

**WATER AUTHORITY OF WESTERN NASSAU COUNTY**  
**Minutes of the Meeting of February 22, 2021**

**Location:** 1580 Union Turnpike, New Hyde Park (Meeting held via videoconference in accordance with Executive Order 202.15)

**Attendance:**

Chris Gorman	Village of Stewart Manor
Greg Ifill	Village of South Floral Park
Dominick Longobardi	Village of Floral Park
Matthew McCann	Village of New Hyde Park
David Osborn	Village of Garden City
Susan Powderly	Village of Bellerose
Cherie Zacker	Town of Hempstead

**Absent:** George Bakich                      Town of Hempstead  
Marianna Wohlgemuth              Town of North Hempstead

**Water Authority:** J. Ryan, Chairman, M. Tierney, Superintendent, D. Squicciarino, Treasurer.

**Legal Counsel:** Dominick Minerva, Esq. Minerva & D'Agostino, P.C.

The meeting was called to order by Mr. Ryan at 7:00 PM with the salute to the flag.

**Resolution #091 – Approval of Minutes:**

Motion by D. Longobardi seconded by C. Zacker to approve the Minutes of the meeting of January 25, 2021. Open for discussion. Vote: For: 7 Against: 0 Abstentions: 0  
Motion unanimously carried and the minutes were approved as distributed.

**Treasurer's Report**

Ms. Squicciarino reported on the financial status of the Water Authority for the period January 13, 2021 to February 9, 2021.

**Resolution #091/20/21 —Approval of Warrants:**

Motion by D. Osborn, seconded by D. Longobardi to approve and pay the outstanding Accounts Payable warrants for the period 1/13/21 to 02/09/21 in the amount of \$2,582,986.96.  
Open for discussion. Mr. Tierney addressed comments from the Board.  
Vote: For: 7 Against: 0 Abstentions: 0 Motion unanimously carried.

**Resolution #092/20/21 – Approval of Capital Expenditures:**

Motion by C. Zacker, seconded by G. Ifill to approve capital expenditure items of the warrants from the Bank of New York Construction Fund 2015A for the period 1/13/21 to 02/09/21 in the amount of \$1,207,074.69.

Open for discussion. Vote: For: 7 Against: 0 Abstentions: 0 Motion unanimously carried.

**Superintendent's Report:** Mr. Tierney reported on the status of the Water Authority for the period ending January 21, 2021. Mr. Tierney addressed questions from the Board.

**Attorney's Report**

**Resolution #093/20/21 – Commercial Insurance Renewal:**

**WHEREAS**, the Water Authority of Western Nassau County's (hereinafter "Water Authority") commercial insurance policies were scheduled to renew on March 1, 2021:

General Liability  
Equipment Breakdown  
Commercial Automobile  
Commercial Property  
Primary Umbrella Liability  
Employee Benefits Liability  
Terrorism  
Public Officials Liability  
1<sup>st</sup> Umbrella Policy  
2<sup>nd</sup> Umbrella Policy  
Crime

**WHEREAS**, the Board of Directors of the Water Authority has reviewed the memorandum from Christine DeFina and the attached report/proposal from JAF Associates Insurance Services with respect to the renewal of the aforesaid commercial insurance policies; and

**WHEREAS**, it is in the best interest of the Water Authority to contract for a one year period commencing March 1, 2021 with JAF Associates Insurance Services to place the aforesaid commercial insurance policies with Zurich Insurance Company at the rates stated in said report/proposal;

**NOW THEREFORE**, upon motion of D. Longobardi, seconded by C. Gorman,

**BE IT RESOLVED**, that the Board of Directors of the Water Authority hereby approves placement of the insurance policies with Zurich Insurance Companies as recommended by JAF Associates Insurance Services and at the rates stated in said report/proposal.

Open for discussion and roll call vote.

Town of Hempstead	26.2	Aye
Town of Hempstead	26.2	Absent
Village of Floral Park	17.7	Aye
Village of New Hyde Park	12.3	Aye
Town of North Hempstead	11.1	Absent
Village of Stewart Manor	2.3	Aye
Village of Bellerose	1.5	Aye
Village of South Floral Park	1.4	Aye
Village of Garden City	<u>1.3</u>	Aye
<b>TOTAL</b>	<b>62.7</b>	

Motion unanimously carried.

**Resolution #094/20/21 – Caustic Soda Contract:**

**WHEREAS**, the Board of Directors of the Water Authority of Western Nassau County by public notice duly published according to law, invited sealed bid proposals for a one year contract with a one year option, to be exercised in the sole discretion of the Water Authority of Western Nassau County, to supply caustic soda (25% sodium hydroxide) and caustic soda (8% sodium hydroxide) to the Water Authority of Western Nassau County, in accordance with its requirements; and

**WHEREAS**, all such bid proposals received were opened and read publicly by the Water Authority of Western Nassau County, 1580 Union Turnpike, New Hyde Park, New York, on the 16<sup>th</sup> day of February 2021 at 10:30 o'clock A.M., the time and place specified in the public notice; and

**WHEREAS**, upon review of such bid proposals by the Water Authority of Western Nassau County, a written recommendation was sent to the Board of Directors by Joseph Corbisiero, of the Water Authority of Western Nassau County, stating that Univar Solutions USA, Inc. was the lowest responsible bidder meeting the bid specifications and recommending award of the contract thereto; and

**WHEREAS**, the Board of Directors of the Water Authority of Western Nassau County has determined that Univar Solutions USA, Inc. is the lowest responsible bidder meeting the bid specifications; and

**NOW THEREFORE**, upon motion of C. Zacker, seconded by G. Ifill,

**BE IT RESOLVED**, that the bid proposal of Univar Solutions USA, Inc. be and the same is hereby accepted; and be it



**FURTHER RESOLVED**, that the Chairman of the Water Authority of Western Nassau County be and hereby is authorized to execute a one year contract with a one year option, to be exercised in the sole discretion of the Water Authority of Western Nassau County, with Univar Solutions USA, Inc. to supply caustic soda (25% sodium hydroxide) to the Water Authority of Western Nassau County, in accordance with its requirements, for the prices specified in said bid proposal and in accordance with the bid specifications for said contract.

Open for discussion and roll call vote.

Town of Hempstead	26.2	Aye
Town of Hempstead	26.2	Absent
Village of Floral Park	17.7	Aye
Village of New Hyde Park	12.3	Aye
Town of North Hempstead	11.1	Absent
Village of Stewart Manor	2.3	Aye
Village of Bellerose	1.5	Aye
Village of South Floral Park	1.4	Aye
Village of Garden City	<u>1.3</u>	Aye
<b>TOTAL</b>	<b>62.7</b>	

Motion unanimously carried.

**Resolution #095/20/21 – Engineering Services Station 40 Blending Application:**

**WHEREAS**, the Water Authority of Western Nassau County (hereinafter “Water Authority”) is a Public Authority organized pursuant to New York State Public Authorities Law (hereinafter “PAL”) section 1198-a et seq.; and

**WHEREAS**, pursuant to section 1198-f(12) of the PAL, the Water Authority has the power to retain or employ engineers and private consultants on a contract basis or otherwise for rendering professional or technical services and advice; and

**WHEREAS**, the Water Authority desires to obtain approval to blend the Wells at Station No. 40 in order to meet the regulatory requirements for treatment of the emerging contaminants;

**WHEREAS**, the Water Authority’s consulting engineer, H2M architects & engineers, submitted a proposal dated February 17, 2021 in the sum of \$14,500.00 to perform the design and regulatory approval services in connection with the approval to blend the Wells at Station No. 40 in order to meet the regulatory requirements for treatment of the emerging contaminants; and

**WHEREAS**, Board of Directors of the Water Authority, on behalf of the Water Authority has determined that it would be in the best interests of the Water Authority to approve the proposal



of H2M architects & engineers to perform the design and regulatory approval services for the aforementioned project;

**NOW THEREFORE**, upon motion of D. Osborn, seconded by M. McCann,

**BE IT RESOLVED**, that the proposal of H2M architects & engineers dated February 17, 2021 in the sum of \$14,500.00 is hereby approved; and

**BE IT FURTHER RESOLVED**, that the Chairman is hereby authorized to execute a contract with H2M architects & engineers in a form acceptable to Counsel to the Water Authority.

Open for discussion and roll call vote.

Town of Hempstead	26.2	Aye
Town of Hempstead	26.2	Absent
Village of Floral Park	17.7	Aye
Village of New Hyde Park	12.3	Aye
Town of North Hempstead	11.1	Absent
Village of Stewart Manor	2.3	Aye
Village of Bellerose	1.5	Aye
Village of South Floral Park	1.4	Aye
Village of Garden City	<u>1.3</u>	Aye
<b>TOTAL</b>	<b>62.7</b>	

Motion unanimously carried.

**Resolution #096/20/21 – Belmont Water Main Installation Agreement:**

**WHEREAS**, New York Belmont Partners LLC (hereinafter “Developer”) has requested water service to service the proposed new arena and surrounding hotel, retail and office space development on a 43 acre portion of the Belmont Park Racetrack located at 2150 Hempstead Turnpike, Elmont, New York (hereinafter “Development”); and

**WHEREAS**, it was determined by the Water Authority that the aging main is in need of replacement in order to be able to provide water service to the Development; and

**WHEREAS**, the Board of Directors of the Water Authority has determined that it is in the best interest of the Water Authority to enter into an agreement with the Developer for the installation of the new water main;

**NOW THEREFORE**, Upon motion of G. Ifill, seconded by C. Zacker,

**BE IT RESOLVED**, that the Chairman of the Water Authority of Western Nassau County be and hereby is authorized to execute an Agreement, in a form acceptable to counsel of the Water Authority, providing for the installation of a new water main to service the new Development at the sole cost and expense of the Developer.

Open for discussion and roll call vote.

Town of Hempstead	26.2	Aye
Town of Hempstead	26.2	Absent
Village of Floral Park	17.7	Aye
Village of New Hyde Park	12.3	Aye
Town of North Hempstead	11.1	Absent
Village of Stewart Manor	2.3	Aye
Village of Bellerose	1.5	Aye
Village of South Floral Park	1.4	Aye
Village of Garden City	<u>1.3</u>	Aye
<b>TOTAL</b>	<b>62.7</b>	

Motion unanimously carried.

**Resolution #097/20/21 – Engineering Services – Belmont Water Main:**

**WHEREAS**, the Water Authority of Western Nassau County (hereinafter “Water Authority”) is a Public Authority organized pursuant to New York State Public Authorities Law (hereinafter “PAL”) section 1198-a et seq.; and

**WHEREAS**, pursuant to section 1198-f(12) of the PAL, the Water Authority has the power to retain or employ engineers and private consultants on a contract basis or otherwise for rendering professional or technical services and advice; and

**WHEREAS**, the Water Authority and New York Belmont Partners LLC (hereinafter “Developer”) have agreed to the construction of a new water main to replace the aging main in order to provide new water service to the Development at the sole cost and expense of the Developer;

**WHEREAS**, the Water Authority’s consulting engineer, H2M architects & engineers, submitted a proposal dated February 11, 2021 in the sum of \$605,000.00 to perform the design and construction administration services in connection with the installation of the new water main; and

**WHEREAS**, Board of Directors of the Water Authority, on behalf of the Water Authority has determined that it would be in the best interests of the Water Authority to approve the proposal of H2M architects & engineers to perform the design and construction administration services for the aforementioned project;

**NOW THEREFORE**, upon motion of D. Longobardi, seconded by S. Powderly,

**BE IT RESOLVED**, that the proposal of H2M architects & engineers dated February 11, 2021 in the sum of \$605,000.00 is hereby approved which expense is to be paid for/reimbursed by the Developer; and

**BE IT FURTHER RESOLVED**, that the Chairman is hereby authorized to execute a contract with H2M architects & engineers in a form acceptable to Counsel to the Water Authority.

Open for discussion and roll call vote.

Town of Hempstead	26.2	Aye
Town of Hempstead	26.2	Absent
Village of Floral Park	17.7	Aye
Village of New Hyde Park	12.3	Aye
Town of North Hempstead	11.1	Absent
Village of Stewart Manor	2.3	Aye
Village of Bellerose	1.5	Aye
Village of South Floral Park	1.4	Aye
Village of Garden City	<u>1.3</u>	Aye
<b>TOTAL</b>	<b>62.7</b>	

Motion unanimously carried.

**Resolution #098/20/21 – Appraisal of 69 Soma Street, New Hyde Park, New York:**

**WHEREAS**, the Water Authority of Western Nassau County (hereinafter “Water Authority”) is a Public Authority organized pursuant to New York State Public Authorities Law (hereinafter “PAL”) section 1198-a et seq.; and

**WHEREAS**, pursuant to section 1198-f(12) of the PAL, the Water Authority has the power to retain or employ real estate appraisers and private consultants on a contract basis or otherwise for rendering professional or technical services and advice; and

**WHEREAS**, the Water Authority of Western Nassau County (hereinafter “Water Authority”) is desirous of acquiring the property known as 69 Soma Street, New Hyde Park, New York (hereinafter “Subject Premises”), located adjacent to an existing Well Station owned by the Water Authority and

**WHEREAS**, the Water Authority has received a proposal dated February 19, 2021 from Michael Haberman Associates in the sum of \$850.00 to provide a residential appraisal of the Subject Premises to provide information for the Water Authority to determine the amount to offer for the Subject Premises;



**WHEREAS**, the Board of Directors of the Water Authority, on behalf of the Water Authority has determined that it would be in the best interests of the Water Authority to retain the professional services of a Real Estate Appraiser in connection with said potential acquisition;

**NOW THEREFORE**, upon motion of D. Osborn, seconded by S. Powderly,

**BE IT RESOLVED**, that the Board of Directors of the Water Authority of Western Nassau County hereby approves the proposal of Michael Haberman Associates to perform an appraisal of the subject premises in accordance with its proposal dated February 19, 2021 in the sum of \$850.00 and authorizes the Chairman to execute the engagement letter.

Open for discussion and roll call vote.

Town of Hempstead	26.2	Aye
Town of Hempstead	26.2	Absent
Village of Floral Park	17.7	Aye
Village of New Hyde Park	12.3	Aye
Town of North Hempstead	11.1	Absent
Village of Stewart Manor	2.3	Aye
Village of Bellerose	1.5	Aye
Village of South Floral Park	1.4	Aye
Village of Garden City	<u>1.3</u>	Aye
<b>TOTAL</b>	<b>62.7</b>	

Motion unanimously carried.

**Resolution #099/20/21 – SEQRA Determination regarding acquisition of 69 Soma Street:**

**WHEREAS**, the Board of Directors of the Water Authority of Western Nassau County (hereinafter, “Authority”) desires to acquire the residential premises located at 69 Soma Street, New Hyde Park, New York, also known as Section 8, Block 11801, Lot 34 of the Nassau County Land and Tax Map (“Subject Property”), for the purpose of constructing a Water Treatment Plant (“WTP”) to remove emerging contaminants from the municipal water supply; and

**WHEREAS**, the acquisition of the Subject Property is for a “public use, benefit or purpose”, and therefore, is considered to be a “public project” (hereinafter, “Public Project”) within the meaning of Section 103 of the New York Eminent Domain Law; and

**WHEREAS**, the Authority must initially determine whether the Public Project is subject to the New York State Environmental Quality Review Act, Article 8 of the New York State Environmental Conservation Law, and associated regulations, including 6 N.Y.C.R.R. § 617.1 et. seq. (“SEQRA”); and

**WHEREAS**, pursuant to SEQRA, the Authority is required to undertake a review of potential environmental impacts associated with the Public Project; and

**WHEREAS**, pursuant to 6 N.Y.C.R.R. § 617.6(a)(1)(iv), the Authority must make a preliminary classification of the Public Project as either a Type 1 or Unlisted action, by comparing it with the thresholds set forth in 6 N.Y.C.R.R. § 617.4; and

**WHEREAS**, pursuant to 6 N.Y.C.R.R. § 617.6(a)(3), if the Authority determines that the Public Project is an Unlisted action, the Short Environmental Assessment Form (hereinafter, the "Short Form EAF") must be used to determine the significance of such actions; and

**WHEREAS**, pursuant 6 N.Y.C.R.R. § 617.6(b), if more than one agency is involved, a lead agency must be established prior to a determination of significance; and

**WHEREAS**, if the action is an Unlisted action, then the Authority may conduct an uncoordinated review as if it was the only involved agency unless and until it determines that an action may have a significant adverse impact on the environment; and

**WHEREAS**, the Authority has prepared and reviewed the required Short Form EAF for the Public Project; and

**WHEREAS**, in addition to reviewing the Short Form EAF for the Public Project as completed, and by reviewing each of the matters associated with the Public Project as required by SEQRA, including analyzing, among other impacts and potential impacts those to land, storm water and groundwater, community character, potential impacts to historic and agricultural resources, as well as other impacts;

**NOW THEREFORE**, upon motion of D. Longobardi, seconded by C. Zacker,

**BE IT RESOLVED** as follows:

1. That the Authority has reviewed and considered the Short Form EAF pursuant to the parameters set forth in the applicable provisions found under 6 N.Y.C.R.R. § 617.
2. That the Authority authorizes MICHAEL J. TIERNEY, as Superintendent, to execute the Short Form EAF on behalf of the Authority.
3. That the Authority has classified its review and approval of the Public Project as an Unlisted action pursuant to applicable regulations and criteria.
4. That the Authority has carefully reviewed the Short Form EAF, including the responses provided, and that based on the foregoing analyses and information, the Authority has thoroughly reviewed the potentially relevant areas of environmental concern and finds that the

Project will not result in a significant adverse impact on the environment for the following reasons:

- a) The Public Project will not have a significant adverse impact on the land nor have a significant adverse environmental impact to the surrounding areas because the proposed property to be acquired will be used for a WTP associated with existing, adjacent water supply facilities;
- b) The Public Project will not have a potential significant adverse environmental impact on water, including surface (ground) water storm water. The Public Project will not affect any protected water body. Further, the Public Project will not have any significant impacts on federal or state wetlands as it will not encroach on any such wetlands located on or in proximity to the Public Project. There will be no potential significant adverse impact to any non-protected water body. There will be no potential significant adverse impact to surface or groundwater quality or quantity. In addition, the Proposed Project will not alter the drainage flow or patterns, or surface water runoff.
- c) The Public Project will not result in any significant adverse impact to air quality from traffic and other operations associated with the Public Project, including during construction of the Public Project, as no material increases in traffic is expected, and the construction including equipment used during construction it is not anticipated to result in any significant negative impacts to air quality.
- d) The Public Project will not result in a significant adverse impact on plants or animals, including those which may be identified as endangered or threatened.
- e) The Public Project will not result in a significant adverse impact on agricultural resources.
- f) The Public Project will not result in a significant adverse impact on aesthetic resources.
- g) The Public Project will not result in a significant adverse impact to historic or archeological resources as no building or structure that is listed or eligible for listing is on the state or national registers of historic sites has been identified at the subject premises. In addition, the Public Project is not being constructed in an area designated as archeologically sensitive.
- h) The Public Project will not result in a significant adverse impact on existing open space and recreation, as there is no change to any open space which may be used by the community, and any open space and recreation will continue to exist after the Public Project is completed.



- i) The Public Project will not result in a significant adverse impact on a Critical Environmental Areas as designated pursuant to 6 N.Y.C.R.R. § 617.14(g) of the SEQRA regulations as no such area within the Public Project site area has been identified.
- j) The Public Project will not result in a significant adverse impact on transportation or to the existing traffic patterns or flow as no significant increase to traffic from the Public Project is anticipated.
- k) The Public Project will not result in a significant adverse impact from objectionable noise and odor. While during demolition of the existing residential premises and the construction of the parking lot at the site may result in some noise or potential odors from heavy equipment, same are not anticipated to be of any significant duration, and will be within the normal range of such noise and odor for construction and demolition projects of the size proposed by the Authority.
- l) For the reasons set forth in the Short Form EAF, no adverse impact is expected on local utilities from the Public Project. Thus, no such significant adverse impacts are anticipated based on water usage, or sewer usage associated with the Public Project;

**BE IT FURTHER RESOLVED:** Based on the foregoing, the Authority finds that the Public Project will not have a significant adverse environmental impact in accordance with the New York State Environmental Quality Review Act, Article 8 of the New York Environmental Conservation Law and, in particular, pursuant to the criteria set forth in 6 N.Y.C.R.R. § 617.7(b) of the SEQRA regulations. The Authority thus adopts a Negative Declaration pursuant to SEQRA and directs the following be undertaken and/or makes the following additional findings:

1. A Notice of Negative Declaration shall be filed and/or published to the extent required by the SEQRA regulations, and as the Authority may deem advisable. The Preambles, findings and conclusions relating to the determination of non-significance contained within the Notice of Negative Declaration are hereby adopted and incorporated by reference into this Resolution as applicable.
2. This Resolution has been prepared and adopted in accordance with Article 8 of the New York Environmental Conservation Act by the Board of Directors of the Water Authority of Western Nassau County.
3. The Board of Directors of the Water Authority of Western Nassau County is authorized to file the Negative Declaration in accordance with the applicable provisions of the law.
4. The requirements of SEQRA have been satisfied.

Open for discussion and roll call vote.

Town of Hempstead	26.2	Aye
Town of Hempstead	26.2	Absent
Village of Floral Park	17.7	Aye
Village of New Hyde Park	12.3	Aye
Town of North Hempstead	11.1	Absent
Village of Stewart Manor	2.3	Aye
Village of Bellerose	1.5	Aye
Village of South Floral Park	1.4	Aye
Village of Garden City	<u>1.3</u>	Aye
<b>TOTAL</b>	<b>62.7</b>	

Motion unanimously carried.

**Resolution #100/20/21 – Authorize Eminent Domain – 65 Soma Street:**

**WHEREAS**, pursuant to Section 1198-r of the New York State Public Authorities Law, the Board of Directors of the Water Authority of Western Nassau County (“Authority”) is vested with the authority to acquire real property in accordance with the New York State Eminent Domain Procedure Law; and

**WHEREAS**, the Authority is an entity vested with the power of eminent domain as a condemnor pursuant to the terms of Section 103 of the New York State Eminent Domain Procedure Law; and

**WHEREAS**, the Authority desires to acquire the residential premises located at 69 Soma Street, New Hyde Park, New York, also known as Section 8, Block 11801, Lot 34 of the Nassau County Land and Tax Map (“Subject Property”), for the purpose of constructing a Water Treatment Plant (“WTP”) to remove emerging contaminants from the municipal water supply; and

**WHEREAS**, the acquisition of the Subject Property is for a "public use, benefit or purpose", and therefore, is considered to be a "public project" (hereinafter, “Public Project”) within the meaning of Section 103 of the New York Eminent Domain Law; and

**WHEREAS**, pursuant to New York Eminent Domain Procedure Law Section 201, prior to acquisition, the condemnor in order to inform the public and to review the public use to be served by a proposed public project and the impact on the environment and residents of the local community is required to conduct a public hearing in accordance with the provision of the New York Eminent Domain Procedure Law at a location reasonably proximate to the property which may be acquired for such project; and

**WHEREAS**, pursuant to New York Eminent Domain Procedure Law Sections 202 and 203, the condemnor is required to conduct a public hearing to outline the purpose, proposed

location of the public project and any other information it considers pertinent, including maps and property descriptions of the property to be acquired and adjacent parcels, and to give notice to the public (hereinafter, the "Public Notice") of the purpose, time and location of the hearing setting forth the proposed location of the public project including any proposed alternate locations, at least ten but not more than thirty days prior to the public hearing; and

**WHEREAS**, pursuant to New York Eminent Domain Procedure Law Sections 202, the condemnor is required to publish the Public Notice in at least five successive issues of an official daily newspaper if there is one designated in the locality where the project will be situated and in at least five successive issues of a daily newspaper of general circulation in such locality; and

**WHEREAS**, pursuant to New York Eminent Domain Procedure Law Sections 202, the condemnor is required to serve the Public Notice, either by personal service or certified mail, return receipt requested, to each assessment record billing owner or his or her attorney of record and that such Public Notice shall be served at least ten but not more than thirty days prior to the public hearing. The Public Notice must clearly state that those property owners who may subsequently wish to challenge condemnation of their property via judicial review may do so only on the basis of issues, facts and objections raised at such hearing; and

**WHEREAS**, the Authority has heretofore adopted a Negative Declaration pursuant to 6 NYCRR Part 617

**NOW THEREFORE**, upon motion of S. Powderly, seconded by G. Ifill,

**BE IT RESOLVED** as follows:

1. That the Authority is hereby authorized to institute legal proceedings in the name of the Water Authority under the provisions of the New York Eminent Domain Procedure Law to acquire the residential real property located at 69 Soma Street, New Hyde Park, New York, also known as Section 8, Block 11801, Lot 34 of the Nassau County Land and Tax Map, for purposes of constructing a Water Treatment Plant to be used to remove emerging contaminants from the municipal water supply;
2. That the Authority finds and determines that the acquisition of the residential real property at 69 Soma Street, New Hyde Park, New York would be for a "public use, benefit or purpose";
3. That the Authority hereby authorizes the Chairman, John E. Ryan, to execute all required documentation in connection with the commencement of the legal proceedings to acquire the real property at 69 Soma Street, New Hyde Park, New York;
4. That the Authority authorizes the publication and service of a Public Notice, in compliance with the New York State Eminent Domain Procedure Law, to inform the



public of the proposed Public Project, including publication of the required Public Notice in Newsday;

5. That the Authority authorizes the conducting of a public hearing on April 19, 2021 to outline the purpose, proposed location of the Public Project, and any other information pertinent, including maps and property descriptions of the property to be acquired.

Open for discussion and roll call vote.

Town of Hempstead	26.2	Aye
Town of Hempstead	26.2	Absent
Village of Floral Park	17.7	Aye
Village of New Hyde Park	12.3	Aye
Town of North Hempstead	11.1	Absent
Village of Stewart Manor	2.3	Aye
Village of Bellerose	1.5	Aye
Village of South Floral Park	1.4	Aye
Village of Garden City	<u>1.3</u>	Aye
<b>TOTAL</b>	<b>62.7</b>	

Motion unanimously carried.

Mr. Minerva requested an Executive Session following adjournment to discuss a matter of personnel.

**Public Comment:** None

**Date of Next Meeting:** March 22, 2021

**.Resolution #101/20/21 – Executive Session:**

Motion by D. Longobardi, seconded by C. Zacker for the Board to go into Executive Session to discuss a matter of personnel. Open for discussion. Vote: For: 7 Against: 0 Abstentions: 0  
The vote was unanimously carried and the Board went into Executive Session at 7:25 PM.

**Resolution #102/20/21 – Executive Session:**

Motion by C. Zacker, seconded by M. McCann for the Board to come out of Executive Session. Open for discussion. Vote: For: 7 Against: 0 Abstentions: 0  
The vote was unanimously carried and the Board came out of Executive Session at 7:40 PM.

Approved 3/22/21

**Resolution #103/20/21 – Adjournment:**

Motion by C. Zacker, seconded by M. McCann to adjourn. Open for discussion.

Vote: For: 7 Against: 0 Abstentions: 0 Motion unanimously carried and the meeting was adjourned at 7:40 PM.

Respectfully submitted,



Dominick Minerva  
Secretary

# Water Authority of Western Nassau County

Paid  
(Jan. 01 to Jan. 31)

P.O. Requests  
(Jan. 13 to Feb. 09)

No.	Invoice Date	Vendor	Amount	Expense	Other	Emp W/H	Expense	Other	Emp W/H
1	02/08/21	Accurate Fire & Safety Equipment 2021 Yearly Inspections of Fire Extinguishers	2,000.00				2,000.00		
2	01/28/21	Action Towing Inc. Tow Charges of Jeep Liberty from Main Office to Morans	135.00				135.00		
3	01/13/21	Aflac of NY Voluntary Employee Accident, Cancer, or Indemnity Insurance - January 2021	469.83			469.83			
4	02/04/21	Agrecolor Inc. Mailing Envelopes with Printed WAWNC Return Address (10,000)	650.00				650.00		
5	* 01/04/21	Bank of New York Bond Principal & Interest Series 2010 - January 2021	278,348.34			278,348.34			
6	* 01/29/21	Bank of New York Bond Principal & Interest Series 2015A - January 2021	220,251.04			220,251.04			
7	* 01/29/21	Bank of New York Bond Principal & Interest Series 2015B - January 2021	173,227.61			173,227.61			
8	A 02/09/21	Brisco Protective System Inc. Central Station Monitoring for Fire Alarm System & Elevator at Headquarters to Comply with the Nassau County Fire Marshall (3/01/21 to 5/31/21)	173.16				173.16		
9	12/23/20	Cablevision Broadband Lines Station 15 - (12/23/20 to 1/22/21)	171.47			171.47			
10	01/01/21	Cablevision Broadband Lines for Stations 20, 28, 30, 34, 35, 44 & HQ - (1/01/21 to 1/31/21)	1,062.37			1,062.37			
11	01/08/21	Cablevision Broadband Lines Stations 9 & 16A - (1/08/21 to 2/07/21)	260.78			260.78			
12	01/08/21	Chase Payroll Taxes - FWT for Period Ending 1/02/21	46,845.45			46,845.45			
13	01/08/21	Chase Payroll Taxes - SWT for Period Ending 1/02/21	8,716.28			8,716.28			
14	01/22/21	Chase Payroll Taxes - FWT for Period Ending 1/16/21	44,451.85			44,451.85			
15	01/22/21	Chase Payroll Taxes - SWT for Period Ending 1/16/21	8,153.54			8,153.54			





Paid  
(Jan. 01 to Jan. 31)

P.O. Requests  
(Jan. 13 to Feb. 09)

No.	Invoice Date	Vendor	Amount	Expense	Other	Emp W/H	Expense	Other	Emp W/H
16	02/09/21	CNA Surety NY Highway Permit 1 Year Renewal (2) - Town of N. Hempstead & Stewart Manor	200.00				200.00		
17	01/08/21	Commissioner of Tax & Finance Payroll Tax from Payroll Period Ending 1/02/21	578.24	578.24					
18	01/22/21	Commissioner of Tax & Finance Payroll Tax from Payroll Period Ending 1/16/21	553.47	553.47					
19	A 02/02/21	Cross Island Welding & Equipment Repair Vehicle. 411: PM, Remove & Mount (2) Front Tires, Remove & Mount (2) New Rear Tires, Repair Cap, Install Sealant, Plate & Rivet in Place, Replace Leaking Shocks, Replace Rear Shocks, Repair Wiring to Trailer Plug	2,069.73				2,069.73		
20	* 11/20/20	D & B Engineers & Architects Bi-Annual Water Tank Inspections - Fall 2020 (Board Approved at April 2020 Meeting)	1,478.61	1,478.61					
21	* 01/08/21	D & B Engineers & Architects Bi-Annual Water Tank Inspections - Fall 2020 (Board Approved at April 2020 Meeting)	3,921.39	3,921.39					
22	A 02/01/21	Derosa Paving Inc. Restoration at 1 Location	1,337.00					1,337.00 Capital	
23	02/09/21	Escren Inc. Monthly Administration Fee (NADIE) - January 2021	18.00				18.00		
24	02/08/21	Ferguson Enterprises 4' 6" Mueller Hydrant (6)	14,573.16					14,573.16 Inventory	
25	12/31/20	First Advantage SBS Pre-employment Background Check (P. Croutier)	168.84	168.84					
26	A 02/09/21	Guardian Dental, Retiree Life/AD&D, LTD & Vision Coverage - March 2021	9,713.65				9,713.65		
27	A 02/09/21	Guardian Life Insurance Company of America Short-Term Disability - March 2021	516.00				516.00		

# Water Authority of Western Nassau County

## Invoice

No.	Date	Vendor	Amount	Expense	Other	Emp W/H	Expense	Other	Emp W/H
28	* 02/03/21	H2M Architects & Engineers Station 15 VOC Removal Project - December 2020	9,806.59					9,806.59 Capital	
29	* 02/03/21	H2M Architects & Engineers Station 28 PFA's Treatment GAC- December 2020	1,644.73					1,644.73 Capital	
30	* 02/03/21	H2M Architects & Engineers Station 44 AOP/GAC Pilot Study - December 2020	425.87					425.87 Capital	
31	* 02/03/21	H2M Architects & Engineers Station 57 Rehab. 1,4 Dioxane Treatment - December 2020	15,151.85					15,151.85 Capital	
32	* 02/03/21	H2M Architects & Engineers Station 35 AOP/GAC Pilot Study - December 2020	11,957.50					11,957.50 Capital	
33	* 02/03/21	H2M Architects & Engineers Station 40 AOP/GAC Pilot Study - December 2020	1,500.00					1,500.00 Capital	
34	* 02/03/21	H2M Architects & Engineers Station 20 AOP/GAC Pilot Study - December 2020	16,837.50					16,837.50 Capital	
35	A 02/03/21	H2M Architects & Engineers Engineering Services - Operating Expense - December 2020	371.25				371.25		
36	01/01/21	Hartford Group Benefits Voluntary Life Insurance - January 2021	891.00			891.00			
37	12/21/20	Home Depot Emergency Purchase: Butane Torch Refill (3)	15.81	15.81					
38	01/04/21	Home Depot Emergency Purchase: Butane Torch Refill, and Butane Torch Head	26.97	26.97					
39	01/04/21	Inc. Village of Bellerose Permit (1)	300.00		300.00 Capital				
40	01/04/21	Inc. Village of Floral Park Permits (2)	500.00		500.00 Capital				
41	01/13/21	Inc. Village of Floral Park Permit (1)	250.00		250.00 Capital				
42	01/13/21	Inc. Village of Floral Park Permit (1)	250.00		250.00 Capital				
43	01/28/21	Inc. Village of Floral Park Permit (1)	250.00	250.00					



## Invoice

Paid  
(Jan. 01 to Jan. 31)

P.O. Requests  
(Jan. 13 to Feb. 09)

No.	Date	Vendor	Amount	Expense	Other	Emp W/H	Expense	Other	Emp W/H
44	01/11/21	Inc. Village of Garden City Permit (1)	500.00		500.00 Capital				
45	01/11/21	Inc. Village of Garden City Permit (1)	750.00	750.00					
46	01/13/21	Inc. Village of New Hyde Park Permit (1)	325.00		325.00 Capital				
47	A 12/31/20	Infosend Inc. Customer Billing & Late Payment Notices - December 2020	1,725.62				1,725.62		
48	A 12/31/20	Infosend Inc. - Postage Billing & Notices Postage - December 2020	5,635.46	5,635.46					
49	A 12/16/20	Kuehne New Haven LLC 3,470.9 Gallons of Caustic Soda to Station No. 25A	4,089.44	4,089.44					
50	A 01/06/21	Kuehne New Haven LLC 3,49.3 Gallons of Caustic Soda to Station No. 28	4,653.12	4,653.12					
51	A 01/12/21	Kuehne New Haven LLC 3,968.1 Gallons of Caustic Soda to Station No. 16	4,675.00	4,675.00					
52	A 02/09/21	LI National Employee Assistance Program Service Contract 2nd Quarter 2021	1,036.88					1,036.88	
53	A 01/04/21	MassMutual Voluntary Supplemental Disability Insurance Coverage - February 2021	138.39			138.39			
54	A 02/04/21	Minerva & D'Agostino Monthly Retainer - February 2021	10,367.00					10,367.00	
55	01/11/21	Nassau County Dept. of Health Station 57 Rehabilitation Project - Underground Oil Tank Removal at S. 6th Street House Demolition Site	90.00		90.00 Capital				
56	01/05/21	National Grid Power at Station 35 - 12/03/20 to 1/05/21	50.03				50.03		
57	01/13/21	National Grid Power at Headquarters - 12/11/20 to 1/13/21	3,200.73				3,200.73		
58	01/19/21	National Grid Power at Stations 15B, 15C/E, 28 & 28B - 12/16/20 to 1/19/21	516.69				516.69		





## Invoice

No.	Date	Vendor	Amount	Expense	Other	Emp W/H	Expense	Other	Emp W/H
59	12/23/20	Nextel Communications Cellular Service - 11/20/20 to 12/19/20 - Google Apps Hosting	234.64	234.64					
60	A 01/02/21	Northeastern Office Equipment Quarterly Usage Charge for Black/White & Color Copies - 10/01/20 - 12/31/20	1,280.11				1,280.11		
61	01/05/21	NYS Compensation Plan 457 Plan Employee Contributions from Payroll Period Ending 1/02/21	10,719.46			10,719.46			
62	01/19/21	NYS Compensation Plan 457 Plan Employee Contributions from Payroll Period Ending 1/16/21	10,228.17			10,228.17			
63	A 02/09/21	NYS Dept. of Civil Service Employees Benefits Division Empire Plan - April 2021	80,891.26				80,891.26		
64	01/22/21	NYS & Local Retirement Systems Employee Contributions - January 2021	5,603.80			5,603.80			
65	A 02/09/21	Oneservice Commercial Bldg. Monthly Cleaning Service Contract at IHQ - February 2021	1,525.00				1,525.00		
66	A 01/28/21	Orkin Pest Control at 1580 Union Turnpike - February 2021	111.39				111.39		
67	A 01/14/21	Pace Analytical Services Inc. Lab Testing - December 2020	14,540.00	14,540.00					
68	* 01/25/21	Philip Ross Industries Inc. Station 57 Building & Demo - Requisition 3/57	54,250.00					54,250.00	Capital
69	* 01/25/21	Philip Ross Industries Inc. Station 57 Rehab. 1,4 Dioxane Treatment - Requisition 2/57P	50,000.00					50,000.00	Capital
70	* 02/09/21	Philip Ross Industries Inc. Wellhead Treatment for Emerging Contaminant Removal at Station No. 35 - Requisition 1/35	117,105.00					117,105.00	Capital
71	A 01/25/21	Phoenix Building Products Inc. 40 Yards of Clean Fill Sand	1,900.00				1,900.00		
72	A 01/28/21	Phoenix Building Products Inc. 40 Yards of Clean Fill Sand	1,900.00				1,900.00		
73	A 02/02/21	Phoenix Building Products Inc. 40 Yards of Clean Fill Sand	1,900.00				1,900.00		

Paid  
(Jan. 01 to Jan. 31)

P.O. Requests  
(Jan. 13 to Feb. 09)

# Water Authority of Western Nassau County

## Invoice

Paid  
(Jan. 01 to Jan. 31)  
P.O. Requests  
(Jan. 13 to Feb. 09)

No.	Date	Vendor	Amount	Expense	Other	Emp W/H	Expense	Other	Emp W/H
74	A 01/21/21	Professionally Speaking Telephone Answering Service - December 2020	292.76	292.76					
75	01/11/21	PSEG - LI Power at Stations 9, 15, 15A, 15B, 15C/E, 16A, 25A, 30, 34 & 44 - 12/07/20 to 1/08/21	53,861.07	53,861.07					
76	01/12/21	PSEG - LI Power at Stations 35, 57A & HQ - 12/08/20 to 1/11/21	24,924.97	24,924.97					
77	01/13/21	PSEG - LI Power at Stations 20 & 28 - 12/07/20 to 1/08/21	16,709.11	16,709.11					
78	A 12/28/20	PVS Minibulk Inc. 2,804.74 Gallons of Bleach to Station Nos. 28 & 30	3,155.33	3,155.33					
79	02/09/21	Staples Business Credit Yellow Highlighter, 3 Tab File Folders (7), 12" Ruler, Correction Tape, Scotch Tape, Facial Tissue, Pressboard Report Cover (20), Plastic Knives, Rubber Bands, HP Black Toner Cartridges, Post It Notes (3), Wooden Pencils, Appointment Book, 2", 3" & 4" 3-Ring Binders (9)	793.34	793.34			793.34		
80	* 02/04/21	Tabrizchi & Co. CPA Auditing Services Fiscal Year End 5/31/20	29,900.00	29,900.00			29,900.00		
81	A 02/08/21	T. Mina Supply Inc. 8x12 360 Repair Clamp (4), 12x12 360 Repair Clamp, 1" Copper Tubing (600')	3,275.72	3,275.72			3,275.72	Inventory	
82	12/23/20	Town of Hempstead Permit (1)	300.00		300.00			Capital	
83	01/04/21	Town of Hempstead Permit (1)	300.00		300.00			Capital	
84	01/21/21	Town of Hempstead Permit (1)	300.00		300.00			Capital	
85	01/27/21	Town of Hempstead Permit (1)	300.00		300.00			Capital	
86	01/04/21	Town of North Hempstead Permit (1)	350.00		350.00			Capital	
87	01/08/21	Town of North Hempstead Permit (1)	350.00		350.00			Capital	
88	01/28/21	Town of North Hempstead Permit (1)	350.00		350.00			Capital	

2/17/20



Paid  
(Jan. 01 to Jan. 31)

P.O. Requests  
(Jan. 13 to Feb. 09)

No.	Invoice Date	Vendor	Amount	Expense	Other	Emp W/H	Expense	Other	Emp W/H
89	12/26/20	United Parcel Service Mailings (1) - 12/03/20	26.62	26.62					
90	A 02/05/21	USIC Locating Services Inc. Mark Outs - January 2021	4,375.74	4,375.74			4,375.74		
91	01/18/21	U S Postal Service Monies for Postage Machine - Balance \$495.41	750.00	750.00					
92	A 02/09/21	Utica Mutual Insurance Company Workman's Compensation Policy 7/01/20 to 7/02/21	14,803.00	14,803.00			14,803.00		
93	A 11/27/20	Verizon Business Fios Broadband Services- Station 15 - (11/28/20 - 12/27/20)	171.98	171.98					
94	A 12/15/20	Verizon Business Fios Broadband Services- HQ, Internet & HVAC - (12/16/20 - 1/15/21)	153.31	153.31					
95	A 12/24/20	Verizon Business Fios Broadband Services- HQ, SCADA Sta. 15CE, Sta. 44 - (12/25/20 to 1/24/21)	395.94	395.94					
96	A 12/25/20	Verizon Business Fios Broadband Service- Security Station 15CE - (12/26/20 to 1/25/21)	111.98	111.98					
97	A 12/26/20	Verizon Business Fios Broadband Service- SCADA & Security Station 25 - (12/27/20 to 1/26/21)	141.98	141.98					
98	A 12/28/20	Verizon Business Fios Broadband Service at Station 20 - (12/29/20 to 1/28/21)	111.98	111.98					
99	A 12/29/20	Verizon Business Fios Broadband Service at Station 57 - (12/30/20 to 1/29/21)	111.98	111.98					
100	A 12/27/20	Verizon Business Fios Broadband Services- Station 35 - (12/28/20 - 1/27/21)	111.98	111.98					
101	A 01/06/21	Verizon Business Fios Broadband Service at Stations 15A & 30 - (1/07/21 to 2/06/21)	238.96	238.96					
102	A 01/09/21	Verizon Business Fios Broadband Service- SCADA Install Station 28 - (1/10/21 to 2/09/21)	120.99	120.99					
103	A 01/15/21	Verizon Business Fios Broadband Services- HQ, Internet & HVAC - (1/16/21 - 2/15/21)	153.31	153.31					
104	A 12/18/21	Verizon Main Telephone Service HQ PRI - 12/19/20 to 1/18/21	1,142.09	1,142.09					
105	A 12/23/20	Verizon Wireless Cell Telephone Service - 11/24/20 to 12/23/20	916.43	916.43					

A - Denotes Annual Contract Previously Approved by the Board of Directors

7

\* Contract/Expenditure Has Been Previously Brought to the Board Approved



2/17/20



## Invoice

Paid  
(Jan. 01 to Jan. 31)

P.O. Requests  
(Jan. 13 to Feb. 09)

No.	Date	Vendor	Amount	Expense	Other	Emp W/H	Expense	Other	Emp W/H
106	01/27/21	Village of Stewart Manor Permit (1)	500.00		500.00	Capital			
107	01/15/21	Village of Stewart Manor Permit (1)	500.00	500.00					
108	* 02/03/21	Web Construction Corp. General Contractors - Wellhead Treatment for VOC Removal at Station Nos. 15A, 15B, 15C 15D & 15E - Requisition 29C	405,500.00					405,500.00 Capital	
109	* 02/03/21	Web Construction Corp. General Contractors - Wellhead Treatment for VOC Removal at Station Nos. 15A, 15B, 15C 15D & 15E - Requisition 30C	5,426.99					5,426.99 Capital	
110	* 02/04/21	Web Construction Corp. General Contractors - Wellhead Treatment for Emerging Contaminants at Station No. 57 - Requisition No. 4G	511,466.66					511,466.66 Capital	
111	12/31/20	Wex Fuel Cost - December 2020 (NYS Contract)	2,607.92	2,607.92					
112	A 01/28/21	Winter Bros. Hauling Of LI Pick up Dumpster at Station 44 & 1580 Union Turnpike - February 2021	5,629.00				5,629.00		
113	A 02/01/21	W. W. Grainger Inc. (12) Dozen Work Gloves	386.16					386.16	
114	A 02/09/21	W. W. Grainger Inc. Straight Blade Plug (10), Electrical Tape (10), Cable Tie Kit (4), 5mm Rubber Stopper, 4 Piece Step Drill Bit	453.88					453.88	



## Invoice

Paid  
(Jan. 01 to Jan. 31)

P.O. Requests  
(Jan. 13 to Feb. 09)

No.	Date	Vendor	Amount	Expense	Other	Emp W/H	Expense	Other	Emp W/H
		Net Payroll for the Period December 20, 2020 to January 02, 2021	111,321.18	111,321.18					
		Net Payroll for the Period January 03, 2021 to January 16, 2021	110,028.53	110,028.53					
			\$2,582,986.96	\$375,193.46	\$676,491.99	\$136,217.77	\$174,825.17	\$1,220,258.57	\$0.00
		Expense	550,018.63	375,193.46			174,825.17		
		Capital	1,207,074.69		4,665.00			1,202,409.69	
		Prepaid, Inventory, Bond Payment	689,675.87		671,826.99			17,848.88	
		Employee Withholding	136,217.77			136,217.77			0.00
			\$2,582,986.96	\$375,193.46	\$676,491.99	\$136,217.77	\$174,825.17	\$1,220,258.57	\$0.00
		Summary of Capital by Vendor							
		Derosa Paving Inc.							1,337.00
		H2M Architects & Engineer							57,324.04
		Inc. Village of Bellerose							300.00
		Inc. Village of Floral Park							1,000.00
		Inc. Village of Garden City							500.00
		Inc. Village of New Hyde P.							325.00
		Nassau County Dept. of He							90.00
		Philip Ross Industries Inc.							221,355.00
		Town of Hempstead							900.00
		Town of North Hempstead							1,050.00
		Village of Stewart Manor							500.00
		Web Construction Corp.							922,393.65
		Total Capital							\$1,207,074.69