



TOWN OF SOUTHAMPTON

Department of Community Preservation
24 W Montauk Hwy, Hampton Bays, NY 11946
Ph: 631-287-5720 Fx: 631-728-1920

www.southamptontownny.gov/WQIPP

COMMUNITY PRESERVATION FUND (CPF) WATER QUALITY IMPROVEMENT PROGRAM CHECKLIST/APPLICATION INSTRUCTIONS

The CPF Water Quality Improvement Project Plan (WQIPP) Fund follows the objectives in the adopted [Water Quality Improvement Project Plan](http://www.southamptontownny.gov/WQIPP) (see <http://www.southamptontownny.gov/WQIPP>)

To apply for funding, an application must be COMPLETED and submitted along with detailed narratives and supporting information as described below. Parcel acquisitions will be considered on an ongoing basis, independent of this application process.

Note: Electronic application submission required and 4 - full printed sets of application, site plan and narrative. Upload application at www.southamptontownny.gov/WQIPPSUBMISSION

A Public Hearing and Town Board Resolution will be required for all projects pursuant to Chapter 140 of the Town Code.

WATER QUALITY IMPROVEMENT PROJECT MEANS:

[1] DEFINITIONS:

1. **Wastewater Treatment Improvement Project** means the planning, design, construction, acquisition, enlargement, extension, or alteration of a wastewater treatment facility, including alternative systems to a sewage treatment plant or traditional septic system, to treat, neutralize, stabilize, eliminate or partially eliminate sewage or reduce pollutants in treatment facility effluent, including permanent or pilot demonstration wastewater treatment projects, or equipment or furnishings thereof. Stormwater collecting systems shall also be included within the definition of a wastewater improvement project.
2. **Nonpoint Source Abatement and Control Program Projects** developed pursuant to section eleven-b of the soil and water conservation districts law, title 14 of article 17 of the environmental conservation law, section 1455b of the federal coastal zone management act, or article forty-two of the executive law;
3. **Aquatic Habitat Restoration Project** means the planning, design, construction, management, maintenance, reconstruction, revitalization, or rejuvenation activities intended to improve waters of the state of ecological significance or any part thereof, including, but not limited to ponds, bogs, wetlands, bays, sounds, streams, rivers, or lakes and shorelines thereof, to support a spawning, nursery, wintering, migratory, nesting, breeding, feeding, or foraging environment for fish and wildlife and other biota.
4. **Pollution Prevention Project** means the planning, design, construction, improvement, maintenance or acquisition of facilities, production processes, equipment or buildings owned or operated by municipalities for the reduction, avoidance, or elimination of the use of toxic or hazardous substances or the generation of such substances or pollutants so as to reduce risks to public health or the environment, including changes in production processes or raw materials; such projects shall not include incineration, transfer from one medium of release or discharge to another medium, off-site or out-of-production recycling, end-of-pipe treatment or pollution control.
5. **The Operation of the Peconic Bay National Estuary Program**, as designated by the United States Environmental Protection Agency. Such projects shall have as their purpose the improvement of existing water quality to meet existing specific water quality standards. Projects which have as a purpose to permit or accommodate new growth shall not be included within this definition



TOWN OF SOUTHAMPTON
 Department of Community Preservation
 24 W Montauk Hwy, Hampton Bays, NY 11946
 Ph: 631-287-5720 Fx: 631-728-1920
www.southamptontownny.gov/WQIPP

COMMUNITY PRESERVATION FUND (CPF)
WATER QUALITY IMPROVEMENT PROGRAM
PROPOSAL SUMMARY

Project Applicant: _____

Project Title: _____

Project Manager Name: _____

Name	
Title	
Organization	
Address	
Phone	
Email	

Property owner (if different from Project manager organization):

Name	
Affiliation	
Organization	
Address	
Phone	
Email	

Project Address: _____ SCTM #(S) _____

Type of Project (Check all that apply):

- Reduction Remediation Restoration

Project Summary: (Provide a brief narrative description of proposed WQIPP project)



TOWN OF SOUTHAMPTON

Department of Community Preservation
24 W Montauk Hwy, Hampton Bays, NY 11946
Ph: 631-287-5720 Fx: 631-728-1920

www.southamptontownny.gov/WQIPP

If additional information is needed to describe the project; a project narrative can accompany the application. Please limit the narrative to approximately 3 pages of project description, provide a summary of water quality benefits/objectives of approximately 2 pages and provide a cost estimate of approximately 2 to 4 pages with supporting estimates. Any additional materials should be focused specifically on the proposed project with references to other studies that are pertinent

1. PROJECT TYPE (check all that apply)

Must meet at least one of the definitions of "Water Quality Improvement Project" per State Law Chapter 551 cited above. Check all that apply.

- Wastewater Treatment Improvement Project
- Non-point source abatement and control
- Aquatic habitat restoration
- Pollution prevention
- Operation of Peconic Bay National Estuary Program (Grant Match)

Note: Monitoring costs are only potentially eligible for CPF funding within Aquatic habitat restoration projects.

2. PRIORITY AREA(S) (check all that apply)

Priority areas are defined in the [Water Quality Improvement Project Plan \(WQIPP\)](#).

- 303(d) Impaired
- High
- Medium
- Outside High and Medium priority areas*

*If Outside High and Medium priority areas, explain how the project is relevant to WQIPP goals.

3. PROJECT DESCRIPTION

3a. Existing conditions of applicable groundwater/sub-watershed/waterbody and most recent and relevant data available (provide sources).

3b. How the proposed solution addresses the issue in the context of Reduction, Remediation and/or Restoration as per the CPF Water Quality Project Plan. Note all remediation and restoration projects must assure that reduction measures are also addressed.



TOWN OF SOUTHAMPTON

Department of Community Preservation
 24 W Montauk Hwy, Hampton Bays, NY 11946
 Ph: 631-287-5720 Fx: 631-728-1920

www.southamptontownny.gov/WQIPP

3c. Describe the proposed technology and its demonstrated efficacy in similar settings. May include published data.

3d. How the project supports Town of Southampton, Suffolk County, NYSDEC, Long Island Nitrogen Action Plan (LINAP) or other adopted goals/policies (provide references with page numbers).

3e. Review the following statements and indicate whether they are applicable to your project. For all “Yes” responses, please indicate how your project addresses the requirements indicated.

YES	N/A	
<input type="checkbox"/>	<input type="checkbox"/>	If stormwater system or drainage is proposed: The project must indicate compliance with the New York State Stormwater Design Manual (2015 and as updated).
<input type="checkbox"/>	<input type="checkbox"/>	If project is related to farmland: Describe any Agricultural Stewardship Plan or other long term strategy for Nitrogen abatement.
<input type="checkbox"/>	<input type="checkbox"/>	If the project is for habitat restoration: The narrative must address how underlying causes are being ameliorated and expected outcomes for local species populations or other ecological considerations are given.
<input type="checkbox"/>	<input type="checkbox"/>	If project is a Sewage Treatment Plant (STP) or cluster treatment system: Fund allocation request is based on cost for reduction of pre-existing conditions and not for purpose of accommodating new density (describe pre-existing density and associated flow (gallons per day) and total projected nitrogen reduction in narrative). Include detailed information on how many homes the system would treat as well as potential for formation of Sewer District, if required by Suffolk County Health Department or Town Law.
<input type="checkbox"/>	<input type="checkbox"/>	If the project is requesting grant match: Include information related to funding program source and purpose of application and any relevant items on this checklist. Note: A Town Board resolution will be required in order to encumber matching funds for grant applications.

4. WATER QUALITY BENEFIT

4a. Identify Nitrogen, Pathogen or Pollutant of Concern (POC) including Existing Condition and Target Reduction.

4b. Describe plans for collecting and reporting on water quality over time.



TOWN OF SOUTHAMPTON

Department of Community Preservation
24 W Montauk Hwy, Hampton Bays, NY 11946
Ph: 631-287-5720 Fx: 631-728-1920

www.southamptontownny.gov/WQIPP

4c. Indicate useful life of proposed technology (must meet or exceed five years).

5. COST FACTORS

5a. Explain how you have confirmed that the proposed budget is reasonable, appropriate and necessary. If available, provide third party estimates or other documentation of how costs were determined.

5b. Describe any matching funds to be provided.

5c. Explain: i. Why project cannot proceed and intended benefits cannot be achieved without external funding.
ii. if funds are awarded at a lower level than requested, or if there are cost overruns, explain how the project will proceed.

6. MANAGEMENT, EXPERIENCE, ABILITY

6a. Describe applicant's experience in completing similar projects.

6b. Describe community support or opposition to project. If there is opposition, explain how this is to be addressed.

6c. Describe any permits needed and time frame/status of approvals. If permits are approved, indicate same.



TOWN OF SOUTHAMPTON

Department of Community Preservation
24 W Montauk Hwy, Hampton Bays, NY 11946
Ph: 631-287-5720 Fx: 631-728-1920

www.southamptontownny.gov/WQIPP

7. MAINTENANCE, MONITORING, EVALUATION

Estimate ongoing maintenance costs and explain how these will be supported. Explain stewardship and monitoring activities planned for ensuring sustainability of the project.

8. DURATION OF PROJECT

8a. Provide a projected project timeline.

8b. If project is multi-year or phased, provide a breakdown of budget and milestones for each year and phase.

9. ATTESTATION

Allocation of CPF funds will not be for the purpose of accommodating new growth, as this is prohibited by State law.

Check box to certify that funds will not be directed for projects for the purpose of accommodating new growth.

Signature: _____ Date _____

10. REQUIRED ATTACHMENTS Confirm that the following required documents are attached to this application:

- Photos of existing conditions
- Location Map
- State Environmental Quality Review Act (SEQRA) Long or Short Environmental Assessment Form (EAF)
<https://www.dec.ny.gov/permits/6191.html>
- Completed EPA Spreadsheet Tool for Evaluating Pollutant Load (STEPL)
<https://www.epa.gov/nps/spreadsheet-tool-estimating-pollutant-loads-step1> or similar standardized methodology (describe)
- Project budget (see attached template)
- Ownership commitment is provided via letter of intent (LOI) for non-municipal owners or municipal resolution for municipal owners

11. OTHER ATTACHMENTS

List other attachments provided, including cost estimates, bids, plans, documentation of matching funds, and other as appropriate to demonstrate project readiness, quality, feasibility, and cost effectiveness

Town of Southampton
CPF Proposal
Riverside Sewer System Planning & Design - Year 1

Planning/Engineering/Design - Contractual	Town CPF Request	Matching Funds Committed	Matching Funds Pending	Estimated Total Project Costs
CWSRF Engineering Report Update (1)	\$19,000	\$31,368		\$50,368
Supplemental SEQRA Review	\$50,000	\$50,000		\$100,000
Appraisal Update (2)	\$10,000			
Topographical Surveys	\$50,000			\$50,000
Land Acquisitions (3)	\$1,800,000			\$1,800,000
Easement Acquisitions (4)	\$185,400			\$185,400
Legal & Bond Counsel, Financial Advisor (5)	\$100,000			
Total	\$2,214,400	\$81,368	\$ -	\$2,295,768

Total Project Cost	\$2,295,768
Total CPF Funds Requested	\$2,214,400

Land Management Matching Funds	\$ 81,368
Matching funds pending approval (e.g. grant pending determination)	\$ -

Source of Matching Funds	Amount
Master Developer funded Engineering Plan (pre-award expense)	\$31,368
Land Management Department budget for SEQRA	\$50,000
Total Matching Funds	\$ 81,368

NOTES:

- (1) Engineering report prepared by Nelson & Pope funded by Master Developer. Required updates are part of this request.
- (2) Appraisal updates to acquire ROW easements for force mains and pump stations
- (3) Water Quality funds for property acquisition. Estimate only
- (4) ROW easement acquisitions for force mains and pump stations
- (5) Bond counsel, legal counsel, financial advisors for map & plan on retainer by Town

**TOWN OF SOUTHAMPTON
2021 COMMUNITY PRESERVATION FUND**

**DEPARTMENT OF LAND MANAGEMENT
RIVERSIDE SEWER SYSTEM PLANNING & DESIGN – YEAR 1**

APPLICATION ATTACHMENTS

- Attachment 1 – Supplemental Narratives
- Location / WQIPP Map
- RRAP Boundary Map
- EAF
- Riverside Revitalization Sewage Treatment Plant Clean Water State Revolving Fund (CWSRF) Engineering Report (2018)

**TOWN OF SOUTHAMPTON
DEPARTMENT OF LAND MANAGEMENT
RIVERSIDE SEWER SYSTEM PLANNING & DESIGN – YEAR 1**

**ATTACHMENT 1
SUPPLEMENTAL NARRATIVES**

PROJECT OVERVIEW

Community Preservation Funds (CPF) are requested to support planning and design of the Riverside Sewer System inclusive of the Sewage Treatment Plant and conveyance infrastructure. Tasks will encompass engineering, design, legal and related services required to prepare a Map and Plan and advance the effort to establish a sewer district for Riverside in accordance with the Riverside Revitalization Action Plan (RRAP).

Year 2 tasks, which will be the subject of a future proposal, will include preparation of plans and specifications required for construction bidding.

ELIGIBLE USE OF COMMUNITY PRESERVATION FUND REVENUE

The project is an eligible use of CPF funds. State Law Chapter 551 defines a “Wastewater Treatment Improvement Project” as follows: “The **planning, design**, construction, acquisition, enlargement, extension, or alteration of a wastewater treatment facility, including alternative systems to a sewage treatment plant or traditional septic system, to treat, neutralize, stabilize, eliminate or partially eliminate sewage or reduce pollutants in treatment facility effluent, including permanent or pilot demonstration wastewater treatment projects, or equipment or furnishings thereof.”

3. PROJECT DESCRIPTION

3a. Existing conditions of applicable groundwater/sub-watershed/waterbody and most recent and relevant data available (provide sources).

Community: Riverside is by many measures the single most economically distressed community on all of Long Island. Located at the gateway point to Suffolk County’s East End region, this hamlet has suffered from decades of decline, disinvestment, blight, degraded housing stock and economic inopportunity. Existing development contributes to excess nitrogen loading and poor water quality in the Peconic Estuary, a designated Estuary of National Significance by the US Environmental Protection Administration. Past revitalization efforts have been significantly hampered by zoning and infrastructure deficiencies, as well as the presence of suspected brownfields that have limited the ability of land to be used to its highest and best use. These trends have given rise to poor quality of life, blight and poor use of the Peconic River waterfront. These conditions disproportionately impact the community’s predominantly Black, African American, Latinx and Hispanic residents. Riverside is as a NYSDEC Potential Environmental Justice Area and a NYS designated Brownfield Opportunity Area.

To address revitalization needs, the Town of Southampton, working in partnership with the community and its Master Developer, adopted the Riverside Revitalization Action Plan (RRAP) and a form-based zoning code overlay in December 2015. This massive undertaking has positioned the hamlet for transformative redevelopment. Currently, Riverside contains 840 housing units, many of which are substandard. Buildout projections under the RRAP exceed 2,300 new housing units, half of which are required to be attainable. Given the lack of attainable housing options on the East End for a growing

propensity of millennials and seniors wishing to rent in walkable and vibrant downtown settings, the demand for rental housing is quickly growing. Where land use controls imposed by previous zoning presented an impediment to development of a walkable, vibrant neighborhood, the Riverside Overlay District will provide for over 192,000 SF of retail and professional spaces that will support regional market demand. The Peconic River will become a hub of community life with public spaces oriented around the waterfront.

Water Quality: Riverside is bordered to the north by the Peconic River, and is a contributing watershed to the Peconic Estuary, an EPA designated Estuary of National Significance. Existing development generates nitrogen pollution that negatively impacts the estuary. The waterway is closed for shellfishing and listed by the NYS Department of Environmental Conservation as a 303d Impaired Waterbody for nitrogen due to dissolved oxygen depletion. The Peconic River is included in the 2007 Peconic Estuary TMDL for Nitrogen¹.

Numerous planning studies commissioned by the Town and its stakeholders have documented the effects of nitrogen loading on the Peconic Estuary as well as the environmental justice concerns relative to racial, ethnic, income and health disparities experienced by residents. These studies include but are not limited to the following:

- Riverside Revitalization Sewage Treatment Plant Clean Water State Revolving Fund (CWSRF) Engineering Report (2018)
- Riverside Revitalization Action Plan (RRAP) (Adopted December 2015)
- Draft Generic Environmental Impact Statement (October 2015)
- Final Generic Environmental Impact Statement (December 2015)
- SEQRA – RRAP and Zoning Amendments (December 2015)
- Riverside Overlay District – Zoning Code (Adopted December 2015)
- Brownfields Opportunity Area Step II Nomination Study (February 2016)

Existing development in Riverside utilizes conventional, decentralized septic systems, and is estimated to contribute approximately 5,976 lbs/year of nitrogen to the Peconic River. In the *Riverside Revitalization Sewage Treatment Plant Clean Water State Revolving Fund (CWSRF) Engineering Report (2018)* prepared by Nelson & Pope for the Town and Renaissance Downtowns, it was established that, due to these conventional on-site systems, the existing nitrogen levels being introduced to the pine barrens and aquifer exceed maximum allowable quantities. The report goes on to state that the ability to reduce or reverse the existing negative impact on the existing natural resources would be significantly more attainable with the construction of a STP system capable of treating the flow for the entire community with a nitrogen reduction program in the treatment process.

An excerpt of the 2018 CWSRF Engineering Report is attached.

3b. How the proposed solution addresses the issue in the context of Reduction, Remediation and/or Restoration as per the CPF Water Quality Project Plan.

With the zoning code in place, the final obstacle to redevelopment in Riverside is the lack of sewer infrastructure. The RRAP calls for the construction of a wastewater treatment collection, conveyance and treatment system capable of treating the flow for the entire community with a nitrogen reduction program in the treatment process. The total anticipated flow from the project area is 800,000 GPD average. The construction of the STP is envisioned to occur in 400,000-gallon increments, over two phases.

¹ <https://www.dec.ny.gov/data/WQP/PWL/1701-0259.pdf?req=89007>

The proposed scope of work will encompass engineering, legal and financial services that are necessary to advance the project toward the construction design phase for the sewer system. These tasks are as follows:

1. **Clean Water State Revolving Fund (CWSRF) Engineering Report Update:** The 2018 report prepared by Nelson, Pope & Voorhis addresses requirements of the NYS Environmental Facilities Corporation and DEC for Clean Water State Revolving Fund and other funding programs. It comprehensively describes the quality related problems to be addressed, assesses alternatives, recommends a solution, and includes the costs and implementation schedule for that solution. An update is required to address phased construction and analysis of design alternatives for treatment and discharge that have become available since the report was completed.
2. **Supplemental SEQRA review:** This review is a necessary element of the CWSRF Engineering Report Update. Funding to be matched 50% by Land Management budget allocation.
3. **Appraisal Updates:** Appraisals must be updated to provide current, actionable information for right of way easements for force mains and pumping stations.
4. **Topographical Surveys:** Required to support development of Engineering Report as well as Plans & Specifications.
5. **Land Acquisitions:** It is anticipated that a series of acquisitions of parcels will be required for STP outfall locations.
6. **Easement Acquisitions** for pumping stations and force mains as delineated in the appraisal dated 10/1/2019 by Lawrence Indimine Consulting Corp., prepared at the direction of the Town of Southampton CPF Manager.
7. **Legal counsel and financial advisor services** for real estate transactions, district formation, bond issuance, and development of Map & Plan.

3c. Describe the proposed technology and its demonstrated efficacy in similar settings. May include published data.

The 2018 CWSRF Engineering Report recommends the construction of a gravity collection system combined with localized pumping stations ultimately discharging to a Sequencing Batch Reactor (SBR) STP to service the entire community. This recommendation, as well as design options for the conveyance system, will be confirmed and further described in the updated CWSRF Engineering Report and Map and Plan.

3d. How the project supports Town of Southampton, Suffolk County, NYSDEC, Long Island Nitrogen Action Plan (LINAP) or other adopted goals/policies (provide references with pages numbers).

Town of Southampton Water Quality Improvement Project Plan (WQIPP)²

The project supports the goals and objectives of this plan as follows:

² <https://www.southamptontownny.gov/DocumentCenter/View/7318/Water-Quality-Improvement-Plan-CPF-Referendum-PDF?bidId=>

- In accordance with State Law Chapter 551, a “wastewater treatment improvement project,” is a “water quality improvement project” that is eligible for CPF funding. Under the statute, “wastewater treatment improvement project” means “the **planning, design**, construction, acquisition, enlargement, extension, or alteration of a wastewater treatment facility, including alternative systems to a sewage treatment plant or traditional septic system, to treat, neutralize, stabilize, eliminate or partially eliminate sewage or reduce pollutants in treatment facility effluent [emphasis added].” Therefore, the proposed project is eligible for CPF funding.
- The WQIPP quotes the Suffolk County Comprehensive Water Resources Management Plan (2015), which states that, “nitrogen pollution from septic systems has clearly emerged as the most widespread and least well addressed of the region’s growing list of water pollutants.” The plan goes on to say that “nitrogen loading to watersheds of Southampton must be reduced in order to restore ecological health and maintain drinking water standards.”
- Riverside is located in a WQIPP High Priority area (P. 46). See attached map.

Suffolk County Subwatershed Plan³

The Riverside sewer district is located within the highest priority areas identified in the County Subwatershed Management Plan, with the Peconic River indicated as surface water Priority Rank 1 (Page 4-46).

Suffolk County Water Resources Management Plan⁴

The proposed project supports Nitrogen recommendation 1.15, Seek ways to remediate existing nitrogen pollution and its impacts.

3e. If project is a Sewage Treatment Plant (STP) or cluster treatment system: Fund allocation request is based on cost for reduction of pre-existing conditions and not for purpose of accommodating new density (describe pre-existing density and associated flow (gallons per day) and total projected nitrogen reduction in narrative). Include detailed information on how many homes the system would treat as well as potential for formation of Sewer District, if required by Suffolk County Health Department or Town Law.

The proposed project is for engineering and design services for the Riverside sewer system, which will remove existing development from onsite systems and convey effluent to the sewage treatment plant. Calculations relative to density and nitrogen removal will be developed as part of the Map and Plan.

4a. Identify Nitrogen, Pathogen or Pollutant of Concern (POC) including Existing Condition and Target Reduction.

Nitrogen is the primary pollutant of concern. Reduction estimates will be developed as part of the Map and Plan.

4b. Describe plans for collecting and reporting on water quality over time.

The Town will continue to work with the NYSDEC, Suffolk County and community stakeholders to monitor water quality both in the estuary and pine barrens.

³ <https://suffolkcountyny.gov/Portals/0/formsdocs/planning/CEQ/2020/RevisedComplete%20SWP2-21-20.pdf>

⁴

<https://www.suffolkcountyny.gov/Portals/0/FormsDocs/Health/EnvironmentalQuality/ComprehensiveWaterResourceManagementPlan/Section%209%20Plan%20Implementation.pdf>

4c. Indicate useful life of proposed technology (must meet or exceed five years).

A sewer system is a long-term capital investment with useful life well in excess of five years.

5. COST FACTORS

5a. Explain how you have confirmed that the proposed budget is reasonable, appropriate and necessary. If available, provide third party estimates or other documentation of how costs were determined.

Project costs have been investigated by the Department of Land Management using best available information.

5b. Describe any matching funds to be provided.

The 2018 CWSRF Engineering Report was funded by Renaissance Downtowns at a cost of \$31,368.

The Land Management Department has budgeted \$50,000 for costs relating to SEQRA.

5c. Explain: i. Why project cannot proceed and intended benefits cannot be achieved without external funding. ii. if funds are awarded at a lower level than requested, or if there are cost overruns, explain how the project will proceed.

No funds are included in the Town budget for this work, which is essential to advancing the RRAP and achieving redevelopment goals.

6. MANAGEMENT, EXPERIENCE, ABILITY

6a. Describe applicant's experience in completing similar projects.

The Land Management Department will oversee this project. It has successfully managed a large number of complex planning studies on a variety of topics. Professional planners and experts are on staff who are well qualified to oversee procurement and management of the required professional services.

6b. Describe community support or opposition to project. If there is opposition, explain how this is to be addressed.

Community support of the RRAP is well documented in the RRAP, DGEIS, FGEIS and related documentation. Recent news reports highlight the urgency felt among community members to see this initiative move forward as planned.

6c. Describe any permits needed and time frame/status of approvals. If permits are approved, indicate same.

No permits are required to complete the Map and Plan.

7. MAINTENANCE, MONITORING, EVALUATION

Estimate ongoing maintenance costs and explain how these will be supported. Explain stewardship and monitoring activities planned for ensuring sustainability of the project.

An operation and maintenance plan will be provided as an element of the Map and Plan.

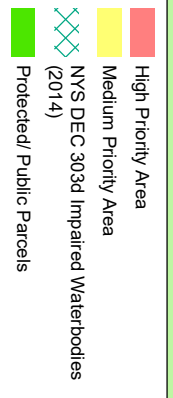
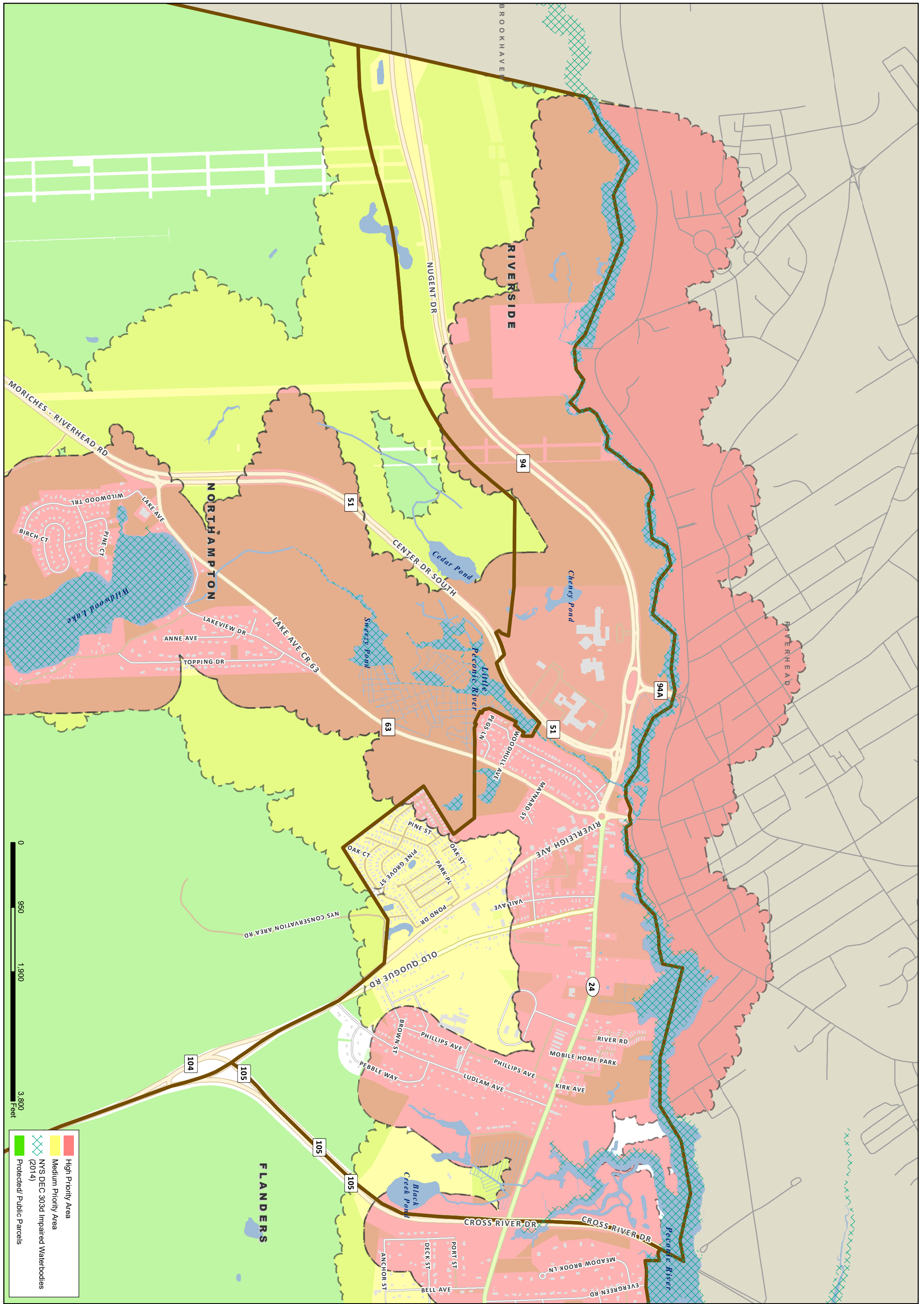
8. DURATION OF PROJECT

8a. Provide a projected project timeline.

The project will begin immediately upon allocation of funding. It is anticipated that the work scope will be completed within one year.

8b. If project is multi-year or phased, provide a breakdown of budget and milestones for each year and phase.

Year 2 activities will encompass preparation of plans and specifications that will be required for construction bidding. A budget and milestones for Year 2 activities will be developed as part of the Map and Plan.

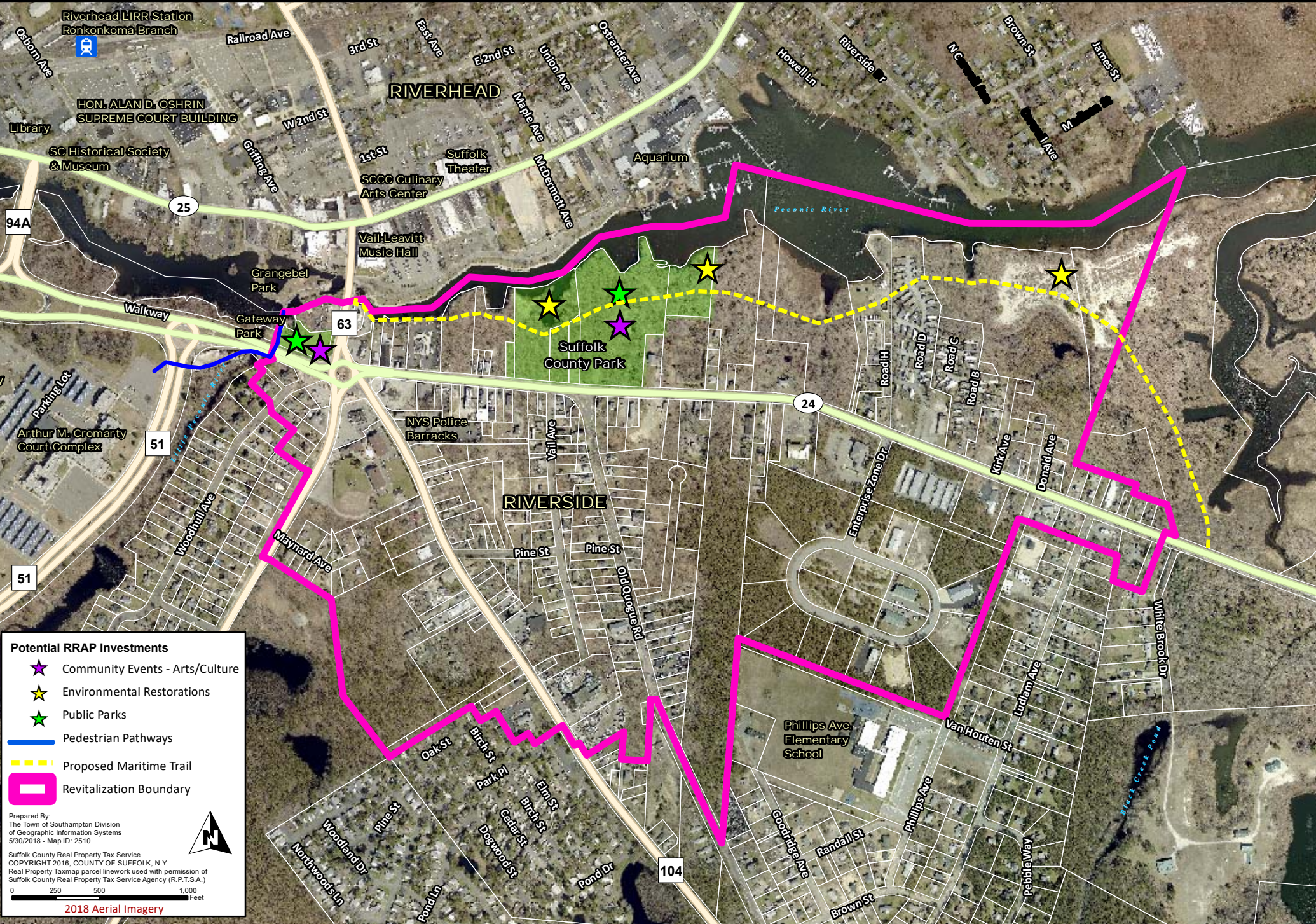


Town of Southampton CPF Water Quality Improvement Project Plan
RIVERSIDE

Suffolk County Real Property Tax Service
 COPYRIGHT 2016, COUNTY OF SUFFOLK, N.Y.
 Real Property Taxmap parcel line work used with permission of
 Suffolk County Real Property Tax Service Agency (R.P.T.S.A.)




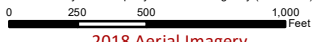
RIVERSIDE DOWNTOWN



- Potential RRAP Investments**
-  Community Events - Arts/Culture
 -  Environmental Restorations
 -  Public Parks
 -  Pedestrian Pathways
 -  Proposed Maritime Trail
 -  Revitalization Boundary

Prepared By:
The Town of Southampton Division
of Geographic Information Systems
5/30/2018 - Map ID: 2510

Suffolk County Real Property Tax Service
COPYRIGHT 2018, COUNTY OF SUFFOLK, N.Y.
Real Property Taxmap parcel linework used with permission of
Suffolk County Real Property Tax Service Agency (R.P.T.S.A.)

2018 Aerial Imagery

March 18, 2021

Revised April 29, 2021

Town of Southampton, Department of Land Management
Southampton Town Hall
116 Hampton Road
Southampton, New York 11968
Attn: Janice Scherer, Town Planning/Development Administrator

RE: Riverside Sewage Treatment Plant (STP) and Constructed Wetlands Supplemental Generic Environmental Impact Statement
Contract Amendment

Dear Ms. Scherer:

Nelson, Pope & Voorhis, LLC (NPV) is pleased to submit the attached contract amendment for the preparation of a Supplemental Generic Environmental Impact Statement (SGEIS) for the proposed Riverside Sewage Treatment Plant (STP) and Constructed Wetlands (CW) or alternative subsurface leaching pools. The contract amendment is requested to address modifications to the previously proposed plan and consideration of new potential alternatives in the environmental review of the proposed Riverside STP. Additionally, preparation of an updated Clean Water State Revolving Fund (CWSRF) report has been added to the scope. Based on this review we understand that the Town would like the scope of work to be expanded to include:

- Relocation or realignment of the proposed STP to meet SCDHS setbacks while minimizing the STP setback limitations on adjoining parcels and maximizing distance from a small freshwater wetland to the north on the Suffolk Federal Credit Union (SFCU) property;
- Preparation of an Alternative Plan that considers the town purchase of 406/408 Flanders Road to allow for improved construction access to the constructed wetlands, as well as modification of the configuration of the constructed wetlands to the east to help avoid potential disturbance to existing wetlands. This would include relocation of the proposed constructed wetlands to the two Shumejda parcels (Tax Lots 26.1 and 32) that the Town is pursuing for purchase and avoid the Town CPF parcel.
- Preparation of Alternative Plan that considers relocation of the proposed constructed wetlands to the vacant Cat Cove property to the west, as well as associated collection and distribution system modifications;
- assessment of an alternative that relies on subsurface sewage leaching pools on the STP parcel rather than constructed wetlands;

- coordination with the New York State Department of Environmental Conservation (NYSDEC) and Central Pine Barrens Commission (CPB) regarding regulatory feasibility;
- environmental review of the proposed plan modifications and updates to the prior SDGEIS as needed to reflect the new plan modifications and alternatives and any significant changes that may have occurred over the past 2-3 years such as new Town plans or regulations, changed environmental conditions, etc.; and
- updates to the 2018 Clean Water State Revolving Fund (CWSRF) Engineering Report to address the proposed changes and new alternatives including required clearing for each scenario, system connection phasing, capital and operations and maintenance cost estimates, etc.

A more detailed explanation of services and 2021 rate schedule are attached.

We are prepared to commence work upon receipt of written authorization and look forward to assisting you in this essential project for revitalizing the Riverside community and protecting the environment. If you have any questions or comments regarding this proposal, please do not hesitate to contact me. Thank you for the opportunity to present this proposal to the Town for consideration.

Yours truly,
NELSON, POPE & VOORHIS, LLC



Carrie L. O'Farrell, AICP
Senior Partner

Cc: Tom Lembo, Nelson & Pope Engineering, Architecture and Land Surveying, PLLC

1.0 SCOPE OF WORK

Modifications to the location of the STP and associated constructed wetlands are currently being considered. Therefore, modifications to the previous 2018 contract between the Town and NPV (executed July 24, 2018) are necessary to address the current scope of work. The following outlines the additional scope of services anticipated:

Task 1: STP Discharge Feasibility Analysis [Replacement of 7/18/18 Proposal Task 1]

Tasks 1.A, 1.B and 1.C will replace Task 1 from the original July 18, 2018 Proposal.

Task 1.A: Alternative Plan Feasibility and Regulatory Review

An initial feasibility assessment phase is necessary to review the potential STP configuration and potential alternatives for discharge options, including the potential location of constructed wetlands. The STP configuration and potential discharge options will require permits from the Town and New York State Department of Environmental Conservation (NYSDEC) due to disturbances in proximity to wetlands. Additionally, on-site wastewater discharge would be subject to review/approval by the Central Pine Barrens (CPB) Commission. Therefore, gathering input from regulatory agencies will be critical to understanding the feasibility of potential STP discharge options/alternatives. NPV staff will conduct a field meeting with NYSDEC and the Town's environmental division to discuss the overall goals and issues associated with STP siting, as well as siting and regulatory constraints. Additionally, NPV will evaluate nitrogen loading associated with options for on-site discharge to determine feasibility of meeting CPB Plan standards and guidelines for wastewater discharges, and coordinate options for on-site discharge with CPB staff. Information gathered from these meetings will be helpful in informing the Town on STP/constructed wetlands siting concerns and options, and guide the Town in selecting the proposed project and alternatives analysis to be included in the Supplemental GEIS.

Fee: Time Rates
Budget: \$4,000.00

Task 1.B: Alternative Plan Analysis for STP

N+P engineers will investigate the following alternatives for STP and constructed wetlands for consideration by the Town, including the preparation of conceptual plans for each of the following:

- Relocation the STP to the parcel to minimize the STP setback limitations on adjoining parcels and maximizing distance from a small freshwater wetland to the north on the Suffolk Federal Credit Union (SFCU) property.
- Preparation of an Alternative Plan that considers the town purchase of 406/408 Flanders Road to allow for improved construction access to the constructed wetlands, as well as modification of the configuration of the constructed wetlands to the east to help avoid potential disturbance to existing wetlands. This would include relocation of the proposed constructed wetlands to the two Shumejda parcels (Tax Lots 26.1 and 32) that the Town is pursuing for purchase and avoid the

Town CPF parcel.

- Preparation of Alternative Plan that considers relocation of the proposed constructed wetlands to the vacant Cat Cove property to the west, as well as associated collection and distribution system modifications;
- An assessment of an Alternative Plan that relies on subsurface sewage leaching pools rather than constructed wetlands.

We will provide a discussion of the advantages and disadvantages of the location, including preliminary cost opinions for the updated configurations (capital and operations and maintenance costs).

Fee: \$2,600.00/alternative
Total Budget: \$7,800.00

Task 1.C: STP Primary and Alternative Layouts - Clearing Disturbance Calculation

N+P will prepare a Clearing Disturbance Plan for the proposed STP relocation, as well as the two alternatives described above in Task 1.B to support the analysis required for the Supplemental EIS. This will include calculation of areas of increased disturbance due construction operations for the sewage treatment plant and the sewage conveyance system for the Riverside Sewer District, as well as the associated constructed wetlands or subsurface leaching systems (on-site discharge alternative).

Fee: \$1,750.00/alternative
Total Budget: \$5,250.00

Task 2: Updated Long Environmental Assessment Form (LEAF) Parts 1, 2 and 3/Determination of Significance

Town staff will update the previously prepared full LEAF Parts 1, 2 and 3/Determination of Significance to address the revised STP location and collection system/constructed wetlands layout.

Task 3: Updates to the Supplemental Draft Generic Environmental Impact Statement (SDGEIS) [Budget Addition]

NPV will revise, expand, and update the previously authorized SDGEIS that was initiated earlier in accordance with our executed contract dated July 24, 2018 and agreed upon Scope of Work to evaluate the updated STP configuration and associated constructed wetlands locations, as well as include an alternatives evaluation based on the updated STP configurations/alternatives outlined in Task 1. This will include additional site inspection of alternative STP and constructed wetland locations, research and plan reviews, updated analysis for land use, zoning, adopted plans, community character, topography, soils, water resources, ecological resources, and other impacts for each alternative STP siting and constructed wetland location to include existing conditions, environmental impacts, and impact prevention and mitigation strategies for each scenario.

Fee: Time Rates
Budget: \$13,000.00

Task 6: Meetings and Hearings [Budget Addition]

The project has required a number of meetings to date to orchestrate financing, STP and constructed wetland locations and legal issues related to formation of the district. Additional meetings, as well as public hearings for the project as it is advanced through the SEQRA process are anticipated. Additional meeting budget is therefore requested for coordination meetings and hearings which may include project updates, SDGEIS hearing(s), and other hearings and meetings to advise the Town Board upon request.

Fee: Time Rates
Budget: \$2,000.00

Task 7: Riverside CWSRF Report Update [Additional Task]

N+P will update the existing CWSRF report previously prepared for Renaissance and the Town to support the formation of the Riverside Sewer District. N+P will meet with the Town to obtain pertinent information regarding the service areas of the district including the concept of phasing the connections to provide sewer service to the residential areas first. After identifying the areas, N+P will modify the current report and associated plans to identify the areas. N+P will also update the capital and operations and maintenance cost opinions to reflect the new conditions and provide coordination with the financial consultant to develop the debt service and operations calculations for the new STP. N+P is projecting that the plant can be scaled back to 400,000 gpd based on current flow projections.

Fee: \$10,200.00

Task 8: Printing and Direct Costs [Budget Addition]

Printing, mailings, or other direct costs are anticipated to be necessary for the SGEIS filing and approval process with the Town Board. Direct printing, mailings and associated cost will be charged at cost. The budget assumes 5 copies of each the Draft SGEIS and the Final SGEIS for the Town Board and 1 full copy of each for the Town Clerk and electronic format provided for each.

Fee: Direct Costs
Budget: \$1,000.00