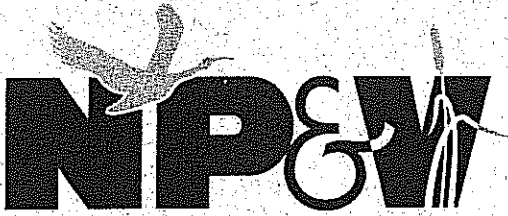


The information on this document has been supplied by KeySpmm for its sole use and is not to be relied on by others. The items depicted may not accurately reflect the actual field conditions. Center Grid: 055-32-6990



The information on this document has been supplied by KeySpan
 for its sole use and is not to be relied on by others.
 The items depicted may not accurately reflect the actual field conditions.
 Center Grid: 055-32-5890

Layers Printed: Electric,
 Underground Electric



NELSON, POPE & VOORHIS, LLC
ENVIRONMENTAL • PLANNING • CONSULTING

CHARLES J. VOORHIS, CEP, AICP • VICTOR BERT, P.E. • ARTHUR J. KOERBER, P.E.
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GARY S. BECKER, P.E. • ERIC J. McFERRAN, P.E.

December 4, 2007

The Fourth Precinct Bureau
Suffolk County Police Department
345 Old Willetts Path
Hauppauge, NY 11788
Attn: Inspector James Rhoads

**Re: The Preserve @ Islandia
Draft Environmental Impact
Statement (DEIS)
NPV #07246**

Dear Inspector Rhoads:

Nelson, Pope & Voorhis, LLC is an environmental and planning consulting firm located in Melville. We are currently preparing a Draft Environmental Impact Statement (DEIS) for a proposed project which seeks a change of zone from AG-Agriculture to MF-Multifamily Residence to allow for the development of seventy-two (72) condominium units, 47 of which will be age-restricted, recreational facilities including a pool, clubhouse and tennis courts and a sewage treatment plant (see attached location map & project description).

I am writing to obtain information regarding SCPD facilities and services which may be pertinent to the project. Specifically, I am requesting the following:

- Precinct in which the project site is located;
- Location of the stationhouse;
- Patrol sector assigned to the site.

Your responses will be included in the DEIS for review by the Village. If you have any additional information which would be pertinent (e.g., Will there be a change in the amount of protection necessary with this change in land use? Is it expected that additional patrol cars will be necessary, or that additional personnel would be needed?), please include it.

If you should have any questions or require additional information, please do not hesitate to contact me.

Very truly yours,
NELSON, POPE AND VOORHIS, LLC

Marissa Da Breo
Marissa Da Breo
Environmental Analyst

**Preserve @ Islandia
Change of Zone
Project Description**

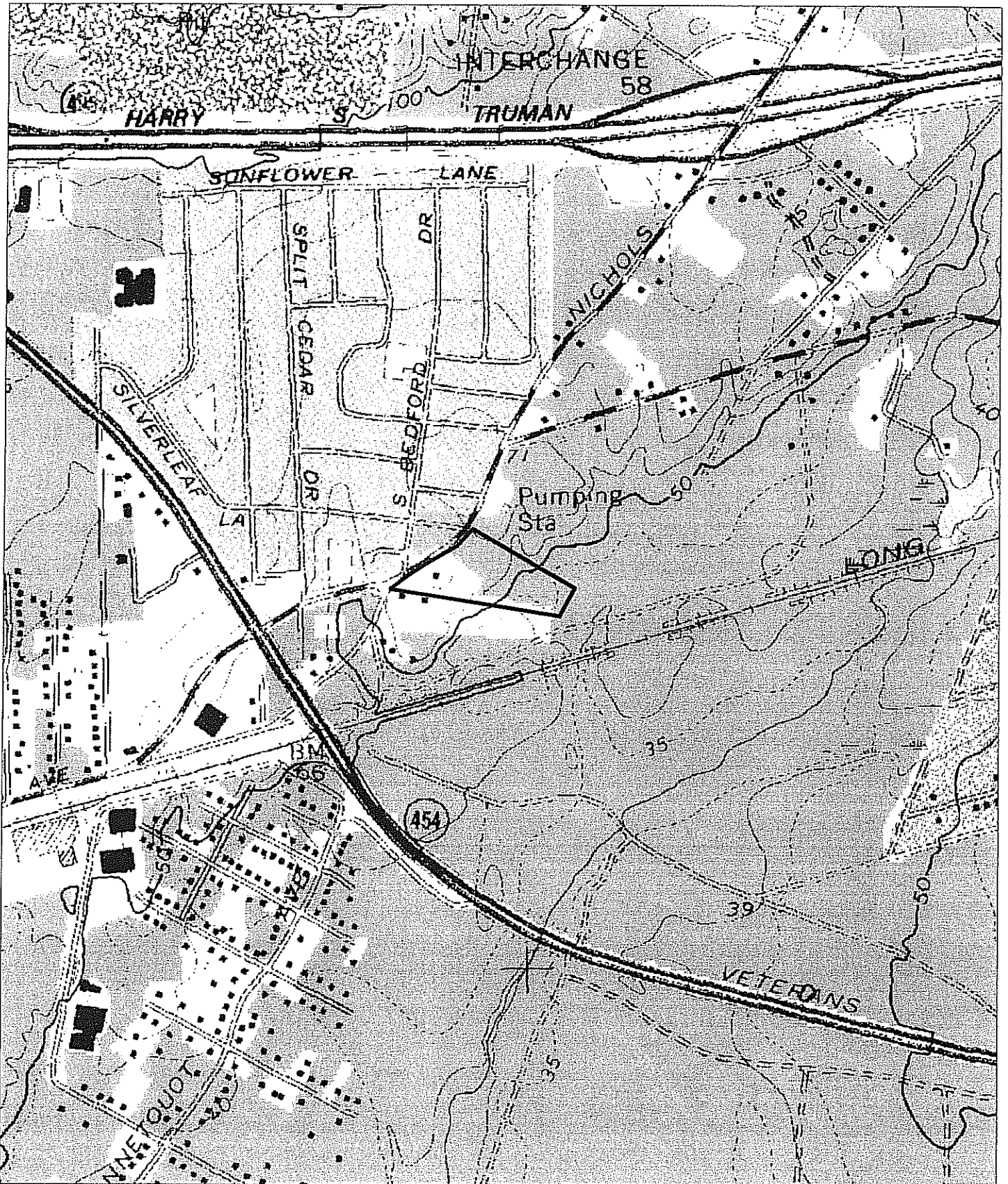
Based on R&W Engineers, P.C. Conceptual Site dated March 2007

The proposed project is located south of the intersection of Old Nichol's Road and Schley Street (paper Street), and east of the Old Nichol's Road/Erhardt Way intersection, Village of Islandia, Town of Islip. The 9.87-acre subject property, identified as SCTM #504-17-3-7 & 8, is occupied by an equestrian facility. Additionally, the applicant proposes that an undeveloped street (Schley Place) located at the northern property boundary be abandoned and half (1/2) of the abandoned area (0.30 acres; 13,068SF) be appended to the subject property for a total of 10.17 acres.

The proposed project seeks a change of zone from AG-Agriculture to MF-Multifamily Residence to allow for the development of (72) condominium units (47 of which will be age-restricted), recreational facilities including a pool, a clubhouse and tennis courts, and a sewage treatment plant.

The proposed development will be accessible from Old Nichol's Road and an internal roadway will provide access to the proposed dwelling units. A total of 145 parking stalls are proposed, which includes one space per driveway and 73 stalls located in various locations within the site. Stormwater runoff generated by the development will be directed to proposed drainage reserve areas and other drainage structures located throughout the property.

The development is expected to have approximately 170 total residents based on Rutgers University, Center for Urban Policy Research, Residential Demographic Multipliers (2006) of 2.09 residents per 2-bedroom, units (47) and 2.83 residents per 3-bedroom, units (25). Approximately 10 school aged children will be generated based on a multiplier of 0.39 school aged children per 3-bedroom, non age-restricted unit (27). The development is expected to generate approximately 7.7 tons of solid waste per month based on 2.3 lbs per capita for the residential units and 3.12 Lbs per 100 SF for the clubhouse.



LOCATION MAP

Source: USGS Topographic Quadrangle, Central Islip
 Scale: 1" = 1,000'



The Preserve at
 Islandia

Draft EIS



COUNTY OF SUFFOLK



RECEIVED
M7 DEC 26 2007
NELSON & POPE

STEVE LEVY
COUNTY EXECUTIVE

RICHARD DORMER
POLICE COMMISSIONER

POLICE DEPARTMENT

December 19, 2007

Marissa Da Breo, Environmental Analyst
Nelson, Pope and Voorhis, LLC
572 Walt Whitman Road
Melville, New York 11747

Dear Ms. Da Breo:

Should your project remain as indicated on the map you supplied, your development will be within the boundaries of the Fourth Precinct. The Precinct, itself is located at 345 Old Willets Path, Hauppauge, NY 11788 which is where you sent your request. The patrol sector covering this new construction is the 417 sector.

At this point in time we would not be adding any additional units to the area. Any staffing decision along those lines could only be made after your project is complete and occupied. Our staffing decisions can only be made after we determine the effect of the increase in population on our resources.

If you have any other questions I can be reached at 854-8401.

Sincerely,

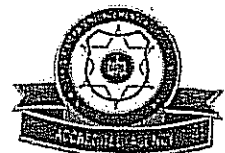
James Rhoads, Inspector
Commanding Officer, Fourth Precinct

JR/tmp



ACCREDITED LAW ENFORCEMENT AGENCY

30 YAPHANK AVENUE, YAPHANK, NEW YORK 11980 - (631) 852-6000





NELSON, POPE & VOORHIS, LLC
ENVIRONMENTAL • PLANNING • CONSULTING

CHARLES J. VOORHIS, CEP, AICP • VICTOR BERT, P.E. • ARTHUR J. KOERBER, P.E.
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THOMAS F. LEMBO, P.E. • GREGORY D. PETERMAN, P.L.S.
GARY S. BECKER, P.E. • ERIC J. McFERRAN, P.E.

December 7, 2007

Attn: NEW SERVICE
Suffolk County Water Authority
P.O. Box 38
Oakdale, NY 11769

Re: The Preserve @ Islandia
Draft Environmental Impact
Statement (DEIS)
NPV #07246

Dear NEW SERVICE Dept.:

Nelson, Pope & Voorhis, LLC is an environmental and planning consulting firm located in Melville. We are currently preparing a Draft Environmental Impact Statement (DEIS) for a proposed project which seeks a change of zone from AG-Agriculture to MF-Multifamily Residence to allow for the development of 72 condominium units, (47 of which will be age-restricted), recreational facilities including a pool, clubhouse and tennis courts and a sewage treatment plant. (Please see enclosed location map, five (5) surveys of the property & detailed project description).

Based on the Suffolk County Department of Health design flow requirements (see calculations below), the proposed project is expected to consume 14,925 gallons per day (gpd) of potable water. Additionally, 6,530 gpd of water is anticipated to be necessary for irrigation purposes (assuming irrigation of 5.34 acres landscaped area during peak irrigation periods of mid-May to mid-Sept.)

Use	Yield	SCDHS Flow Factor	Wastewater Volume
Attached non age-restricted units	25 units	300 gpd/unit	7,500 gpd
Attached age-restricted units	47 units	150 gpd/unit	7,050 gpd
Clubhouse	3,750 SF	0.10 gpd/SF	375 gpd
TOTAL			14,925 gpd*

I am writing to obtain information in regard to the above-referenced water supply facilities which may be pertinent to the project. Specifically, I am requesting the following:

- A Letter of Water Availability for the project;
- The most recent water quality test results for each wellfield in the vicinity;
- If available, a map of the District's wellfields and distribution system; and
- Information on the District's compliance with the NYSDEC Pumpage Caps for the past 10 years.

Your responses will be included in the DEIS for review by the Village; if you have any additional information which would be pertinent, please include it.
If you should have any questions or require additional information, please do not hesitate to contact me.

Very truly yours,
NELSON, POPE AND VOORHIS, LLC

A handwritten signature in cursive script that reads "Marissa Da Breo" followed by a small circular mark.

Marissa Da Breo
Environmental Analyst

Preserve @ Islandia
Change of Zone
Project Description
Based on R&W Engineers, P.C. Conceptual Site dated March 2007

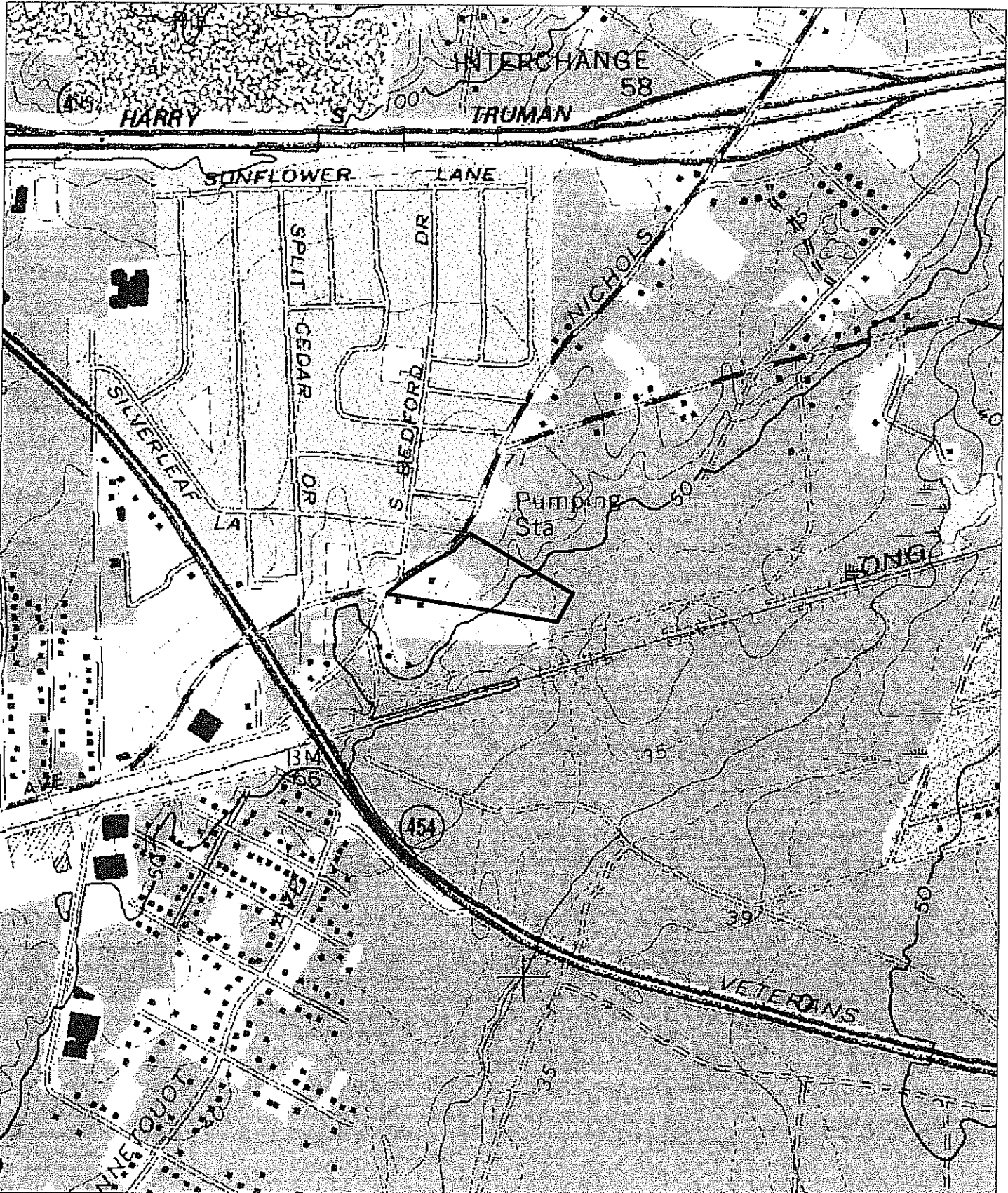
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The proposed development will be accessible from Old Nichol's Road and an internal roadway will provide access to the proposed dwelling units. A total of 145 parking stalls are proposed, which includes one space per driveway and 73 stalls located in various locations within the site. Stormwater runoff generated by the development will be directed to proposed drainage reserve areas and other drainage structures located throughout the property.

The development is located within Hydrogeologic Zone I (600GPD/acre) and is served by public water. An on-site Cromaglass sanitary treatment system is proposed to treat sanitary wastewater generated by the site. The proposed project is expected to generate approximately 14,925 GPD of sanitary wastewater based on 300 GPD/non age-restricted residential unit (25), 150 GPD/age-restricted residential unit (47) and 0.10 GPD/club house. Irrigation at a rate of 5.5 inches per year, will use an additional 6,530 GPD for a total daily water usage of 21,455 GPD.

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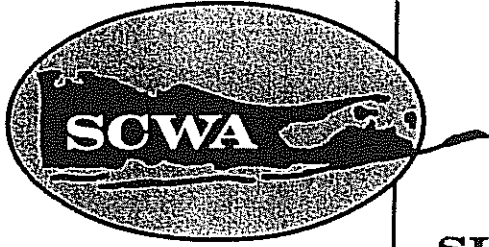
LOCATION MAP

Source: USGS Topographic Quadrangle, Central Islip
Scale: 1" = 1,000'



The Preserve at
Islandia

Draft EIS



SUFFOLK COUNTY WATER AUTHORITY

4060 Sunrise Highway, PO Box 38, Oakdale, New York 11769

December 12, 2007

Nelson and Pope
572 Walt Whitman Rd.
Melville, NY 11747
Attn: Ms. Marissa Da Breo

Re: The Preserve at Islandia
SCTM # 504-17-3-7
SCWA # 4744908
NPV # 07246

RECEIVED

DEC 13 2007

NELSON & POPE

Dear Ms. Da Breo:

Reference is made to your request for information regarding the availability of public water service to the above referenced location.

There is existing main on Old Nichols Rd and Sampson Ave. SCWA does have adequate supply for domestic and fire protection purposes.

However, the site may no longer be eligible to be served by one master main and a private distribution system. The Suffolk County Legislation is currently considering a law that would require each individual unit to be metered.

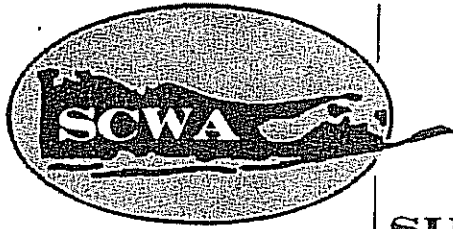
If that law is passed, master-metering will no be allowed.

If you have any questions or concerns, please feel free to call me at 631-563-5610, Monday – Friday 8: 00am – 5:00pm.

Sincerely,

Steve Romano
Manager New Service

SR:drh



407246

SUFFOLK COUNTY WATER AUTHORITY

Timothy J. Hopkins
General Counsel

Administrative Offices: 4060 Sunrise Highway, Oakdale, New York 11769-0901
(631) 563-0236
Fax (631) 563-0370

December 27, 2007

Ms. Marissa Da Breo
Environmental Analyst
Nelson, Pope & Voorhis, LLC
572 Walt Whitman Road
Melville, NY 11747

RECEIVED
MDJ/tech
DEC 31 2007
NELSON & POPE

Re: FOIL Request - Water Quality - Nicolls Road So. Wellfields (1,2,3)


Dear Ms. Da Breo:

Please find enclosed the records pursuant to your Freedom of Information Law request.

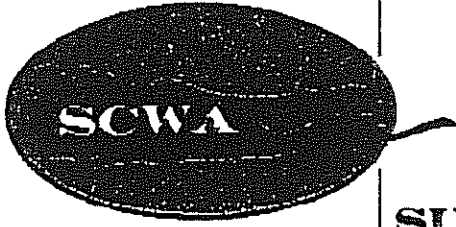
The Suffolk County Water Authority should be listed as an interested agency under the SEQRA coordination process. The Lead Agency should forward a copy of the DEIS and site plan for this project to my attention for further comment. Thank you.

Please feel to contact me at 631-563-0375 if you have any questions in this matter.

Very truly yours,


Kimberly Kennedy
Assistant to General Counsel

Enc.
(101 pages)



SUFFOLK COUNTY WATER AUTHORITY

Timothy J. Hopkins
General Counsel

Administrative Offices: 4060 Sunrise Highway, Oakdale, New York 11769-0901
(631) 563-0236

Fax (631) 563-0370

September 24, 2007

Andrew P. Freleng, AICP
Chief Planner
Suffolk County Department of Planning
H. Lee Dennison Building - 4th Floor
Veterans Memorial Highway
Hauppauge, NY 11788

Re: Proposed Site Plan - Islandia Partners LLC
SCTM# 0504-01700-0300-007000, 008000

Dear Mr. Freleng:

I would like to thank you for the opportunity to comment on the captioned project.


As you know, the proposed project consisting of 75 condominium units on 9.87 acres is located adjacent to SCWA's Nicolls Road well field.

SCWA's Nicolls Road well field has two shallow glacial wells. The project as proposed has the potential to increase nitrate loading in the upper glacial aquifer. Enclosed is the Source Water Assessment Program (SWAP) data for the project area.

Additionally there was no indication of the quantity of sanitary sewage to be generated by this project nor was there a disposal methodology for this waste. Further information would be needed to make a proper evaluation.

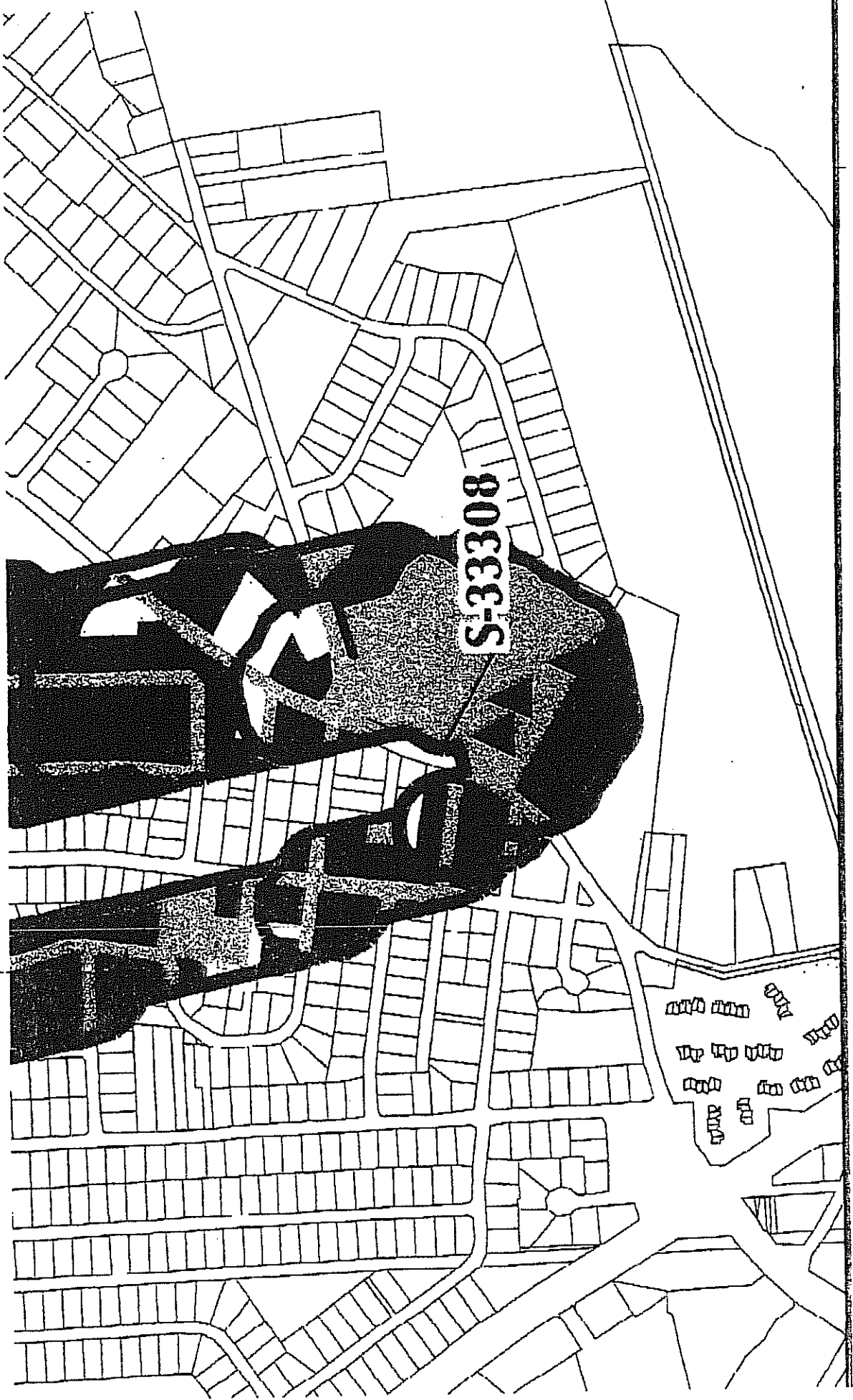
I may be reached at 631-563-0375 should you need additional information.

Very truly yours,


Kimberly Kennedy
Assistant to General Counsel

Enc.

cc: Village of Islandia



SewA Nicolls Rd Wellfield, Island ca



NELSON, POPE & VOORHIS, LLC
ENVIRONMENTAL, PLANNING, CONSULTING

PH: (631) 427-5665
 FAX (631) 427-5620

572 Walt Whitman Road
 Melville, NY 11747

TO: Ms. Kimberly Kennedy
 Assistant to General Counsel
 Suffolk County Water Authority
 4060 Sunrise Highway
 Oakdale, NY 11769-0901

Date: 21-Dec-07

Re: The Preserve at Islandia

Job #: 07246

We are sending you:

Under separate cover
 Herewith
 By Messenger

For Your:

Review & Comment
 Approval
 As requested
 For your review
 Bid Submission

Quantity	Description
1	Copy of letter dated December 14, 2007
1	Check #8034 for \$25.25 to pay for copies made on the FOIL Request for the above referenced property.

Remarks:

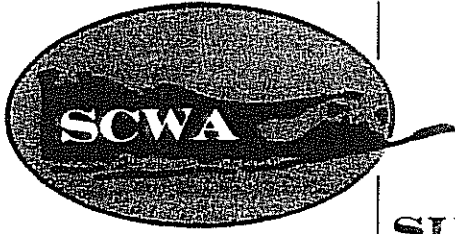
Dear Ms. Kennedy:
 Please find the enclosed materials sent per Marissa DaBreo's request.
 Please do not hesitate to contact me should you have any questions or need further assistance.
 Thank you.

Sincerely,

NELSON, POPE & VOORHIS, LLC

cc: File ✓

By: Ashley Marciszyn x215



SUFFOLK COUNTY WATER AUTHORITY

Timothy J. Hopkins
General Counsel

Administrative Offices: 4060 Sunrise Highway, Oakdale, NY 11769-0901
(631) 563-0236
Fax (631) 563-0370

December 14, 2007

RECEIVED

07246?

MD

DEC 18 2007

NELSON & POPE

Ms. Marissa Da Breo
Environmental Analyst
Nelson, Pope & Voorhis, LLC
572 Walt Whitman Road
Melville, NY 11747

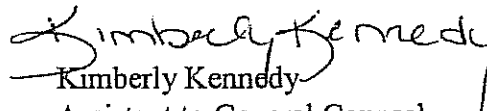
Re: FOIL Request - Water Quality - Nicolls Road So. Wellfields (1,2,3)

Dear Ms. Da Breo:

The Suffolk County Water Authority has received the above referenced Freedom of Information Law request. Please be advised that a review of SCWA records reveals 101 pages of records responsive to the request. New York State law provides for a \$0.25 per page production charge. Please remit a check made payable to the Suffolk County Water Authority in the amount of \$25.25 for the production charges. Upon receipt of the check, the documents will be forwarded to you.

Please feel to contact me at 631-563-0375 if you have any questions in this matter.

Very truly yours,


Kimberly Kennedy
Assistant to General Counsel

Suffolk County Water Authority

Check Number: 8034

Date: 12/19/2007

Check Amt: \$25.25

Tran #	Invoice	Type	Date	Reference
8012	VA2482	Invoice	12/18/07	Copies

Balance
\$25.25

Discount
\$0.00

Pay Amount
\$25.25

8034

NELSON, POPE & VOORHIS, LLC
 572 WALT WHITMAN RD.
 MELVILLE, NY 11747



North Fork Bank

www.northforkbank.com

50-791-214

8034

PAY
 Exactly Twenty-five and 25 / 100 Dollars

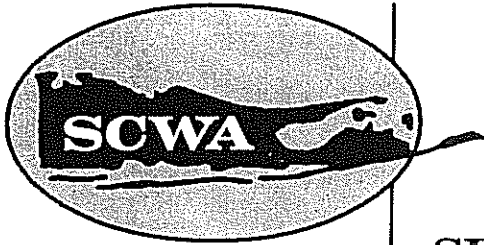
DATE	AMOUNT
12/19/2007	\$25.25

TO THE ORDER OF

Suffolk County Water Authority
 4060 Sunrise Highway
 Oakdale NY 11769

FD Details on back

⑈008034⑈ ⑆021407912⑆ ⑆7324⑈02093⑈7⑈



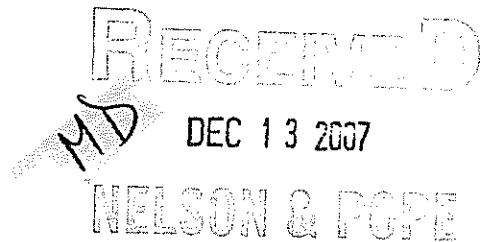
SUFFOLK COUNTY WATER AUTHORITY

4060 Sunrise Highway, PO Box 38, Oakdale, New York 11769

December 12, 2007

Nelson and Pope
572 Walt Whitman Rd.
Melville, NY 11747
Attn: Ms. Marissa Da Breo

Re: The Preserve at Islandia
SCTM # 504-17-3-7
SCWA # 4744908
NPV # 07246



Dear Ms. Da Breo:

Reference is made to your request for information regarding the availability of public water service to the above referenced location.

There is existing main on Old Nichols Rd and Sampson Ave. SCWA does have adequate supply for domestic and fire protection purposes.

However, the site may no longer be eligible to be served by one master main and a private distribution system. The Suffolk County Legislation is currently considering a law that would require each individual unit to be metered.

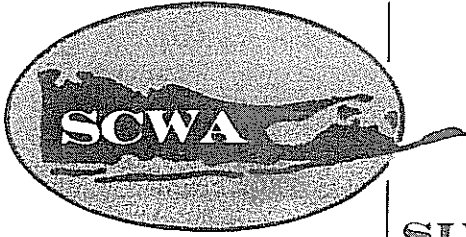
If that law is passed, master-metering will no be allowed.

If you have any questions or concerns, please feel free to call me at 631-563-5610, Monday – Friday 8: 00am – 5:00pm.

Sincerely,

Steve Romano
Manager New Service

SR:drh



SUFFOLK COUNTY WATER AUTHORITY

Timothy J. Hopkins
General Counsel

Administrative Offices: 4060 Sunrise Highway, Oakdale, NY 11769-0901
(631) 563-0236
Fax (631) 563-0370

December 14, 2007

RECEIVED

07246?

MT DEC 18 2007

NELSON & POPE

Ms. Marissa Da Breo
Environmental Analyst
Nelson, Pope & Voorhis, LLC
572 Walt Whitman Road
Melville, NY 11747

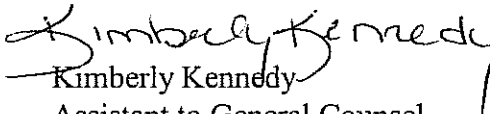
Re: FOIL Request - Water Quality - Nicolls Road So. Wellfields (1,2,3)

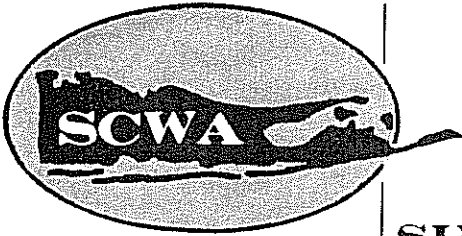
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Very truly yours,


Kimberly Kennedy
Assistant to General Counsel



407246

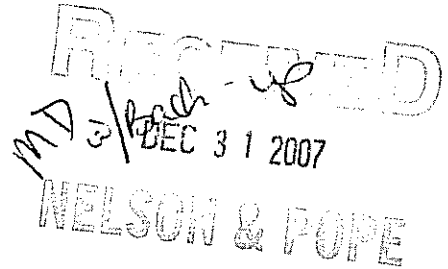
SUFFOLK COUNTY WATER AUTHORITY

Timothy J. Hopkins
General Counsel

Administrative Offices: 4060 Sunrise Highway, Oakdale, New York 11769-0901
(631) 563-0236
Fax (631) 563-0370

December 27, 2007

Ms. Marissa Da Breo
Environmental Analyst
Nelson, Pope & Voorhis, LLC
572 Walt Whitman Road
Melville, NY 11747



Re: FOIL Request - Water Quality - Nicolls Road So. Wellfields (1,2,3)


Dear Ms. Da Breo:

Please find enclosed the records pursuant to your Freedom of Information Law request.

The Suffolk County Water Authority should be listed as an interested agency under the SEQRA coordination process. The Lead Agency should forward a copy of the DEIS and site plan for this project to my attention for further comment. Thank you.

Please feel to contact me at 631-563-0375 if you have any questions in this matter.

Very truly yours,


Kimberly Kennedy
Assistant to General Counsel

Enc.
(101 pages)

Suffolk County Water Authority Laboratory

COMPLETE ANALYSIS

Location: NICOLLS RD #1 S-24047

Collection Point: %RAW/HOP%

Page 53 of 57

Date Range: 09/01/06 to 09/30/07

Date Generated: December 13, 2007 11:38 AM

Karen Randazzo, Director
NY Lab Id No: 10311
EPA Lab code: NY00014

Location: NICOLLS RD #1 S-24047

Method: 300.0 AND SM182510B (VERSION 2)

Coll. Date: 08/23/07

Coll. Time: 1040

Coll. Point: RAW/HOP | N/A |

COMPONENT	CONC	UNIT
Bromide	< 0.10	mg/l
Chloride	41.1	mg/l
Fluoride	< 0.2	mg/l
Nitrate	5.45	mg/l
Nitrite	< 0.20	mg/l
Sulfate	18.3	mg/l
Conductivity	311.	umho/cm

Suffolk County Water Authority Laboratory

COMPLETE ANALYSIS

Location: NICOLLS RD #1 S-24047

Collection Point: %RAW/HOP%

Page 54 of 57

Date Range: 09/01/06 to 09/30/07

Date Generated: December 13, 2007 11:38 AM

Karen Randazzo, Director
 NY Lab Id No: 10311
 EPA Lab code: NY00014

Location: NICOLLS RD #1 S-24047
 Method: 524.2 (VERSION 1)

Coll. Date: 08/23/07

Coll. Time: 1040

Coll. Point: RAW/HOP | N/A |

COMPONENT	CONC	UNIT
1,1,1,2-Tetrachloroethane	< 0.5	ug/l
1,1,1-Trichloroethane	< 0.5	ug/l
1,1,2,2-Tetrachloroethane	< 0.5	ug/l
1,1,2-Trichloroethane	< 0.5	ug/l
1,1,2-Trichlorotrifluoroethane	< 0.5	ug/l
1,1-Dichloroethane	< 0.5	ug/l
1,1-Dichloroethene	< 0.5	ug/l
1,1-Dichloropropene	< 0.5	ug/l
1,2,3-Trichlorobenzene	< 0.5	ug/l
1,2,3-Trichloropropane	< 0.5	ug/l
1,2,4-Trichlorobenzene	< 0.5	ug/l
1,2,4-Trimethylbenzene	< 0.5	ug/l
1,2-Dichlorobenzene	< 0.5	ug/l
1,2-Dichloroethane	< 0.5	ug/l
1,2-Dichloropropane	< 0.5	ug/l
1,3,5-Trimethylbenzene	< 0.5	ug/l
1,3-Dichlorobenzene	< 0.5	ug/l
1,3-Dichloropropane	< 0.5	ug/l
1,4-Dichlorobenzene	< 0.5	ug/l
2,2-Dichloropropane	< 0.5	ug/l
2-Chlorotoluene	< 0.5	ug/l
4-Chlorotoluene	< 0.5	ug/l
4-Isopropyltoluene	< 0.5	ug/l
4-Methyl-2-Pentanone	< 5	ug/l
Benzene	< 0.5	ug/l
Bromobenzene	< 0.5	ug/l
Bromochloromethane	< 0.5	ug/l
Bromodichloromethane	< 0.5	ug/l
Bromoform	< 0.5	ug/l
Bromomethane	< 0.5	ug/l
Carbon Tetrachloride	< 0.5	ug/l
Chlorobenzene	< 0.5	ug/l
Chloroethane	< 0.5	ug/l
Chloroform	0.6	ug/l
Chloromethane	< 0.5	ug/l
Cis-1,2-Dichloroethane	< 0.5	ug/l
Cis-1,3-Dichloropropene	< 0.5	ug/l
Di-Isopropyl Ether	< 0.5	ug/l
Dibromochloromethane	< 0.5	ug/l
Dibromomethane	< 0.5	ug/l
Dichlorodifluoromethane	< 0.5	ug/l
Ethyl Benzene	< 0.5	ug/l
Ethyl-Tert-Butyl Ether	< 0.5	ug/l
Hexachlorobutadiene	< 0.5	ug/l
Isopropylbenzene	< 0.5	ug/l
Methyl-T-Butyl Ether	0.7	ug/l
Methylene Chloride	< 0.5	ug/l
Methyl ethylketone	< 5	ug/l
N-Butylbenzene	< 0.5	ug/l
N-Propylbenzene	< 0.5	ug/l
Naphthalene	< 0.5	ug/l
Nitrobenzene	< 10.0	ug/l
Sec-Butylbenzene	< 0.5	ug/l
Styrene	< 0.5	ug/l
Tert-Amyl Methyl Ether	< 0.5	ug/l
Tert-Butyl Alcohol	< 2.5	ug/l
Tert-Butylbenzene	< 0.5	ug/l
Tetrachloroethene	< 0.5	ug/l
Tetrahydrofuran	< 5	ug/l

Suffolk County Water Authority Laboratory

COMPLETE ANALYSIS

Location: NICOLLS RD #1 S-24047

Collection Point: %RAW/HOP%

Page 55 of 57

Date Range: 09/01/06 to 09/30/07

Date Generated: December 13, 2007 11:38 AM

Karen Randazzo, Director
 NY Lab Id No: 10311
 EPA Lab code: NY00014

Location: NICOLLS RD #1 S-24047

Method: 524.2 (VERSION 1)

Coll. Date: 08/23/07

Coll. Time: 1040

Coll. Point: RAW/HOP | N/A |

COMPONENT	CONC	UNIT
Toluene	< 0.5	ug/l
Trans-1,2-Dichloroethene	< 0.5	ug/l
Trans-1,3-Dichloropropene	< 0.5	ug/l
Trichloroethene	< 0.5	ug/l
Trichlorofluoromethane	< 0.5	ug/l
Vinyl Chloride	< 0.5	ug/l
o-Xylene	< 0.5	ug/l
p,m-Xylene	< 0.5	ug/l

Location: NICOLLS RD #1 S-24047

Method: 350.1 (VERSION 1)

Coll. Date: 09/04/07

Coll. Time: 1505

Coll. Point: RAW/HOP | N/A |

COMPONENT	CONC	UNIT
Ammonia	< 0.02	mg/l

Suffolk County Water Authority Laboratory

COMPLETE ANALYSIS

Location: NICOLLS RD #1 S-24047

Collection Point: %RAW/HOP%

Page 56 of 57

Date Range: 09/01/06 to 09/30/07

Date Generated: December 13, 2007 11:38 AM

Karen Randazzo, Director
 NY Lab Id No: 10311
 EPA Lab code: NY00014

Location: NICOLLS RD #1 S-24047

Method: 524.2 (VERSION 1)

Coll. Date: 09/25/07

Coll. Time: 1145

Coll. Point: RAW/HOP | N/A |

COMPONENT	CONC	UNIT
1,1,1,2-Tetrachloroethane	< 0.5	ug/l
1,1,1-Trichloroethane	< 0.5	ug/l
1,1,2,2-Tetrachloroethane	< 0.5	ug/l
1,1,2-Trichloroethane	< 0.5	ug/l
1,1,2-Trichlorotrifluoroethane	< 0.5	ug/l
1,1-Dichloroethane	< 0.5	ug/l
1,1-Dichloroethene	< 0.5	ug/l
1,1-Dichloropropene	< 0.5	ug/l
1,2,3-Trichlorobenzene	< 0.5	ug/l
1,2,3-Trichloropropane	< 0.5	ug/l
1,2,4-Trichlorobenzene	< 0.5	ug/l
1,2,4-Trimethylbenzene	< 0.5	ug/l
1,2-Dichlorobenzene	< 0.5	ug/l
1,2-Dichloroethane	< 0.5	ug/l
1,2-Dichloropropane	< 0.5	ug/l
1,3,5-Trimethylbenzene	< 0.5	ug/l
1,3-Dichlorobenzene	< 0.5	ug/l
1,3-Dichloropropane	< 0.5	ug/l
1,4-Dichlorobenzene	< 0.5	ug/l
2,2-Dichloropropane	< 0.5	ug/l
2-Chlorotoluene	< 0.5	ug/l
4-Chlorotoluene	< 0.5	ug/l
4-Isopropyltoluene	< 0.5	ug/l
4-Methyl-2-Pentanone	< 5	ug/l
Benzene	< 0.5	ug/l
Bromobenzene	< 0.5	ug/l
Bromochloromethane	< 0.5	ug/l
Bromodichloromethane	< 0.5	ug/l
Bromoform	< 0.5	ug/l
Bromomethane	< 0.5	ug/l
Carbon Tetrachloride	< 0.5	ug/l
Chlorobenzene	< 0.5	ug/l
Chloroethane	< 0.5	ug/l
Chloroform	0.5	ug/l
Chloromethane	< 0.5	ug/l
Cis-1,2-Dichloroethene	< 0.5	ug/l
Cis-1,3-Dichloropropene	< 0.5	ug/l
Di-Isopropyl Ether	< 0.5	ug/l
Dibromochloromethane	< 0.5	ug/l
Dibromomethane	< 0.5	ug/l
Dichlorodifluoromethane	< 0.5	ug/l
Ethyl Benzene	< 0.5	ug/l
Ethyl-Tert-Butyl Ether	< 0.5	ug/l
Hexachlorobutadiene	< 0.5	ug/l
Isopropylbenzene	< 0.5	ug/l
Methyl-T-Butyl Ether	0.5	ug/l
Methylene Chloride	< 0.5	ug/l
Methylethylketone	< 5	ug/l
N-Butylbenzene	< 0.5	ug/l
N-Propylbenzene	< 0.5	ug/l
Naphthalene	< 0.5	ug/l
Nitrobenzene	< 10.0	ug/l
Sec-Butylbenzene	< 0.5	ug/l
Styrene	< 0.5	ug/l
Tert-Amyl Methyl Ether	< 0.5	ug/l
Tert-Butyl Alcohol	< 2.5	ug/l
Tert-Butylbenzene	< 0.5	ug/l
Tetrachloroethene	< 0.5	ug/l
Tetrahydrofuran	< 5	ug/l

Suffolk County Water Authority Laboratory

COMPLETE ANALYSIS

Location: NICOLLS RD #1 S-24047

Collection Point: %RAW/HOP%

Page 57 of 57

Date Range: 09/01/06 to 09/30/07

Date Generated: December 13, 2007 11:38 AM

Karen Randazzo, Director
NY Lab Id No: 10311
EPA Lab code: NY00014

Location: NICOLLS RD #1 S-24047

Method: 524.2 (VERSION 1)

Coll. Date: 09/25/07

Coll. Time: 1145

Coll. Point: RAW/HOP | N/A |

COMPONENT	CONC	UNIT
Toluene	< 0.5	ug/l
Trans-1,2-Dichloroethene	< 0.5	ug/l
Trans-1,3-Dichloropropene	< 0.5	ug/l
Trichloroethene	< 0.5	ug/l
Trichlorofluoromethane	< 0.5	ug/l
Vinyl Chloride	< 0.5	ug/l
o-Xylene	< 0.5	ug/l
p,m-Xylene	< 0.5	ug/l

Suffolk County Water Authority Laboratory

COMPLETE ANALYSIS

Location: NICOLLS RD #3 S-74505

Collection Point: %RAW/HOP%

Date Range: 09/01/06 to 09/30/07

Date Generated: December 13, 2007 10:53 AM

Karen Randazzo, Director
 NY Lab Id No: 10311
 EPA Lab code: NY00014

Page 18 of 21

Location: NICOLLS RD #3 S-74505

Method: 200.8 LONG (VERSION 1)

Coll. Date: 08/16/07

Coll. Time: 0940

Coll. Point: RAW/HOP | N/A |

COMPONENT	CONC	UNIT
Aluminum	< 0.020	mg/l
Antimony	< 0.4	ug/l
Arsenic	5.8	ug/l
Barium	< 0.020	mg/l
Beryllium	< 0.4	ug/l
Boron	< 0.100	mg/l
Cadmium	< 0.2	ug/l
Calcium	4.7	mg/l
Chromium	< 2.0	ug/l
Cobalt	0.6	ug/l
Copper	< 0.02	mg/l
Iron	0.60*	mg/l
Lead	< 1.0	ug/l
Lithium	< 1.0	ug/l
Magnesium	2.5	mg/l
Manganese	0.03	mg/l
Mercury	< 0.2	ug/l
Molybdenum	< 1.0	ug/l
Nickel	< 0.5	ug/l
Phosphorus (as t-PO4)	< 0.10	mg/l
Potassium	0.53	mg/l
Selenium	< 2.0	ug/l
Silicon	6.4	mg/l
Silver	< 2.5	ug/l
Sodium	3.8	mg/l
Strontium	0.014	mg/l
Thallium	< 0.3	ug/l
Tin	< 0.5	ug/l
Titanium	< 5.0	ug/l
Uranium	< 1.0	ug/l
Vanadium	< 1.0	ug/l
Zinc	< 0.02	mg/l

Location: NICOLLS RD #3 S-74505

Method: 300.0 (VERSION 2)

Coll. Date: 08/16/07

Coll. Time: 0940

Coll. Point: RAW/HOP | N/A |

COMPONENT	CONC	UNIT
Bromide	< 0.10	mg/l
Chloride	5.5	mg/l
Fluoride	< 0.2	mg/l
Nitrate	< 0.20	mg/l
Nitrite	< 0.20	mg/l
Sulfate	2.7	mg/l

Location: NICOLLS RD #3 S-74505

Method: 331.0 (VERSION 1)

Coll. Date: 08/16/07

Coll. Time: 0940

Coll. Point: RAW/HOP | N/A |

COMPONENT	CONC	UNIT
Perchlorate	< 0.100	ug/l

Location: NICOLLS RD #3 S-74505

Method: 350.1 (VERSION 1)

Coll. Date: 08/16/07

Coll. Time: 0940

Coll. Point: RAW/HOP | N/A |

COMPONENT	CONC	UNIT
Ammonia	< 0.02	mg/l

Suffolk County Water Authority Laboratory

COMPLETE ANALYSIS

Location: NICOLLS RD #3 S-74505

Collection Point: %RAW/HOP%

Date Range: 09/01/06 to 09/30/07

Date Generated: December 13, 2007 10:53 AM

Page 19 of 21

Karen Randazzo, Director
 NY Lab Id No: 10311
 EPA Lab code: NY00014

Location: NICOLLS RD #3 S-74505

Method: 531.2 (VERSION 2)

Coll. Date: 08/16/07

Coll. Time: 0940

Coll. Point: RAW/HOP | N/A |

COMPONENT	CONC	UNIT
1-Naphthol	< 0.5	ug/l
3-Hydroxycarbofuran	< 0.5	ug/l
Aldicarb	< 0.5	ug/l
Aldicarb Sulfone	< 0.5	ug/l
Aldicarb Sulfoxide	< 0.5	ug/l
Carbaryl	< 0.5	ug/l
Carbofuran	< 0.5	ug/l
Methiocarb	< 0.5	ug/l
Methomyl	< 0.5	ug/l
Oxamyl	< 0.5	ug/l
Propoxur	< 0.5	ug/l

Location: NICOLLS RD #3 S-74505

Method: 551.1 (VERSION 1)

Coll. Date: 08/16/07

Coll. Time: 0940

Coll. Point: RAW/HOP | N/A |

COMPONENT	CONC	UNIT
1,2-Dibromo-3-Chloropropane (DBCP)	<0.010	ug/l
1,2-Dibromoethane (EDB)	<0.010	ug/l
Atrazine	<0.25	ug/l
Bromacil	< 0.20	ug/l
Endrin	< 0.10	ug/l
Heptachlor	<0.05	ug/l
Heptachlor Epoxide	<0.05	ug/l
Hexachlorobenzene	<0.05	ug/l
Hexachlorocyclopentadiene	< 0.20	ug/l
Lindane (Gamma-BHC)	<0.05	ug/l
Methoxychlor	< 0.20	ug/l
Metribuzin	< 0.20	ug/l
Simazine	< 0.5	ug/l
Trifluralin	< 0.20	ug/l

Location: NICOLLS RD #3 S-74505

Method: ROUTINE (QUART)

Coll. Date: 08/16/07

Coll. Time: 0940

Coll. Point: RAW/HOP | N/A |

COMPONENT	CONC	UNIT
Color	19.0*	Color Units
Turbidity	1.7	NTU
Lab pH	6.8	pH Units
Conductivity	73.	umho/cm
Alkalinity	23.2	mg/l
CO2	7.0	Units

Location: NICOLLS RD #3 S-74505

Method: SM184500CNF (VERSION 1)

Coll. Date: 08/16/07

Coll. Time: 0940

Coll. Point: RAW/HOP | N/A |

COMPONENT	CONC	UNIT
Cyanide	< 5.0	ug/l

Location: NICOLLS RD #3 S-74505

Method: SM185540C (VERSION 1)

Coll. Date: 08/16/07

Coll. Time: 0940

Coll. Point: RAW/HOP | N/A |

COMPONENT	CONC	UNIT
MBAS	< 0.04	mg/l

Suffolk County Water Authority Laboratory

COMPLETE ANALYSIS

Location: NICOLLS RD #3 S-74505

Collection Point: %RAW/HOP%

Date Range: 09/01/06 to 09/30/07

Date Generated: December 13, 2007 10:53 AM

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Karen Randazzo, Director
 NY Lab Id No: 10311
 EPA Lab code: NY00014

Location: NICOLLS RD #3 S-74505

Method: 524.2 (VERSION 1)

Coll. Date: 09/06/07

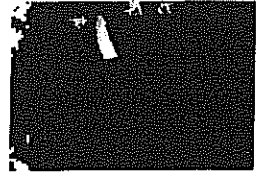
Coll. Time: 1120

Coll. Point: RAW/HOP | N/A |

COMPONENT	CONC	UNIT
1,1,1,2-Tetrachloroethane	< 0.5	ug/l
1,1,1-Trichloroethane	< 0.5	ug/l
1,1,2,2-Tetrachloroethane	< 0.5	ug/l
1,1,2-Trichloroethane	< 0.5	ug/l
1,1,2-Trichlorotrifluoroethane	< 0.5	ug/l
1,1-Dichloroethane	< 0.5	ug/l
1,1-Dichloroethene	< 0.5	ug/l
1,1-Dichloropropene	< 0.5	ug/l
1,2,3-Trichlorobenzene	< 0.5	ug/l
1,2,3-Trichloropropane	< 0.5	ug/l
1,2,4-Trichlorobenzene	< 0.5	ug/l
1,2,4-Trimethylbenzene	< 0.5	ug/l
1,2-Dichlorobenzene	< 0.5	ug/l
1,2-Dichloroethane	< 0.5	ug/l
1,2-Dichloropropane	< 0.5	ug/l
1,3,5-Trimethylbenzene	< 0.5	ug/l
1,3-Dichlorobenzene	< 0.5	ug/l
1,3-Dichloropropane	< 0.5	ug/l
1,4-Dichlorobenzene	< 0.5	ug/l
2,2-Dichloropropane	< 0.5	ug/l
2-Chlorotoluene	< 0.5	ug/l
4-Chlorotoluene	< 0.5	ug/l
4-Isopropyltoluene	< 0.5	ug/l
4-Methyl-2-Pentanone	< 5	ug/l
Benzene	< 0.5	ug/l
Bromobenzene	< 0.5	ug/l
Bromochloromethane	< 0.5	ug/l
Bromodichloromethane	< 0.5	ug/l
Bromoform	< 0.5	ug/l
Bromomethane	< 0.5	ug/l
Carbon Tetrachloride	< 0.5	ug/l
Chlorobenzene	< 0.5	ug/l
Chloroethane	< 0.5	ug/l
Chloroform	< 0.5	ug/l
Chloromethane	< 0.5	ug/l
Cis-1,2-Dichloroethene	< 0.5	ug/l
Cis-1,3-Dichloropropene	< 0.5	ug/l
Di-Isopropyl Ether	< 0.5	ug/l
Dibromochloromethane	< 0.5	ug/l
Dibromomethane	< 0.5	ug/l
Dichlorodifluoromethane	< 0.5	ug/l
Ethyl Benzene	< 0.5	ug/l
Ethyl-Tert-Butyl Ether	< 0.5	ug/l
Hexachlorobutadiene	< 0.5	ug/l
Isopropylbenzene	< 0.5	ug/l
Methyl-T-Butyl Ether	< 0.5	ug/l
Methylene Chloride	< 0.5	ug/l
Methylethylketone	< 5	ug/l
N-Butylbenzene	< 0.5	ug/l
N-Propylbenzene	< 0.5	ug/l
Naphthalene	< 0.5	ug/l
Nitrobenzene	< 10.0	ug/l
Sec-Butylbenzene	< 0.5	ug/l
Styrene	< 0.5	ug/l
Tert-Amyl Methyl Ether	< 0.5	ug/l
Tert-Butyl Alcohol	< 2.5	ug/l
Tert-Butylbenzene	< 0.5	ug/l
Tetrachloroethene	< 0.5	ug/l
Tetrahydrofuran	< 5	ug/l

Suffolk County Water Authority Laboratory

COMPLETE ANALYSIS



Karen Randazzo, Director
 NY Lab Id No: 10311
 EPA Lab code: NY00014

Location: NICOLLS RD #3 S-74505

Collection Point: %RAW/HOP%

Date Range: 09/01/06 to 09/30/07

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Date Generated: December 13, 2007 10:53 AM

Location: NICOLLS RD #3 S-74505

Method: 524.2 (VERSION 1)

Coll. Date: 09/06/07

Coll. Time: 1120

Coll. Point: RAW/HOP | N/A |

COMPONENT	CONC	UNIT
Toluene	< 0.5	ug/l
Trans-1,2-Dichloroethene	< 0.5	ug/l
Trans-1,3-Dichloropropene	< 0.5	ug/l
Trichloroethene	< 0.5	ug/l
Trichlorofluoromethane	< 0.5	ug/l
Vinyl Chloride	< 0.5	ug/l
o-Xylene	< 0.5	ug/l
p,m-Xylene	< 0.5	ug/l

Location: NICOLLS RD #3 S-74505

Method: ROUTINE (BACT)

Coll. Date: 09/06/07

Coll. Time: 1120

Coll. Point: RAW/HOP | N/A |

COMPONENT	CONC	UNIT
Lab pH	6.7	pH Units
Atypicals	NONE	MF 100ml
Total Coliform	Absence	MF 100ml
Standard Plate Count	<1	CFU/ml
Standard Plate Count (Dup)	<1	CFU/ml
Bacteria Type		5ml
BGB		10ml
E Coli		10ml
LTB		10ml

Suffolk County Water Authority Laboratory

COMPLETE ANALYSIS

Location: NICOLLS RD #2 S-33308

Collection Point: %RAW/HOP%

Date Range: 09/01/06 to 09/30/07

Date Generated: December 13, 2007 10:52 AM

Karen Randazzo, Director
 NY Lab Id No: 10311
 EPA Lab code: NY00014

Location: NICOLLS RD #2 S-33308 Method: 548.1 (VERSION 1)			Coll. Date: 07/01/07	Coll. Time: 1520	Coll. Point: RAW/HOP N/A
COMPONENT	CONC	UNIT			
Endothall	< 5.0	ug/l			
Location: NICOLLS RD #2 S-33308 Method: 549.2 (VERSION 1)			Coll. Date: 07/01/07	Coll. Time: 1520	Coll. Point: RAW/HOP N/A
COMPONENT	CONC	UNIT			
Diquat	< 0.60	ug/l			
Paraquat	< 0.60	ug/l			
Location: NICOLLS RD #2 S-33308 Method: 140.1 (VERSION 1)			Coll. Date: 07/19/07	Coll. Time: 1450	Coll. Point: RAW/HOP N/A
COMPONENT	CONC	UNIT			
Threshold Odor	1	TON			
Location: NICOLLS RD #2 S-33308 Method: 200.7 (VERSION 1)			Coll. Date: 07/19/07	Coll. Time: 1450	Coll. Point: RAW/HOP N/A
COMPONENT	CONC	UNIT			
Boron	< 0.100	mg/l			
Calcium	14.9	mg/l			
Hardness, calc	59.0	mg/l			
Iron	< 0.03	mg/l			
Magnesium	5.3	mg/l			
Manganese	0.15	mg/l			
Phosphorus (as t-PO4)	< 0.10	mg/l			
Potassium	1.99	mg/l			
Sodium	21.5	mg/l			
Titanium	< 5.0	ug/l			

Suffolk County Water Authority Laboratory

COMPLETE ANALYSIS

Location: NICOLLS RD #2 S-33308

Collection Point: %RAW/HOP%

Date Range: 09/01/06 to 09/30/07

Date Generated: December 13, 2007 10:52 AM

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Karen Randazzo, Director
 NY Lab Id No: 10311
 EPA Lab code: NY00014

Location: NICOLLS RD #2 S-33308

Method: 200.8 LONG (VERSION 1)

Coll. Date: 07/19/07

Coll. Time: 1450

Coll. Point: RAW/HOP | N/A |

COMPONENT	CONC	UNIT
Aluminum	0.028	mg/l
Antimony	< 0.4	ug/l
Arsenic	< 1.0	ug/l
Barium	0.040	mg/l
Beryllium	< 0.4	ug/l
Boron	< 0.100	mg/l
Cadmium	< 0.2	ug/l
Calcium	14.3	mg/l
Chromium	< 2.0	ug/l
Cobalt	< 0.5	ug/l
Copper	< 0.02	mg/l
Iron	0.04	mg/l
Lead	< 1.0	ug/l
Lithium	< 1.0	ug/l
Magnesium	5.2	mg/l
Manganese	0.15	mg/l
Mercury	< 0.2	ug/l
Molybdenum	< 1.0	ug/l
Nickel	0.8	ug/l
Phosphorus (as I-PO4)	< 0.10	mg/l
Potassium	2.01	mg/l
Selenium	< 2.0	ug/l
Silicon	6.8	mg/l
Silver	< 2.5	ug/l
Sodium	21.7	mg/l
Strontium	0.065	mg/l
Thallium	< 0.3	ug/l
Tin	< 0.5	ug/l
Titanium	< 5.0	ug/l
Uranium	< 1.0	ug/l
Vanadium	< 1.0	ug/l
Zinc	< 0.02	mg/l

Location: NICOLLS RD #2 S-33308

Method: 300.0 (VERSION 2)

Coll. Date: 07/19/07

Coll. Time: 1450

Coll. Point: RAW/HOP | N/A |

COMPONENT	CONC	UNIT
Bromide	< 0.10	mg/l
Chloride	39.3	mg/l
Fluoride	< 0.2	mg/l
Nitrate	4.87	mg/l
Nitrite	< 0.20	mg/l
Sulfate	14.9	mg/l

Location: NICOLLS RD #2 S-33308

Method: 331.0 (VERSION 1)

Coll. Date: 07/19/07

Coll. Time: 1450

Coll. Point: RAW/HOP | N/A |

COMPONENT	CONC	UNIT
Perchlorate	0.630	ug/l

Location: NICOLLS RD #2 S-33308

Method: 350.1 (VERSION 1)

Coll. Date: 07/19/07

Coll. Time: 1450

Coll. Point: RAW/HOP | N/A |

COMPONENT	CONC	UNIT
Ammonia	< 0.02	mg/l

Suffolk County Water Authority Laboratory

COMPLETE ANALYSIS

Location: NICOLLS RD #2 S-33308

Collection Point: %RAW/HOP%

Date Range: 09/01/06 to 09/30/07

Date Generated: December 13, 2007 10:52 AM

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Karen Randazzo, Director
 NY Lab Id No: 10311
 EPA Lab code: NY00014

Location: NICOLLS RD #2 S-33308

Method: 524.2 (VERSION 1)

Coll. Date: 07/19/07

Coll. Time: 1450

Coll. Point: RAW/HOP | N/A |

COMPONENT	CONC	UNIT
1,1,1,2-Tetrachloroethane	< 0.5	ug/l
1,1,1-Trichloroethane	< 0.5	ug/l
1,1,2,2-Tetrachloroethane	< 0.5	ug/l
1,1,2-Trichloroethane	< 0.5	ug/l
1,1,2-Trichlorotrifluoroethane	< 0.5	ug/l
1,1-Dichloroethane	< 0.5	ug/l
1,1-Dichloroethene	< 0.5	ug/l
1,1-Dichloropropene	< 0.5	ug/l
1,2,3-Trichlorobenzene	< 0.5	ug/l
1,2,3-Trichloropropane	< 0.5	ug/l
1,2,4-Trichlorobenzene	< 0.5	ug/l
1,2,4-Trimethylbenzene	< 0.5	ug/l
1,2-Dichlorobenzene	< 0.5	ug/l
1,2-Dichloroethane	< 0.5	ug/l
1,2-Dichloropropane	< 0.5	ug/l
1,3,5-Trimethylbenzene	< 0.5	ug/l
1,3-Dichlorobenzene	< 0.5	ug/l
1,3-Dichloropropane	< 0.5	ug/l
1,4-Dichlorobenzene	< 0.5	ug/l
2,2-Dichloropropane	< 0.5	ug/l
2-Chlorotoluene	< 0.5	ug/l
4-Chlorotoluene	< 0.5	ug/l
4-Isopropyltoluene	< 0.5	ug/l
4-Methyl-2-Pentanone	< 5	ug/l
Benzene	< 0.5	ug/l
Bromobenzene	< 0.5	ug/l
Bromochloromethane	< 0.5	ug/l
Bromodichloromethane	< 0.5	ug/l
Bromofom	< 0.5	ug/l
Bromomethane	< 0.5	ug/l
Carbon Tetrachloride	< 0.5	ug/l
Chlorobenzene	< 0.5	ug/l
Chloroethane	< 0.5	ug/l
Chloroform	0.7	ug/l
Chloromethane	< 0.5	ug/l
Cis-1,2-Dichloroethene	< 0.5	ug/l
Cis-1,3-Dichloropropene	< 0.5	ug/l
Di-Isopropyl Ether	< 0.5	ug/l
Dibromochloromethane	< 0.5	ug/l
Dibromomethane	< 0.5	ug/l
Dichlorodifluoromethane	< 0.5	ug/l
Ethyl Benzene	< 0.5	ug/l
Ethyl-Tert-Butyl Ether	< 0.5	ug/l
Hexachlorobutadiene	< 0.5	ug/l
Isopropylbenzene	< 0.5	ug/l
Methyl-T-Butyl Ether	< 0.5	ug/l
Methylene Chloride	< 0.5	ug/l
Methylethylketone	< 5	ug/l
N-Butylbenzene	< 0.5	ug/l
N-Propylbenzene	< 0.5	ug/l
Naphthalene	< 0.5	ug/l
Nitrobenzene	< 10.0	ug/l
Sec-Butylbenzene	< 0.5	ug/l
Styrene	< 0.5	ug/l
Tert-Amyl Methyl Ether	< 0.5	ug/l
Tert-Butyl Alcohol	< 2.5	ug/l
Tert-Butylbenzene	< 0.5	ug/l
Tetrachloroethene	< 0.5	ug/l
Tetrahydrofuran	< 5	ug/l

Suffolk County Water Authority Laboratory

COMPLETE ANALYSIS

Location: NICOLLS RD #2 S-33308

Collection Point: %RAW/HOP%

Date Range: 09/01/06 to 09/30/07

Date Generated: December 13, 2007 10:52 AM

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Karen Randazzo, Director
 NY Lab Id No: 10311
 EPA Lab code: NY00014

Location: NICOLLS RD #2 S-33308
 Method: 524.2 (VERSION 1) Coll. Date: 07/19/07 Coll. Time: 1450 Coll. Point: RAW/HOP | N/A |

COMPONENT	CONC	UNIT
Toluene	< 0.5	ug/l
Trans-1,2-Dichloroethene	< 0.5	ug/l
Trans-1,3-Dichloropropene	< 0.5	ug/l
Trichloroethene	< 0.5	ug/l
Trichlorofluoromethane	< 0.5	ug/l
Vinyl Chloride	< 0.5	ug/l
o-Xylene	< 0.5	ug/l
p,m-Xylene	< 0.5	ug/l

Location: NICOLLS RD #2 S-33308
 Method: 531.2 (VERSION 2) Coll. Date: 07/19/07 Coll. Time: 1450 Coll. Point: RAW/HOP | N/A |

COMPONENT	CONC	UNIT
1-Naphthol	< 0.5	ug/l
3-Hydroxycarbofuran	< 0.5	ug/l
Aldicarb	< 0.5	ug/l
Aldicarb Sulfone	< 0.5	ug/l
Aldicarb Sulfoxide	< 0.5	ug/l
Carbaryl	< 0.5	ug/l
Carbofuran	< 0.5	ug/l
Methiocarb	< 0.5	ug/l
Methomyl	< 0.5	ug/l
Oxamyl	< 0.5	ug/l
Propoxur	< 0.5	ug/l

Location: NICOLLS RD #2 S-33308
 Method: 551.1 (VERSION 1) Coll. Date: 07/19/07 Coll. Time: 1450 Coll. Point: RAW/HOP | N/A |

COMPONENT	CONC	UNIT
1,2-Dibromo-3-Chloropropane (DBCP)	<0.010	ug/l
1,2-Dibromoethane (EDB)	<0.010	ug/l
Atrazine	<0.25	ug/l
Bromacil	< 0.20	ug/l
Endrin	< 0.10	ug/l
Heptachlor	<0.05	ug/l
Heptachlor Epoxide	<0.05	ug/l
Hexachlorobenzene	<0.05	ug/l
Hexachlorocyclopentadiene	< 0.20	ug/l
Lindane (Gamma-BHC)	<0.05	ug/l
Methoxychlor	< 0.20	ug/l
Metribuzin	< 0.20	ug/l
Simazine	< 0.5	ug/l
Trifluralin	< 0.20	ug/l

Location: NICOLLS RD #2 S-33308
 Method: ROUTINE (BACT) Coll. Date: 07/19/07 Coll. Time: 1450 Coll. Point: RAW/HOP | N/A |

COMPONENT	CONC	UNIT
Lab pH	6.1	pH Units
Atypicals	NONE	MF 100ml
Total Coliform	Absence	MF 100ml
Standard Plate Count	N/R	CFU/ml
Standard Plate Count (Dup)	N/R	CFU/ml
Bacteria Type		5ml
BGB		10ml
E Coli		10ml
LTB		10ml

Suffolk County Water Authority Laboratory

COMPLETE ANALYSIS

Location: NICOLLS RD #2 S-33308

Collection Point: %RAW/HOP%

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Date Range: 09/01/06 to 09/30/07

Date Generated: December 13, 2007 10:52 AM

Karen Randazzo, Director
 NY Lab Id No: 10311
 EPA Lab code: NY00014

Location: NICOLLS RD #2 S-33308

Method: ROUTINE (QUART)

Coll. Date: 07/19/07

Coll. Time: 1450

Coll. Point: RAW/HOP | N/A |

COMPONENT	CONC	UNIT
Color	< 5.0	Color Units
Turbidity	< 0.40	NTU
Lab pH	6.2	pH Units
Conductivity	269.	umho/cm
Alkalinity	24.4	mg/l
CO2	30.1	Units

Location: NICOLLS RD #2 S-33308

Method: SM184500CNF (VERSION 1)

Coll. Date: 07/19/07

Coll. Time: 1450

Coll. Point: RAW/HOP | N/A |

COMPONENT	CONC	UNIT
Cyanide	< 5.0	ug/l

Location: NICOLLS RD #2 S-33308

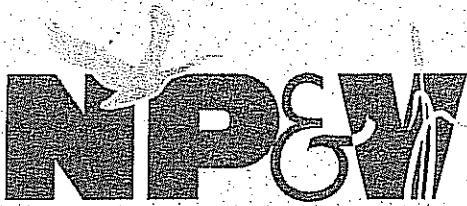
Method: SM185540C (VERSION 1)

Coll. Date: 07/19/07

Coll. Time: 1450

Coll. Point: RAW/HOP | N/A |

COMPONENT	CONC	UNIT
MBAS	< 0.04	mg/l



NELSON, POPE & VOORHIS, LLC
ENVIRONMENTAL • PLANNING • CONSULTING

CHARLES J. VOORHIS, CEP, AICP • VICTOR BERT, P.E. • ARTHUR J. KOEBBER, P.E.
JOSEPH R. EPIFANIA, P.E. • ROBERT G. NELSON, JR., P.E. • PAUL M. RACZ, P.L.S.
THOMAS F. LEMBO, P.E. • GREGORY D. PETERMAN, P.L.S.
GARY S. BECKER, P.E. • ERIC J. McFERRAN, P.E.

February 4, 2008

Central Islip Hauppauge Volunteer Ambulance Corps
4 Pineville Rd
Central Islip, NY 11722
Attn: Chief Paul Ryan

**Re: The Preserve @ Islandia
Draft Environmental Impact
Statement (DEIS)
NPV #07246**


Dear Chief Ryan:

Nelson, Pope & Voorhis, LLC is an environmental and planning consulting firm located in Melville. We are currently preparing a Draft Environmental Impact Statement (DEIS) for a proposed project which seeks a change of zone from AG-Agriculture to MF-Multifamily Residence to allow for the development of seventy-two (72) condominium units, 47 of which will be age-restricted, recreational facilities including a pool, clubhouse and tennis courts and a sewage treatment plant. Please see the attached detailed project description and location map for further information.

Specifically, I am writing to obtain information regarding the Central Islip Hauppauge Volunteer Ambulance Corps' facilities relative to servicing the site including the location of the station which would serve the site, service available to serve the site and any other information you may deem pertinent.

Your response will be included in our final report. If you have any questions regarding the details of the project or the information contained in this letter, please contact me at (631) 427-5665 x172.

Very truly yours,
NELSON, POPE AND VOORHIS, LLC


Marissa Da Breo
Environmental Analyst

enc.

**Preserve @ Islandia
Change of Zone
Project Description**

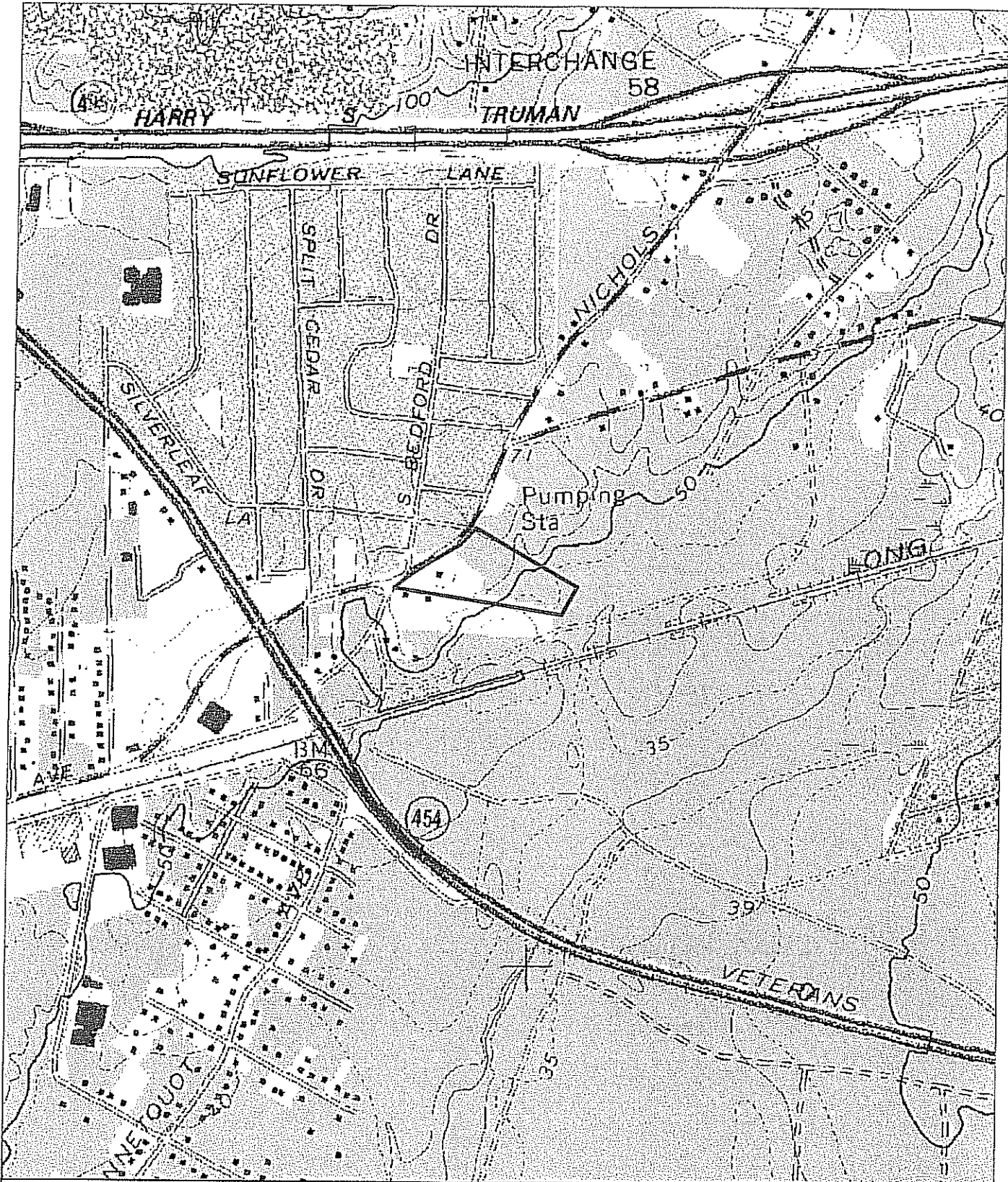
Based on R&W Engineers, P.C. Conceptual Site dated March 2007

The proposed project is located south of the intersection of Old Nichol's Road and Schley Street (paper Street), and east of the Old Nichol's Road/Erhardt Way intersection, Village of Islandia, Town of Islip. The 9.87-acre subject property, identified as SCTM #504-17-3-7 & 8, is occupied by an equestrian facility. Additionally, the applicant proposes that an undeveloped street (Schley Place) located at the northern property boundary be abandoned and half (1/2) of the abandoned area (0.30 acres; 13,068SF) be appended to the subject property for a total of 10.17 acres.

The proposed project seeks a change of zone from AG-Agriculture to MF-Multifamily Residence to allow for the development of (72) condominium units (47 of which will be age-restricted), recreational facilities including a pool, a clubhouse and tennis courts, and a sewage treatment plant.

The proposed development will be accessible from Old Nichol's Road and an internal roadway will provide access to the proposed dwelling units. A total of 145 parking stalls are proposed, which includes one space per driveway and 73 stalls located in various locations within the site. Stormwater runoff generated by the development will be directed to proposed drainage reserve areas and other drainage structures located throughout the property.

The development is expected to have approximately 170 total residents based on Rutgers University, Center for Urban Policy Research, Residential Demographic Multipliers (2006) of 2.09 residents per 2-bedroom, units (47) and 2.83 residents per 3-bedroom, units (25). Approximately 10 school aged children will be generated based on a multiplier of 0.39 school aged children per 3-bedroom, non age-restricted unit (27). The development is expected to generate approximately 7.7 tons of solid waste per month based on 2.3 lbs per capita for the residential units and 3.12 Lbs per 100 SF for the clubhouse.



LOCATION MAP

Source: USGS Topographic Quadrangle, Central Islip
 Scale: 1" = 1,000'



The Preserve at
 Islandia

Draft EIS



NELSON, POPE & VOORHIS, LLC
ENVIRONMENTAL • PLANNING • CONSULTING

CHARLES J. VOORHIS, CEP, AICP • VICTOR BERT, P.E. • ARTHUR J. KOERBER, P.E.
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THOMAS F. LEMBO, P.E. • GREGORY D. PETERMAN, P.L.S.
GARY S. BECKER, P.E. • ERIC J. McFERRAN, P.E.

December 4, 2007

Central Islip Union Free School District
50 Wheeler Road
Central Islip, NY 11722
Attn: Superintendent

**Re: The Preserve @ Islandia
Draft Environmental Impact
Statement (DEIS)
NPV #07246**

Dear Superintendent:

Nelson, Pope & Voorhis, LLC is an environmental and planning consulting firm located in Melville. We are currently preparing a Draft Environmental Impact Statement (DEIS) for a proposed project which seeks a change of zone from AG-Agriculture to MF-Multifamily Residence to allow for the development of seventy-two (72) condominium units, 47 of which will be age-restricted, recreational facilities including a pool, clubhouse and tennis courts and a sewage treatment plant (see enclosed location map & project description).

Based on multipliers supplied by the Rutgers University Residential Demographic Multipliers (June, 2006), the proposed project is anticipated to generate approximately 10 school age children. Your input on the potential impact of this redevelopment project would be appreciated and will be included in analysis for preparation of the DEIS for the project. We would appreciate your review and assessment of the potential impact of this project on your school district. We would also be interested in the following information, which will assist, in our analyses:

- Availability of bus services in this area;
- Listing of specific schools which children from this area attend; and
- Cost per child for current educational services.

We appreciate your input on this matter. If you have any questions regarding the details of the project or the information contained in this letter, I would be happy to speak with you. I would be pleased to meet with you or correspond by email or phone on this matter at any time. If you have any questions please feel free to contact me at (631) 427-5665 or mdabreo@nelsonpope.com.

Very truly yours,
NELSON, POPE AND VOORHIS, LLC

Marissa DaBreo
Environmental Analyst

**Preserve @ Islandia
Change of Zone
Project Description**

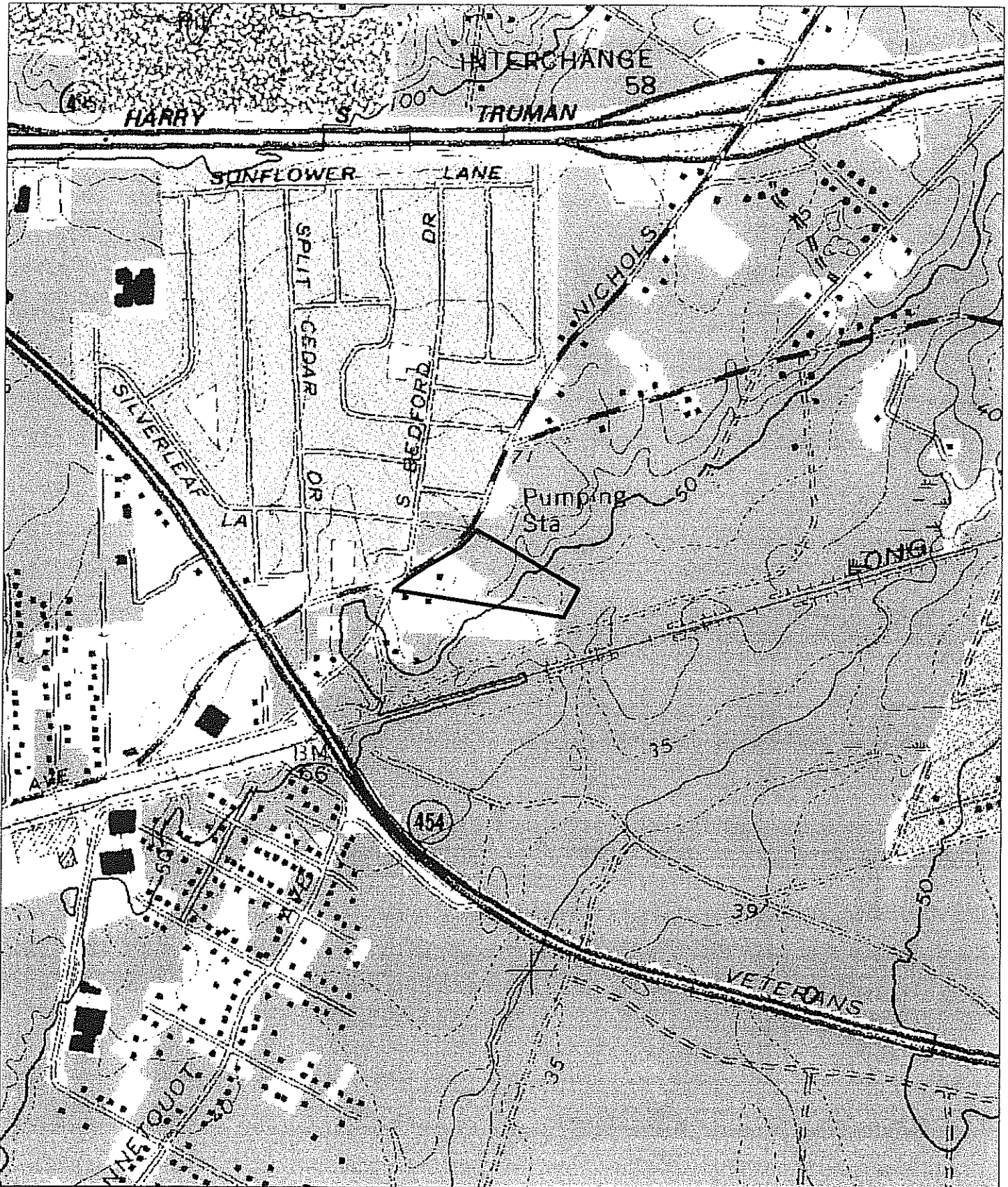
Based on R&W Engineers, P.C. Conceptual Site dated March 2007

The proposed project is located south of the intersection of Old Nichol's Road and Schley Street (paper Street), and east of the Old Nichol's Road/Erhardt Way intersection, Village of Islandia, Town of Islip. The 9.87-acre subject property, identified as SCTM #504-17-3-7 & 8, is occupied by an equestrian facility. Additionally, the applicant proposes that an undeveloped street (Schley Place) located at the northern property boundary be abandoned and half (1/2) of the abandoned area (0.30 acres; 13,068SF) be appended to the subject property for a total of 10.17 acres.

The proposed project seeks a change of zone from AG-Agriculture to MF-Multifamily Residence to allow for the development of (72) condominium units (47 of which will be age-restricted), recreational facilities including a pool, a clubhouse and tennis courts, and a sewage treatment plant.

The proposed development will be accessible from Old Nichol's Road and an internal roadway will provide access to the proposed dwelling units. A total of 145 parking stalls are proposed, which includes one space per driveway and 73 stalls located in various locations within the site. Stormwater runoff generated by the development will be directed to proposed drainage reserve areas and other drainage structures located throughout the property.

The development is expected to have approximately 170 total residents based on Rutgers University, Center for Urban Policy Research, Residential Demographic Multipliers (2006) of 2.09 residents per 2-bedroom, units (47) and 2.83 residents per 3-bedroom, units (25). Approximately 10 school aged children will be generated based on a multiplier of 0.39 school aged children per 3-bedroom, non age-restricted unit (27). The development is expected to generate approximately 7.7 tons of solid waste per month based on 2.3 lbs per capita for the residential units and 3.12 Lbs per 100 SF for the clubhouse.



LOCATION MAP

Source: USGS Topographic Quadrangle, Central Islip
 Scale: 1" = 1,000'



The Preserve at
 Islandia

Draft EIS

