



Appendix G

South Huntington Water District Correspondence



November 4, 2025

Ref: 22734.00

South Huntington Water District
75 Fifth Avenue South
Huntington Station, New York 11746

Re: Melville Crossing
75 Maxess Road
Melville, NY 11747

Dear Commissioners:

On behalf of the applicant, Steel 75 Maxess, LLC, VHB Engineering, Surveying, Landscape Architecture and Geology, PC (VHB) is hereby requesting a letter of water availability for a proposed mixed-use development located at 75 Maxess Road, Melville, NY. The site is occupied by a currently vacant office building, which will be demolished. The proposed mixed-use development consists of 400 residential units (110 condominium units and 290 rental units, consisting of studios, one- and two-bedroom units) as well as 37,000 square feet of commercial space. The commercial space is anticipated to be occupied by restaurants, wet-store, dry retail, spa and urgent care (medical office) type uses.

When fully occupied, the existing approximately 170,000 square foot office building utilized approximately 10,200 to 17,000 gallons per day, based on Suffolk County Department of Health Services (SCDHS) Design Sewage Flow Rates for Office/Medical Office, respectively. As indicated on the enclosed Preliminary Site Plan, the anticipated water use for the proposed development program based on SCDHS Design Sewage Flow Rates is as follows:

Anticipated Water Use

Proposed Use	Total Hydraulic Load	Unit/SF	Total Flow
Housing Unit	225 GPD/Unit	400 Units	90,000 GPD
Clubhouse	0.10 GPD/SF	6,300 SF	630 GPD
Retail (Dry Store)	0.03 GPD/SF	10,000 SF	300 GPD
Wet Store w/Food	0.15 GPD/SF	5,000 SF	750 GPD
Spa/Medical Office	0.10 GPD/SF	7,000 SF	700 GPD
Restaurant	30 GPD/Seat	300 Seats	9,000 GPD
TOTAL			101,380 GPD

Calculations are based on the following assumptions:

- All residential unit sizes are between 601-1200 SF gross floor area
- The kiosks and car garages do not generate any sanitary flow
- 300 seats based on 15,000 SF restaurant space with one seat per 50 SF of restaurant space



Additionally, based on the proposed open space and landscape areas, an additional 10,000 GPD of water demand is projected during the irrigation season. Note that this initial estimate is based on a conservative assumption of lawn area and upon development of a landscape plan the actual irrigation demand is anticipated to decrease based on proposed trees, shrubs and ground cover.

With regards to fire demand, preliminary information provided to VHB by the applicant and its MEP consultant indicate that the estimated peak fire demand will be 250 GPM at approximately 65 PSI in addition to a hydrant at 750 GPM at 20 PSI.

While utilization of design flow rates for planning purposes is common, it does not necessarily reflect actual water use, particularly when a development will incorporate water conserving features, such as proposed with Melville Crossing. For this development, the applicant will employ the following water conservation measures:

- Installation of low-flow plumbing fixtures
- Installation of high-efficiency Energy Star washing machines and dishwashers
- Installation of a rainwater collection system for irrigation purposes
- Installation of water-efficient irrigation systems to minimize potable water used for this purpose (low-flow sprinkler heads, drip irrigation, rain sensors) and utilization of drought-resistant species
- Installation of leak detection.

Based on research conducted, these measures are anticipated to reduce actual potable water use by 20 to 25 percent,¹ from 111,380± gpd to between 83,535± gpd and 89,104±, during the irrigation season.

In addition to requesting confirmation of the District's ability to service the proposed development, VHB has been asked to confirm that the potable water to be supplied to this development would not necessitate additional well sites and/or treatment. It is VHB's understanding, based on review of the South Huntington Water District website, that the District treats all wells to improve water quality. Specifically, the pH of water is adjusted to reduce corrosion, and small amounts of calcium hypochlorite (chlorine) are added as a disinfection agent and to prevent bacteria in the distribution system. The District also has air stripping facilities and granular activated carbon filters at various wells to remove volatile organic chemicals.² With respect to 1,4-Dioxane:

The South Huntington Water District has recently completed the construction and placed into operation three state-of-the-art water treatment systems. These treatment systems, known as Advanced Oxidation Process or AOP, utilize ultraviolet light reactors to destroy the emerging contaminant – 1,4 dioxane. These treatment systems are located at Plant No. 10 located on Whitson Lane- Huntington Station, Plant No. 3 at Amityville Road in Huntington Station and Plant No. 8 on Old Country Road in Melville...³

¹ <https://www.epa.gov/watersense/statistics-and-facts>; and *Draft Environmental Impact Statement, Sands New York Integrated Resort*, October 2024 (Section 3.2.2.2 Water Supply, Page 95, calculations prepared by H2M Architects and Engineers)

² [25.03.21-2024-SHWD-NEWSLETTER-FINAL1.pdf](#)

³ [1,4-Dioxane Treatment – South Huntington Water District](#)

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Additionally, if the district could provide any utility maps depicting your facilities in proximity to the subject property and any pertinent information regarding the application process for new service including tap/service fees, it would be greatly appreciated.

We appreciate your response to these inquiries. Please do not hesitate to contact me at anee@vhb.com or by phone at 631-787-3479.

Sincerely,

VHB

A handwritten signature in blue ink, appearing to read "Andrew J Nee".

Andrew J Nee, PE
Real Estate Market Leader – Long Island
Senior Project Manager

Attachment