



Appendix 3.2-3

Correspondence with Town of Hempstead Water Department Regarding Water Availability

October 5, 2023

Commissioner John Reinhardt
Town of Hempstead Water Department
1995 Prospect Avenue
East Meadow, NY 11554

**Re: Nassau Hub – Sands New York
Request for Water Availability
Section 44 Block F Lot 351, 411, 412, & 415**

Dear Commissioner Reinhardt:

Following our recent discussion, on behalf of LVS NY Holdco 2, LLC (Sands) we are pleased to offer this letter as a formal request for Water Availability for the above referenced project.

As a general description, the subject property is bounded by Hempstead Turnpike on the south, Earle Ovington Blvd on the west, Charles Lindbergh Blvd on the North, and James Doolittle Blvd and the Marriott hotel on the east. This site includes the existing Nassau Coliseum and excludes the Memorial Sloan Kettering facility fronting on Hempstead Turnpike. Sands currently holds a lease for the Nassau Veterans Memorial Coliseum property from Nassau County. Enclosed for your use please find the Conceptual Utility Plan for the proposed development, drawing C 200 dated 9/6/2023.

The referenced project (Sands New York) is proposed to be an integrated resort that incorporates leisure, business, and entertainment and features gaming, four and five-star hotels, meeting spaces, a live performance venue, immersive experiences, and a wide range of restaurant and supportive retail experiences. A summary of anticipated peak domestic water usage by proposed facility type, based on facility areas in Sands Program Revision 8 7/12/2023, is provided below:

DATA FROM PROGRAM			NASSAU COUNTY DESIGN STANDARD			
New/Remodeled Facilities	Quantity	Unit	NC Facility Category	NC Rate	Rate Unit	Flow (GPD)
Hotel	1,670	rooms	Motel Unit > 400 sf	150	gpd/room	250,500
Food & Beverage	3,337	seats	Restaurant	30	gpd/seat	100,110
Retail (GFA, 31,200 net sf)	55,507	sf	Market	0.05	gpd/sf	2,775
Gaming (GFA, 393,726 net sf)	693,922	sf	Country Club	0.30	gpd/sf	208,177
MICE	213,000	sf	Country Club	0.30	gpd/sf	63,900
Entertainment						
- Performance Venue	4,500	seats	Theater + Cafeteria	5.50	gpd/seat	24,750
- Public Attraction/Connector	60,000	sf	Country Club	0.30	gpd/sf	18,000
FOH, BOH, Circulation + Support	688,068	sf	Dry Store	0.03	gpd/sf	20,642
MEP Facilities	416,874	sf	Dry Store	0.03	gpd/sf	12,506
TOTAL (design GPD)						701,360

In general, the anticipated water use for the full buildout of the integrated resort is 766,360 gallons per day (GPD), with 701,360 GPD as peak domestic and 65,000 GPD as peak irrigation demand, which represents an increase of 669,087 GPD from current conditions.

Fire protection systems are proposed to include individual building fire sprinkler systems supplied by a booster pump located at the Central Utility Plant (CUP). The peak instantaneous fire protection system demand is anticipated to be 2,000 gallons per minute (GPM).

Proposed water main are shown on the Conceptual Utility Plan schematically for informational purposes at this time and preliminary sizing requires future consideration of demand distribution and hydraulics. We understand the TOH will require 3 valve clusters at all service stubs, which will be included in the design. For the building services, please provide the TOH's backflow and metering requirements so we can also include in the design.

Prior to completion of the integrated resort full buildout, Sands proposes to renovate the existing Nassau Coliseum and open it as a casino (Phase 1, projected completion 2025). To support this opening, Sands proposes to construct a parking garage and the CUP on the north side of the property. With anticipated domestic usage of 109,792 GPD, as compared to the previous domestic usage of 97,273 GPD (calculated), and anticipated usage for the increased irrigatable area of 14,613 GPD, we believe that water demand will be generally unchanged by this work, so water would already be available for Phase 1. Assuming the TOH would concur following its review, we ask that you please provide confirmation via a letter of Water Availability that water is available for Phase 1.

As it relates to the full project build out under Phase 2, we understand that the Uniondale Water District is currently in deficit and would require expansion of supply capacity to provide water for the full buildout. Sands is committed to continue to work with the Town, and other potential applicants for significant development in the vicinity, on the siting, design, permitting and construction of a new well to the standards of the TOH water department. In general and for purposes of clarity, we ask you to please review the following steps to be taken by Sands (either all or in part based on other potential applicants in need of significant water supply in the vicinity) in support of the provision of water by the TOH Water Department:

1. Scope
 - a. Sands and TOH water department would agree through a developer's agreement to the scope of water supply expansion to be completed for Water Availability to be issued by TOH
2. Well Site Identification
 - a. Sands would engage H2M to assist with identification of potential well sites
 - b. Sands would review potential sites with TOH
 - c. TOH water department would confirm the site would be acceptable for a future dedication or long-term easement, as Sands' intent is to turn over all water facilities to the TOH for ownership, operation and maintenance
 - d. Sands would engage with the property owner of the mutually agreeable site and obtain an agreement/authorization to construct a test well on the identified property
3. Test Well
 - a. Sands would engage H2M to complete the design
 - b. TOH water department would approve the design
 - c. Sands would hire their selected contractor to conduct the test well. Contractor to be experienced in well construction and NYSDEC registered.
 - d. Contractor would obtain the test well permit from NYSDEC and install test well.
4. Land Acquisition/lease – to be determined based on selected well site
5. Permanent Well
 - a. Sands would engage H2M to complete the regulatory applications and design
 - b. TOH water department would review and approve the design
 - c. TOH would be listed as the applicant for regulatory review documents:
 - i. NYSDEC
 - ii. NYSDOH/NCDH

- d. Sands would pay the regulatory review fees on behalf of TOH
 - e. Upon receipt of regulatory approvals and upon award of the gaming license, Sands would hire their selected contractor. Contractor to be experienced in well construction and NYSDEC registered.
6. Onsite Treatment and Offsite Transmission Main
- a. Sands would engage H2M to complete the basis of design report, pilot or pilot exemption sampling and report as required, survey, soil borings, design plans and specifications, and regulatory applications
 - b. TOH water department would review and approve the design
 - c. TOH would be listed as the applicant for regulatory review documents:
 - i. NYSDOH, NCDH – 348 public water supply improvements, 347 backflow prevention
 - ii. NCFM – oxidizer storage
 - iii. NYSDEC – chemical bulk storage
 - iv. NCDPW – waste discharges
 - d. Sands would pay the regulatory review fees on behalf of TOH
 - e. Upon receipt of regulatory approvals and upon award of the gaming license, Sands would hire their selected contractors. Contractors to be experienced in water treatment plant construction and approved by the TOH
 - f. Sands would engage H2M for construction administration, observation, startup and commissioning services
7. Legal
- a. Sands would dedicate and transfer the water facilities to TOH
 - b. Sands would execute onsite and offsite easements for water main
 - c. Sands would file with NYSDEC to transfer the well to TOH, if required
 - d. Sands would file to extend boundaries of Uniondale Water District (UWD) and / or modify the Water Supply Agreement (WSA) as required

Should you be in concurrence with the approach and commitment by Sands regarding water availability for Phase I, in addressing the requirements for water supply for Phase 2, or have questions or require further information for your review, please advise our office. We greatly appreciate your time and attention to what we agree is a critical infrastructure element of this project.

Very truly yours,

H2M architects + engineers



Alison K. Auriemmo, P.E., LEED AP
Assistant Vice President

Encl.

cc: Hon. Jack Libert, Esq., Chief of Staff
Arthur Walsh, Chief Deputy County Executive

