



NY - GEO 2025

APRIL 23-24, 2025 | SARATOGA SPRINGS, NY



2025 GeoStar Top Job Presentations

Moderator: Joanne Coons / *NY-GEO Member*

Awardees: 1) **COMMERCIAL:**

Ithaca Firehouse, Wendel - Rachel Carpitella, Steve Grgas

2) **MIXED-USE:**

Alafia, Salas O'Brien - Dan Sergison

3) **MULTIFAMILY**

Steamboat 20, Aztech Geothermal - Geoff Hoffer

(an Albany Housing Authority project),

NY-GEO SARATOGA SPRINGS
CONFERENCE – APRIL 2025

Alafia Redevelopment Brooklyn, NY

Top Job Applicant
Mixed - Use



Project Details

- Located in East New York/Spring Creek neighborhood of Brooklyn, NYC
- **2,200,000 square foot mixed use development**
 - 2,400 affordable and supportive housing units, 30,000 sq ft of healthcare space, daycare facilities, fitness spaces, facilities for social and enterprises and healthy food retail space, and urban agriculture gardens.
 - 28-acre community transformation focused on wellness and economic empowerment.
- **Passive house design.** Three (3) construction phases across several buildings
 - Anticipated completion: 2030
- **Energy Assets:**
 - Geothermal (vertical closed loop) – 500' - 600' depth, 250 bores designed, 80% installed as of today.
 - Waste water (Sharc & Piranha systems) – A1/A2 & C1/C2 have Sharc, C3 has Piranha
 - Energy recovery ventilators and solar panels on roofs



Recognitions

- [L+M Development Partners](#)
- [Salas O'Brien Energy Modeling Team](#) - Bill Talbert and Marisa Dunning
 - Geothermal engineering, building energy modeling, test bore and drilling oversight
 - ConEd Clean Heat Participating Contractor and energy modeling
- [American Well & Pump](#) – Drilling and HDPE Contractor
 - [GTD-GT35](#) drill rigs, track-mounted
 - [Geo-Pro Inc](#) grouting products
 - [Oil Creek](#) & [Centennial](#) Plastics HDPE loops and piping
- [ConEd Clean Heat Program Incentives](#) - \$5.7M for 2 of 3 phases
- Architects – [Dattner](#), [Urban Architectural Initiatives](#), [Marvel](#)
- [Ice Air](#) & [Climate Master](#) – Heat Pump Equipment Providers
- [SHARC](#) & [Highmark](#) - WWHX Equipment Providers

Recognitions (continued)

- New York Geothermal Association, [NY-GEO](#)
 - 500' rule change in 2023
- United States Geological Survey, [USGS](#)
 - [Western LI Hydrogeologic Framework 2024 update & mapper](#)

USGS
science for a changing world

Western Long Island Hydrogeologic Framework and Chloride Concentrations Viewer

expand the accessibility of geospatial data created as part of the Long Island Sustainability groundwater study. The map viewer displays the hydrogeologic framework, compiled chloride data, and inferred isochlors defined in Stumm and others (2024) for Kings, Queens, and Nassau Counties in Long Island, New York.

Important points to note:

- All data layers are turned off by default when the viewer loads. Users can toggle on the data layers from the data layers menu through the icon in the title bar, or the pop out window located at the bottom of this panel.
- Elevations of hydrogeologic surfaces presented in this viewer were interpolated and rounded to the nearest integer based on methods described in Stumm and others (2024). The resulting interpolated values may not be identical to the point or contour line data for each surface.

Data Layers	Explanation
<input type="checkbox"/>	Semi-confined glacial aquifer ...
<input type="checkbox"/>	Magothy aquifer ...
<input type="checkbox"/>	Upper Raritan aquifer ...
<input type="checkbox"/>	Lower Raritan confining unit ...
<input type="checkbox"/>	North Shore aquifer ...
<input type="checkbox"/>	Lloyd aquifer ...
<input checked="" type="checkbox"/>	Bedrock ...

The map shows a street grid with a red bounding box highlighting a specific area. A yellow contour line labeled '550' is visible within the bounding box. The map also shows 'Spring Creek' and 'Heratuk Creek'.









Thanks!

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