

**BLUFF POINT ROAD & DUFFY COURT  
SEWER EXPANSION PROJECT  
VILLAGE OF NORTHPORT  
NORTHPORT, NY 11768**

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An informational meeting was held Wednesday, June 22, 2022 at 7:00 p.m. in Northport Village Hall 224 Main Street, Northport, NY 11768 to discuss the next phase of the sewer expansion project. Village officials and project engineers from J. R. Holzmacher PE LLC were present.

**Village Officials Present:** Mayor Koch, Deputy Mayor Trustee Sabia, Trustee Weber, Trustee Pucillo, Attorney Ed Gathman, Assistant to the Mayor Don Tesoriero, Village Clerk Georgina Cavagnaro

**Residents Present:** Brian Zulli, Fran Lenz, Josephine Rizzoni, Mike Rizzoni, Effie Huber, Ray Huber, Perilinda Pucillo, Thomas Burget, Paul Moreno, Fred Aronsen, Chris Spiros, Gary Bixhorn, Tom Berger, Dennis Tannenbaum, Sherry Pavone, John Prodronakis

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Engineering consultant Tony Zalak began by stating the Village of Northport is drafting a response to the latest letter of concern(s) received Monday. The letter contained specific questions (some pertaining to legal obligations) that the Village would like to address through a thorough, formal response.

Tony Zalak continued with remarks made by Suffolk County Executive Steve Ballone, in his 2014 ‘State of the County,’ where he has since devised extensive efforts for wastewater and subwatershed management for all of Suffolk County. The sewer expansion project follows the guiding principles of the county’s efforts in reclaiming the quality of Long Island’s water through reducing the amount of Nitrogen that leaches into the water table.

An email from E/One was read going over the many townships serviced with the grinder pump systems to be installed on Bluff Point Road and Duffy Court. E/One is a Berkshire Hathaway Company that has operations in 46 countries across the globe with two million end users. Suffolk County will have nearly 6,500 homes/businesses connected with these pump systems as part of phase 1 of the SCCR1 Project. There are currently ~800 homes/businesses with E/One systems on Long Island. The Director of Public Works for the Village of Patchogue, Joseph Dean, has offered to address any residents who would like to know more about what it is like to live with E/One systems.

Tony Zalak outlined the current and new infrastructure servicing houses 1, 3, and 6 Duffy Court; it is a complex system of force mains and gravity sewers. In making most use of the topography while being cost effective, gravity sewers are used to feed into force mains where updated pumps with automated and failsafe capabilities push the sewage towards the treatment facility. The new pumps and infrastructure allow for portable generators and external pumps to

be connected by the Village in the event of an emergency situation such as a prolonged power outage.

A question was asked whether it would be fair to say if the bulk of the grant money expenses so far had been spent on the Harbour Point pump station to which Tony Zalak said it was a fairly substantial cost. Beyond that, the balance of the grant has funded all of the balance of the sanitary gravity lines and all of the spurs that run to the property lines totaling \$3,445,000. Steers Pit has 123 residential and 1 commercial (FD property). The Bluff Point/Duffy area has 26 residential and 1 commercial (Northport Yacht club). Assistant to the Mayor Don Tesoriero stated there is still the \$1.5 million from the original \$5 million grant and the other \$3 million has already been distributed from DASNY as part of sanitary infrastructure improvements for the expansion.

Engineering consultant Bob Holzmacher talked about the concurrent upgrades at the sewer plant - the purchasing and adding of internals/filter materials for the fourth cell (previously only three of the four had been in use) in preparation of the increased volume with additional connections to the sewer system. The DEC SPDES permit allows the plant to discharge up to 450,000 gallons per day. Flow varies due to rainfall, tides, and infiltration of salt water due to damaged pipes. Over the years, work has been done to dampen infiltration so that actual outflow has steadily declined even with new connections added to the sewer system. There is currently a damaged pipe the Village is aware of and in the process of seeking to repair. Discharge has fluctuated anywhere between 85,000 to 300,000 gallons per day. Bob Holzmacher detailed the three water treatment stages of the plant, starting with the initial screening of the grid chamber to aeration and then discharge. The Village of Northport's permitted discharge is to only contain 2.7 PPM of total Nitrogen content which even further restricts the allocated amount of outflow. This is why there is a need for excess capacity to meet permit requirements.

Tony Zalak described how J. R. Holzmacher PE LLC will work for the Village going forward with the project as consulting engineers. After the contract has gone out to bid with each individual property accounted for, the consultants will prepare a bid tabulation sheet and make a recommendation based on the lowest responsible contractor. The Village is at liberty to make the final decision on the contractor. Contracts come with a 5% bid bond that guarantees by the bonding company that what the contractor is submitting is thorough and complete. When awarded the contract, the bid bond turns into a performance bond for the entirety of the work awarded. If the contractor performs poorly resulting in the termination of the contract, the money held by the performance bond is used by the village to acquire a new contractor to finish the work. When the work is completed, the performance bond converts into a maintenance bond (1 year) in which the contractor has to fix/repair/replace items that are of concern.

A question was asked whether J. R. Holzmacher PE LLC would stay on as consultants for the project following the completion of the bidding process. Tony Zalak stated that is how other municipalities tend to operate. Trustee Pucillo stated that he believes the most important thing is to provide a complete and clear scope of work so that the contractor knows exactly what is asked of them to hold accountability. Tony Zalak explained that J. R. Holzmacher PE LLC is

acting as the project manager in the design and bidding stages, hired by the Village to work for the Village.

Trustee Sabia asked about the \$3 million spent so far on the project and how much was wasted trying to run a pipe 900 feet on Bluff Point Road that could not be done as originally planned (due to the presence of pea rock). Tony Zalak clarified that everywhere else deep excavation was able to be done which allows for gravity sewers to be used rather than pumps. The presence of the pea rock halted such excavation in this area so planned work with the subcontractor(s)/specialist had to be terminated. The Village is advised to use the shallower E/One force main system in this area based on the test excavations that were done.

Trustee Weber talked about the eventual need for a project manager to act as a third-party inspector for the Village. Trustee Sabia asked why wouldn't J. R. Holzmacher PE LLC be responsible to act as an overseer being the ones who designed the plans to which Tony Zalak replied that they typically are for work they have done with other municipalities. Tony Zalak then stated some municipalities choose to find an independent third-party inspector as a measure to ensure there is no question of collusion with the contractor. A decision on who will be, if necessary to have, a project manager is to be determined following the funds available after bid. Trustee Sabia and Mr. Huber, a Bluff Point resident, expressed their desire to have J. R. Holzmacher PE LLC act as the project manager. Mayor Koch agreed. Assistant to the Mayor Don Tesoriero clarified that J. R. Holzmacher PE LLC is currently operating as the project manager and is brought in as a consultant to do field work to confirm and ensure that the Village's sanitary system is not compromised by close construction work that is done on Woodbine.

Tony Zalak then spoke on the Village's emergency response plan for the pump stations being installed on private properties. The Village is committed to add to their emergency response plan and to have the personnel needed to fulfill the commitment. Each station will be treated as an extension of the collective system in the same way. Trustee Sabia asked where this man power would come from to trailer generators in emergency situations to the down stations. Mayor Koch stated the Highway Department would handle it, going to each house one at a time.

Effie Huber asked about the finance's leftover to which the response from Assistant to the Mayor Don Tesoriero cited a ~\$900,000 estimate with the ~\$1.4 million leftover in grant money to afford it. Tony Zalak ensured that the contractor who gets the bid has to have shown previous experience handling a project this size and nature while having the backing of their bonding and insurance agency meeting certain specifications.

Trustee Sabia asked whether homeowners would receive electrical inspections with certifications to be given to their insurance companies. Tony Zalak assured that they would, with it being "already built into the specs". Trustee Sabia asked where the electrical boxes will be located; they will be located as close as they can for the first 30 amp disconnect to the meter. Conduit will be run from the side of the house to the pump station to allow for generator connection.

Thomas Burget asked about specific trenching requirements to which Tony Zalak addressed. Five-foot-deep trenches/trenching boxes are to be dug to house the new infrastructure with sheeting boxes dug ideally five feet from the house.

Dennis Tannenbaum asked why the pumps could not be placed in the original 1000-gallon septic tanks to which Tony Zalak replied that the Health Department will not allow that. Dennis Tannenbaum asked how many times these pumps need to be serviced; E/One has provided statistics showing some pumps not needing to be touched for 10 years. Dennis Tannenbaum then wanted to know, when the pump isn't working, how much the tank will hold to which Tony Zalak answered 70 gallons.

Gary Bixhorn asked who owns the pump system and how the deed would be handled. The Village would own the pump and a basic access agreement would come with it once the homeowner signs off on it. Trustee Weber stated that the Village intends to have a pile of replacement pumps on hand in case there is an issue; the replacement time for these pumps is less than 5 minutes.

Mr. Moreno asked about the homes requiring pumps and those not requiring pumps and as to how that would work in culmination. Houses 1, 3, 4, 6 Duffy Court are already set up with the spurs lateral to the property line. Once the gravity line is put in for 1 Duffy Court, there is nothing else needed to be done to that property. Thomas Burget at 2 Duffy Court will have a directional drill of a pipe to a pump station the left side of the brick entranceway.

Brian Zulli asked who pays for the work from the house to the street; the Village pays for the work from the house to the street.

Trustee Sabia asked about the length of the warranty on the grinder pump stations. Tony Zalak will ask E/One but emphasized during the maintenance bond phase, if something goes wrong, it is on the contractor/sub-contractor to fix it. Trustee Sabia asked about the lifespan of these systems and Tony Zalak referred back to the email he read earlier.

Gary Bixhorn commented on the "missteps" of the previous administration's handling of the project, citing that as the reasons for many of the homeowner's skepticism. Gary Bixhorn advised the administration to learn from the past mistakes when going forward with new additions to the sewer system.

Effie Huber asked where the work will start; that is up to the submitted contractor schedule. J. R. Holzmacher PE LLC's anticipated way is for the contractor to start with the directional drilling to the homes before work to the roadway and installing the pump station. Effie Huber then asked what if the homeowners do not want to sign up to which Attorney Ed Gathman stated the homeowner would then be in violation of Village Code (after the 1-year period to hook up to the sewer system) and in violation of Suffolk County Sanitary Code which could result in a fine of up to \$2,000 a day to the homeowner. The homeowner also forfeits having the village pay for the connection if they do not hook up.

Trustee Weber spoke on the intentions of the Village. The initial push (with the previous administration) was to have homeowners pay for the connection. Now with the available grant

money, the village can cover the cost. There is an ending date for homeowners to sign up by, otherwise the cost is returned to the homeowner.

Josephine Rizzoni asked whether homeowners could acquire their own generators to power the pump in the event that the power goes out. Trustee Pucillo stated that the ideal condition is for the homeowner to have their own generator. Specifics into worst case scenario planning are being worked out to make a feasible emergency response plan. The Village will provide recommendations and guidance.

On the motion of Trustee Sabia and seconded by Trustee Weber and approved by all, a motion was made for an executive session at 8:37 PM.

On the Motion of Trustee Sabia and seconded by Trustee Weber and approved by all, a motion was made to close the executive session at 8:50 PM.

Respectfully submitted,

Georgina Cavagnaro  
Village Clerk