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Mayor

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CITY OF GLEN COVE

City Hall
9 Glen Street
Glen Cove, NY 11542

July 21, 2011

Patricia A. Ruskan, P.E.
PS&S Engineering, PC
67A Mountain Boulevard Extension
Warren, NJ 07059

Re: Water Availability Letter
RXR Glen Isle Mixed-Use Waterfront Development Project
Garvies Point Road, Glen Cove, NY

Dear Ms. Ruskan,

This Letter of Water Availability confirms that the City of Glen Cove can provide 0.22 MGD to one or more phases of the above-referenced Project for a period of one (1) year from the date of this Letter, subject to the conditions set forth below.

Our understanding of the Project is that it will consist of several modules constructed over a period of several years. As the Applicant is unable to designate which specific module will be constructed first due to changing economic conditions, your firm has requested a water availability letter which provides a more generalized production vs. demand analysis. Under the current plan, the Applicant proposes, in summary, 860 residential units, a 250-room hotel, marinas, restaurant facilities, and open spaces and public amenities, on a 56-acre site. No start date for construction has been provided.

The City currently operates and maintains four pumping stations, with five wells, having a total permitted groundwater withdrawal capacity of 10.1 MGD. At this time, one well is out of service due to contamination, thereby reducing the City's pumping capacity by 2.02 MGD, to 8.08 MGD. The City's 2010 peak demand was 7.14 MGD. Projects with prior consideration for water availability total 0.72 MGD. Therefore, with considerations for existing storage, the City can provide a maximum of 0.22 MGD for the Project upon the implementation of upgraded treatment and return to service in winter 2012/spring 2013 of the out-of-service well. This will return the City to minimal standards for mechanical redundancy.

The City cannot commit now to providing water for any portion of the proposed Project beyond the 0.22 MGD cited above. The City will require the development of a new source of supply, and enhancements to the City's distribution and transmission system, before it can provide more than 0.22 MGD to the Project. This review and analysis also takes into account fire flow requirements, redundant power supply capability, and other engineering best practices, such as consideration of the loss of a major facility and mechanical reliability.

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The City is currently investigating possible well sites, including expanding the Kelly Street pump station as previously cited in your draft EIS, as well as acquiring additional property within the vicinity of its Duck Pond Road facility. Land acquisition, permitting, engineering and construction would be anticipated to be completed by summer of 2013, at the earliest, for a new supply well. Any development of additional sources of supply are also anticipated to require treatment similar to either the carbon filtration or air stripping already in place at each of these facilities. Should the City be able to develop a new source of supply (i.e., a standard 1,400 gpm well), plus related transmission improvements, the City would be able to supply the Project's proposed full build scenario.

This determination of water availability for the Project is applicable for one (1) year from the date of this Letter. If the Applicant has not commenced development of the Project within one (1) year, or has not submitted a verifiable construction start date by that time, the quantities of water held in consideration of the Project may be withdrawn, in part or in its entirety, and re-assigned upon the submission of a viable alternate application.

If you should have any questions, please feel free to contact this office.

Sincerely,



William Archambault
Director of Public Works

Cc: D. Marino (GCWD)
A. Martino (MJAD)
K. Kelly Morris (IDA/CDA)
City of Glen Cove Planning Board