

## PROPOSED SANITARY SEWER SYSTEM PROJECTED FLOWS FEIS PROPOSED ACTION (860)

DATE:	4/28/2011
PROJECT NO.:	03610-001
PROJECT NAME:	<b>Glen Isle Glen Cove Waterfront Redevelopment</b>
PROJECT TOWN:	City of Glen Cove, Nassau County, NY
PREPARED BY:	LMM/PAR

<b>FEIS PROPOSED ACTION (860)</b>				
	<u># of Units/Size</u>	<u>Unit Daily Flow<sup>(1)</sup> (gpd)</u>	<u>Daily Flow (gpd)</u>	<u>Sub-Total</u>
Restaurant at Point				
Restaurant Seats	200	75	15,000	
Public Restrooms at Beach (per Capita)	50 (estimated)	10	500	
			15,500 gpd	
Condominium Units (35%)				
1 Bedroom	68	275	18,700	
2 Bedroom	135	475	64,125	
3 Bedroom	68	675	45,900	
	271		128,725 gpd	
Rental Units (65%)				
1 Bedroom	176	275	48,400	
2 Bedroom	252	475	119,700	
3 Bedroom	75	675	50,625	
	503		218,725 gpd	
Workforce Condominium Units (35%)				
1 Bedroom	4	275	1,100	
2 Bedroom	26	475	12,350	
	30		13,450 gpd	
Workforce Rental Units (65%)				
1 Bedroom	8	275	2,200	
2 Bedroom	48	475	22,800	
	56		25,000 gpd	
Hotel (Block C)				
Hotel Units	250	200	50,000	
Restaurant Seats	160	75	12,000	
Conference Room (sf)	7,200	0.15 <sup>(2)</sup>	1,080	
Catering Seats	300	40	12,000	
Spa (18,000sf) (patrons)	200	25 <sup>(3)</sup>	5,000	
Retail GSF (sf)	5,300	0.15 <sup>(4)</sup>	795	
Marina Support Building (sf)	600	0.15 <sup>(4)</sup>	90	
			80,965 gpd	
Office (Block D)				
Office GSF (sf)	50,000	0.15	7,500	
			7,500 gpd	
Angler's Club GSF (sf)	1500	0.15 <sup>(2)</sup>	225	225 gpd
Commercial/Cultural (Block J)				
Commercial/Cultural GSF	20,000	0.15 <sup>(4)</sup>	3,000	
Marina Support Building (sf)	1,200	0.15 <sup>(4)</sup>	180	
			3,180 gpd	

<b>PROJECT TOTAL = 493,270 gpd</b>
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NOTES:

- (1) Unit Daily Flows taken from "Manual Of On-Site Sewage Disposal" from Nassau County Department of Health, dated September 1, 1983.
- (2) Use office space criteria = 0.15 gpd/sf of space.
- (3) Use country club criteria = 25 gpd/member with 200 patrons or "members" per day.
- (4) Use department store criteria = 0.15 gpd/sf of space.

**PROPOSED SANITARY SEWER SYSTEM PROJECTED FLOWS  
FEIS PROPOSED ACTION (860)**

DATE:	4/28/2011
PROJECT NO.:	03610-001
PROJECT NAME:	<b>Glen Isle Glen Cove Waterfront Redevelopment</b>
PROJECT TOWN:	City of Glen Cove, Nassau County, NY
PREPARED BY:	LMM/PAR

<b>MODIFIED BR MIX FOR SENSITIVITY ANALYSIS</b>				
	<b># of Units/Size</b>	<b>Unit Daily Flow<sup>(1)</sup> (gpd)</b>	<b>Daily Flow (gpd)</b>	<b>Sub-Total</b>
Restaurant at Point				
Restaurant Seats	200	75	15,000	
Public Restrooms at Beach (per Capita)	50 (estimated)	10	500	
				15,500 gpd
Condominium Units (35%)				
1 Bedroom	63	275	17,325	
2 Bedroom	127	475	60,325	
3 Bedroom	81	675	54,675	
	271			132,325 gpd
Rental Units (65%)				
1 Bedroom	166	275	45,650	
2 Bedroom	236	475	112,100	
3 Bedroom	101	675	68,175	
	503			225,925 gpd
Workforce Condominium Units (35%)				
1 Bedroom	5	275	1,375	
2 Bedroom	21	475	9,975	
3 Bedroom	5	675	3,375	
	31			14,725 gpd
Workforce Rental Units (65%)				
1 Bedroom	8	275	2,200	
2 Bedroom	39	475	18,525	
3 Bedroom	8	675	5,400	
	55			26,125 gpd
Hotel (Block C)				
Hotel Units	250	200	50,000	
Restaurant Seats	160	75	12,000	
Conference Room (sf)	7,200	0.15 <sup>(2)</sup>	1,080	
Catering Seats	300	40	12,000	
Spa (18,000sf) (patrons)	200	25 <sup>(3)</sup>	5,000	
Retail GSF (sf)	5,300	0.15 <sup>(4)</sup>	795	
Marina Support Building (sf)	600	0.15 <sup>(4)</sup>	90	
				80,965 gpd
Office (Block D)				
Office GSF (sf)	50,000	0.15	7,500	
				7,500 gpd
Angler's Club GSF (sf)	1500	0.15 <sup>(2)</sup>	225	
				225 gpd
Commercial/Cultural (Block J)				
Commercial/Cultural GSF	20,000	0.15 <sup>(4)</sup>	3,000	
Marina Support Building (sf)	1,200	0.15 <sup>(4)</sup>	180	

				3,180 gpd
<b>PROJECT TOTAL =</b>				<b>506,470 gpd</b>

NOTES:

- (1) Unit Daily Flows taken from "Manual Of On-Site Sewage Disposal" from Nassau County Department of Health, dated September 1, 1983.
- (2) Use office space criteria = 0.15 gpd/sf of space.
- (3) Use country club criteria = 25 gpd/member with 200 patrons or "members" per day.
- (4) Use department store criteria = 0.15 gpd/sf of space.

## PROPOSED SANITARY SEWER SYSTEM PROJECTED FLOWS FEIS PROPOSED ACTION (860)

DATE:	4/28/2011
PROJECT NO.:	03610-001
PROJECT NAME:	<b>Glen Isle Glen Cove Waterfront Redevelopment</b>
PROJECT TOWN:	City of Glen Cove, Nassau County, NY
PREPARED BY:	LMM/PAR

DEIS/ INITIAL FEIS (NOW ALTERNATIVE 1)				
	<u># of Units/Size</u>	<u>Unit Daily Flow<sup>(1)</sup> (gpd)</u>	<u>Daily Flow (gpd)</u>	<u>Sub-Total</u>
Restaurant at Point				
Restaurant Seats	200	75	15,000	
Public Restrooms at Beach (per Capita)	50 (estimated)	10	500	
				15,500 gpd
Condominium Units (35%)				
1 Bedroom	148	275	40,700	
2 Bedroom	297	475	141,075	
3 Bedroom	149	675	100,575	
	594			282,350 gpd
Rental Units (65%)				
1 Bedroom	63	275	17,325	
2 Bedroom	90	475	42,750	
3 Bedroom	27	675	18,225	
	180			78,300 gpd
Workforce Condominium Units (35%)				
1 Bedroom	13	275	3,575	
2 Bedroom	73	475	34,675	
	86			38,250 gpd
Hotel (Block C)				
Hotel Units	250	200	50,000	
Restaurant Seats	160	75	12,000	
Conference Room (sf)	7,200	0.15 <sup>(2)</sup>	1,080	
Catering Seats	300	40	12,000	
Spa (18,000sf) (patrons)	200	25 <sup>(3)</sup>	5,000	
Retail GSF (sf)	5,300	0.15 <sup>(4)</sup>	795	
Marina Support Building (sf)	600	0.15 <sup>(4)</sup>	90	
				80,965 gpd
Office (Block D)				
Office GSF (sf)	50,000	0.15	7,500	
				7,500 gpd
Angler's Club GSF (sf)	1500	0.15 <sup>(2)</sup>	225	225 gpd
Commercial/Cultural (Block J)				
Commercial/Cultural GSF	20,000	0.15 <sup>(4)</sup>	3,000	
Marina Support Building (sf)	1,200	0.15 <sup>(4)</sup>	180	
				3,180 gpd
PROJECT TOTAL =				506,270 gpd

NOTES:

(1) Unit Daily Flows taken from "Manual Of On-Site Sewage Disposal" from Nassau County Department of Health,

dated September 1, 1983.

(2) Use office space criteria = 0.15 gpd/sf of space.

(3) Use country club criteria = 25 gpd/member with 200 patrons or "members" per day.

(4) Use department store criteria = 0.15 gpd/sf of space.

## PROPOSED SANITARY SEWER SYSTEM PROJECTED FLOWS FEIS PROPOSED ACTION (1085)

DATE:	7/28/2011
PROJECT NO.:	03610-001
PROJECT NAME:	<b>Glen Isle Glen Cove Waterfront Redevelopment</b>
PROJECT TOWN:	City of Glen Cove, Nassau County, NY
PREPARED BY:	LMM/PAR

<b>ALTERNATE DENSITY (ALTERNATIVE 2)</b>				
	<u># of Units/Size</u>	<u>Unit Daily Flow<sup>(1)</sup> (gpd)</u>	<u>Daily Flow (gpd)</u>	<u>Sub-Total</u>
Restaurant at Point				
Restaurant Seats	200	75	15,000	
Public Restrooms at Beach (per Capita)	50 (estimated)	10	500	
			15,500	gpd
Condominium Units (35%)				
1 Bedroom	85	275	23,375	
2 Bedroom	171	475	81,225	
3 Bedroom	86	675	58,050	
	342		162,650	gpd
Rental Units (65%)				
1 Bedroom	222	275	61,050	
2 Bedroom	318	475	151,050	
3 Bedroom	95	675	64,125	
	635		276,225	gpd
Workforce Condominium Units (35%)				
1 Bedroom	6	275	1,650	
2 Bedroom	32	475	15,200	
	38		16,850	gpd
Workforce Rental Units (65%)				
1 Bedroom	11	275	3,025	
2 Bedroom	60	475	28,500	
	71		31,525	gpd
Hotel (Block C)				
Hotel Units	125	200	25,000	
Restaurant Seats	160	75	12,000	
Conference Room (sf)	7,200	0.15 <sup>(2)</sup>	1,080	
Catering Seats	300	40	12,000	
Spa (18,000sf) (patrons)	200	25 <sup>(3)</sup>	5,000	
Retail GSF (sf)	5,300	0.15 <sup>(4)</sup>	795	
Marina Support Building (sf)	600	0.15 <sup>(4)</sup>	90	
			55,965	gpd
Office (Block D)				
Office GSF (sf)	50,000	0.15	7,500	
			7,500	gpd
Angler's Club GSF (sf)	1500	0.15 <sup>(2)</sup>	225	225 gpd
Commercial/Cultural (Block J)				
Commercial/Cultural GSF	20,000	0.15 <sup>(4)</sup>	3,000	
Marina Support Building (sf)	1,200	0.15 <sup>(4)</sup>	180	
			3,180	gpd

<b>PROJECT TOTAL = 569,620 gpd</b>
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NOTES:

- (1) Unit Daily Flows taken from "Manual Of On-Site Sewage Disposal" from Nassau County Department of Health, dated September 1, 1983.
- (2) Use office space criteria = 0.15 gpd/sf of space.
- (3) Use country club criteria = 25 gpd/member with 200 patrons or "members" per day.
- (4) Use department store criteria = 0.15 gpd/sf of space.

## PROPOSED SANITARY SEWER SYSTEM PROJECTED FLOWS FEIS PROPOSED ACTION (1085)

DATE:	7/28/2011
PROJECT NO.:	03610-001
PROJECT NAME:	<b>Glen Isle Glen Cove Waterfront Redevelopment</b>
PROJECT TOWN:	City of Glen Cove, Nassau County, NY
PREPARED BY:	LMM/PAR

MODIFIED BR MIX FOR SENSITIVITY ANALYSIS				
	<u># of Units/Size</u>	<u>Unit Daily Flow<sup>(1)</sup> (gpd)</u>	<u>Daily Flow (gpd)</u>	<u>Sub-Total</u>
Restaurant at Point				
Restaurant Seats	200	75	15,000	
Public Restrooms at Beach (per Capita)	50 (estimated)	10	500	
			15,500	gpd
Condominium Units (35%)				
1 Bedroom	80	275	22,000	
2 Bedroom	159	475	75,525	
3 Bedroom	103	675	69,525	
	342		167,050	gpd
Rental Units (65%)				
1 Bedroom	209	275	57,475	
2 Bedroom	299	475	142,025	
3 Bedroom	127	675	85,725	
	635		285,225	gpd
Workforce Condominium Units (35%)				
1 Bedroom	5	275	1,375	
2 Bedroom	27	475	12,825	
3 Bedroom	6	675	4,050	
	38		18,250	gpd
Workforce Rental Units (65%)				
1 Bedroom	11	275	3,025	
2 Bedroom	49	475	23,275	
3 Bedroom	11	675	7,425	
	71		33,725	gpd
Hotel (Block C)				
Hotel Units	125	200	25,000	
Restaurant Seats	160	75	12,000	
Conference Room (sf)	7,200	0.15 <sup>(2)</sup>	1,080	
Catering Seats	300	40	12,000	
Spa (18,000sf) (patrons)	200	25 <sup>(3)</sup>	5,000	
Retail GSF (sf)	5,300	0.15 <sup>(4)</sup>	795	
Marina Support Building (sf)	600	0.15 <sup>(4)</sup>	90	
			55,965	gpd
Office (Block D)				
Office GSF (sf)	50,000	0.15	7,500	
			7,500	gpd
Angler's Club GSF (sf)	1500	0.15 <sup>(2)</sup>	225	
			225	gpd
Commercial/Cultural (Block J)				
Commercial/Cultural GSF	20,000	0.15 <sup>(4)</sup>	3,000	
Marina Support Building (sf)	1,200	0.15 <sup>(4)</sup>	180	
			3,180	

				3,180 gpd
<b>PROJECT TOTAL =</b>				<b>586,620 gpd</b>

NOTES:

- (1) Unit Daily Flows taken from "Manual Of On-Site Sewage Disposal" from Nassau County Department of Health, dated September 1, 1983.
- (2) Use office space criteria = 0.15 gpd/sf of space.
- (3) Use country club criteria = 25 gpd/member with 200 patrons or "members" per day.
- (4) Use department store criteria = 0.15 gpd/sf of space.

## PROPOSED SANITARY SEWER SYSTEM PROJECTED FLOWS FEIS PROPOSED ACTION (1085)

DATE:	7/28/2011
PROJECT NO.:	03610-001
PROJECT NAME:	<b>Glen Isle Glen Cove Waterfront Redevelopment</b>
PROJECT TOWN:	City of Glen Cove, Nassau County, NY
PREPARED BY:	LMM/PAR

MODIFIED TENURE MIX FOR SENSITIVITY ANALYSIS				
	# of Units/Size	Unit Daily Flow <sup>(1)</sup> (gpd)	Daily Flow (gpd)	Sub-Total
Restaurant at Point				
Restaurant Seats	200	75	15,000	
Public Restrooms at Beach (per Capita)	50 (estimated)	10	500	
			15,500	gpd
Condominium Units (35%)				
1 Bedroom	193	275	53,075	
2 Bedroom	385	475	182,875	
3 Bedroom	193	675	130,275	
	771		366,225	gpd
Rental Units (65%)				
1 Bedroom	72	275	19,800	
2 Bedroom	102	475	48,450	
3 Bedroom	31	675	20,925	
	205		89,175	gpd
Workforce Condominium Units (35%)				
1 Bedroom	13	275	3,575	
2 Bedroom	73	475	34,675	
	86		38,250	gpd
Workforce Rental Units (65%)				
1 Bedroom	3	275	825	
2 Bedroom	20	475	9,500	
	23		10,325	gpd
Hotel (Block C)				
Hotel Units	125	200	25,000	
Restaurant Seats	160	75	12,000	
Conference Room (sf)	7,200	0.15 <sup>(2)</sup>	1,080	
Catering Seats	300	40	12,000	
Spa (18,000sf) (patrons)	200	25 <sup>(3)</sup>	5,000	
Retail GSF (sf)	5,300	0.15 <sup>(4)</sup>	795	
Marina Support Building (sf)	600	0.15 <sup>(4)</sup>	90	
			55,965	gpd
Office (Block D)				
Office GSF (sf)	50,000	0.15	7,500	
			7,500	gpd
Angler's Club GSF (sf)	1500	0.15 <sup>(2)</sup>	225	225 gpd
Commercial/Cultural (Block J)				
Commercial/Cultural GSF	20,000	0.15 <sup>(4)</sup>	3,000	
Marina Support Building (sf)	1,200	0.15 <sup>(4)</sup>	180	
			3,180	gpd

<b>PROJECT TOTAL = 586,345 gpd</b>
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NOTES:

- (1) Unit Daily Flows taken from "Manual Of On-Site Sewage Disposal" from Nassau County Department of Health, dated September 1, 1983.
- (2) Use office space criteria = 0.15 gpd/sf of space.
- (3) Use country club criteria = 25 gpd/member with 200 patrons or "members" per day.
- (4) Use department store criteria = 0.15 gpd/sf of space.

## PROPOSED SANITARY SEWER SYSTEM PROJECTED FLOWS FEIS PROPOSED ACTION (1120)

DATE:	4/28/2011
PROJECT NO.:	03610-001
PROJECT NAME:	<b>Glen Isle Glen Cove Waterfront Redevelopment</b>
PROJECT TOWN:	City of Glen Cove, Nassau County, NY
PREPARED BY:	LMM/PAR

DEIS ALTERNATIVE E - MAX BUILD OUT (For reference only - not being further studied)				
	# of Units/Size	Unit Daily Flow <sup>(1)</sup> (gpd)	Daily Flow (gpd)	Sub-Total
Restaurant at Point				
Restaurant Seats	200	75	15,000	
Public Restrooms at Beach (per Capita)	50 (estimated)	10	500	
			15,500 gpd	
Condominium Units (35%)				
1 Bedroom	195	275	53,625	
2 Bedroom	390	475	185,250	
3 Bedroom	195	675	131,625	
	780		370,500 gpd	
Rental Units (65%)				
1 Bedroom	80	275	22,000	
2 Bedroom	114	475	54,150	
3 Bedroom	34	675	22,950	
	228		99,100 gpd	
Workforce Condominium Units (35%)				
1 Bedroom	17	275	4,675	
2 Bedroom	95	475	45,125	
	112		49,800 gpd	
Hotel (Block C)				
Hotel Units	250	200	50,000	
Restaurant Seats	160	75	12,000	
Conference Room (sf)	7,200	0.15 <sup>(2)</sup>	1,080	
Catering Seats	300	40	12,000	
Spa (18,000sf) (patrons)	200	25 <sup>(3)</sup>	5,000	
Retail GSF (sf)	5,300	0.15 <sup>(4)</sup>	795	
Marina Support Building (sf)	600	0.15 <sup>(4)</sup>	90	
			80,965 gpd	
Office (Block D)				
Office GSF (sf)	50,000	0.15	7,500	
			7,500 gpd	
Angler's Club GSF (sf)	1500	0.15 <sup>(2)</sup>	225	225 gpd
Commercial/Cultural (Block J)				
Commercial/Cultural GSF	20,000	0.15 <sup>(4)</sup>	3,000	
Marina Support Building (sf)	1,200	0.15 <sup>(4)</sup>	180	
			3,180 gpd	
<b>PROJECT TOTAL =</b>				<b>626,770 gpd</b>

NOTES:

(1) Unit Daily Flows taken from "Manual Of On-Site Sewage Disposal" from Nassau County Department of Health,

dated September 1, 1983.

(2) Use office space criteria = 0.15 gpd/sf of space.

(3) Use country club criteria = 25 gpd/member with 200 patrons or "members" per day.

(4) Use department store criteria = 0.15 gpd/sf of space.