



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



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

Project Applicant: Village of Southampton
 Project Title: Village of Southampton AI Septic System
 Project Manager Name: Nicole Jean Christian, Village Grant Writer/Administrator

Name	Jesse Warren
Title	Mayor
Organization	Village of Southampton
Address	23 Main Street
Phone	Southampton NY 11968
Email	nicolejeanchristian@gmail.com

Property owner (if different from Project manager organization):

Name	Town of Southampton
Affiliation	Site control
Organization	Town of Southampton
Address	116 Hampton Road, Southampton NY 11968
Phone	6312836055
Email	jschneiderman@southamptontownny.gov

Project Address: 51 Pond Lane SCTM #(S) 904-14-3-16

Type of Project (Check all that apply):

Reduction Remediation Restoration

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

The Village of Southampton will purchase and install a Alternative/Innovative (AI) Septic wastewater system at 51 Pond Lane the site of the Pyrrhus Concer Homestead project. This project will be complete by Summer 2022. The P. Concer project is the redevelopment of the 0.80± acre property, landmarked and designated by the Village of Southampton under Village Code Section 65-30. The subject site is located at 51 Pond Lane in the Village of Southampton. The redevelopment will include the restoration of the former Pyrrhus Concer Homestead, preservation of the existing cottage structure and construction of a Visitor Center for exhibits and public cultural interaction, enjoyment and education. Specifically, the project includes: the reconstruction of the former Pyrrhus Concer house in its original location within the eastern portion of the site; preservation and conversion of the existing one-story cottage on the northern portion of the site for administrative and museum purposes; and construction of a new Visitor Center on the west side of the site; as well as associated parking, access driveway, landscaping, sidewalks and tranquility ponds. This location is the former home of Mr. Concer an African American merchant and whaler who was born a slave on Long Island who eventually purchased his freedom and become a well-known and highly respected Southampton resident.



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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).

The project location/site is approximately .80+ acres. This structure and the project site will house a newly constructed Visitors Center w reconstructed home using materials that were salvaged and stored off-site post demolition. The site plan/location map details the scope and redevelopment details.

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. The IA system will be installed on site wth a N concentration of 65 mg/l. This system will reduce N loads at least 28.21 lbs./yr and could be as much as 84.02 lbs./yer. Calculations developed per www.reclaimourwater.info



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3c. Describe the proposed technology and its demonstrated efficacy in similar settings. May include published data.
 According to the Southampton Town CPF WQIPP possible treatment options that current meet county approval and are one of the best means of sewage disposal is the "installation of an Innovative/Alternative Onsite Wastewater Treatment System. . (with)target of TN<19mg/l (p.13)". The IA system to be installed at this site far exceeds this nitrogen load reduction providing a yearly reduction of 84.02 in Yr1, 168.03 in Yr2, 252.05 in Yr3, 336.07 in Yr4 and 420.09 in Yr 5.

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).
 This project supports the Town of Southampton CPF WQIPP (p.13), Suffolk County Comprehensive Water Resources Management Plan (section 8, p. 8-16) both of which underscore the importance of innovative approaches and systems to reduce nitrogen load and identify Innovative/Alternative Onsite Wastewater Treatment Systems as a viable option for use.

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 checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" 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.
 Existing conditions are difficult to ascertain since there is no structure on this site currently. Completing the redevelopment without this IA system would report a nitrogen load of 45.66 in YR1 while completion of this project with this system would be 17.35 in Yr1. Overall, the use of an IA system would realize a nitrogen reduction of 84.02 lbs./yr.

4b. Describe plans for collecting and reporting on water quality over time.
 The Village will work collaboratively with the town to ensure yearly measurement and reporting by the contracted village engineering firm. The results of the yearly reporting will inform the process to introduce even more beneficial systems where feasible.



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

The IA system has a useful life of at least 10 years or more. The sanitary design is attached to this application which includes a new boring in the vicinity of the sanitary system with ground water elevation 7.1 and top of the boring Elev. 26. Various structures, including leaching pools will be backfilled using excavated materials from installation. Total vol. of the excavatino is approx 100 cubic yards.

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.

The budget, estimates and plans for this project were procured from two reputable companies that have decades of experience in this field. Nelson, Pope and Voorhis (NPV) and F & F Concrete both provided project budget, estimates and planning details for this project included as attachments to this application.

5b. Describe any matching funds to be provided.

The Village of Southampton will provide a 50% match of \$39,250. The total project cost is estimated to be \$78,500 (attached estimate from F & F Concrete, a NYS-Certified MWBE).

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.

The IA system will support the provision of a myriad of public benefit through the Pyrrhus Concer Homestead project. Collaborative partners include the Town of Southampton, Village of Southampton, Pyrrhus Concer Action Committee (PCAC) and Southampton African American Museum (SAAM) have dedicated time, resources and financial support for the P. Concer Homestead project that is estimated to total approximately \$3.5M. Without the \$39,500 investment from CPF for the IA system the village and collaborative partners will restructure the plan schedule to allow for additional grant writing or fundraising. All partners are dedicated to this project coming to fruition.

6. MANAGEMENT, EXPERIENCE, ABILITY

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

The Village of Southampton has a fully-functioning and qualified professional staff including the Mayor, Mayor's Assistant, Village Admininstator, Treasurer and contracted engineering firm of NPV plus an in-house administrative/support staff of 2. The village has the qualification and experience in administering over \$1M in grant funding from state, county and other sources over decades supporting programs related to downtown revitalization, housing, public safety, recreation and culture, history and art.

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

There is no known opposition to the installation of the IA system on this project site.

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

All permits will be procured by the selected contractor/vendor following required Village procurement policies within a reasonable timeframe after approved to work with the village on this project. Permit costs are included in the estimate provided by F&F Concrete attached.



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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.

Maintenance: The maintenance of this project site is detailed in a agreement between the Village, the Town and the Southampton African American Museum (SAAM) as site operator. The maintenance of the building, grounds and surrounding project area will be the responsibility of the Village Parks and DPW staff. Maintenance will include inspection of the IA system, trouble shooting and reporting any observed issues with the system.

Stewardship: On-going upkeep and regulation the site will be the responsibility of SAAM and the Village of Southampton as a team. There have been and will continue to be monthly check-in and reporting sessions held with all collaborative partners for the life of the project.

Monitoring: Same as maintenance duties above.

8. DURATION OF PROJECT

8a. Provide a projected project timeline.

Project Timeline: understanding that the IA System is included in the overall site plan for this location at 51 Pond Lane.

P. Concer Homestead - Site Plan Approval (IA System is included in the site plan): June 2021

RFP for P. Concer Homestead Construction: July/August 2021

Ground-breaking: September 2021

Construction begins: October 2021

Construction Ends: June 2022

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

The Pyrrhus Concer Homestead project will be completed in 12-18 months as one comprehensive project following the timeline noted above as 8a.

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 5/14/21

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



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BUDGET PROPOSAL

PLANNING/ENGINEERING/DESIGN	Town CPF Request	Matching Funds Committed	Matching Funds Pending	Estimated Total Project Costs
Task 1-	\$-	\$-	\$-	\$-0.00
Task 2-	\$-	\$-	\$-	\$-0.00
Task 3-	\$-	\$-	\$-	\$-0.00
Task 4-	\$-	\$-	\$-	\$-0.00
Task 5-	\$-	\$-	\$-	\$-0.00
Task 6-	\$-	\$-	\$-	\$-0.00
	\$-	\$-	\$-	\$-0.00
Planning/Engineering/Design Cost Total	\$-0.00	\$-0.00	\$-0.00	\$-0.00

Contractual Services				
Installation of Nitrogen Septic System for P. Concer Homestead	\$-39,250.00	\$-	\$-39,250.00	\$-78,500.00
	\$-	\$-	\$-	\$-0.00
	\$-	\$-	\$-	\$-0.00
	\$-	\$-	\$-	\$-0.00
	\$-	\$-	\$-	\$-0.00
	\$-	\$-	\$-	\$-0.00
	\$-	\$-	\$-	\$-0.00
Contractual Services Cost Total	\$-39,250.00	\$-0.00	\$-39,250.00	\$-78,500.00

Construction & Site Improvements				
	\$-	\$-	\$-	\$-0.00
	\$-	\$-	\$-	\$-0.00
	\$-	\$-	\$-	\$-0.00
	\$-	\$-	\$-	\$-0.00
	\$-	\$-	\$-	\$-0.00
	\$-	\$-	\$-	\$-0.00
	\$-	\$-	\$-	\$-0.00
Construction & Site Improvements Cost Total	\$-0.00	\$-0.00	\$-0.00	\$-0.00



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COMMUNITY PRESERVATION FUND (CPF)
WATER QUALITY IMPROVEMENT PROGRAM
LETTER OF INTENT

APPLICANT'S INFORMATION

Owner: Town of Southampton
Contact First and Last Name: Supervisor Jay Schneiderman, Supervisor
Contact Address: 116 Hampton Rd., Southampton NY 11968
Contact Phone: 6312836055
Contact Email: jschneiderman@southamptontownny.gov

CONTRACT RECIPIANT INFORMATION

Name/Organization: Village of Southampton
Contact Person/Officer: Mayor Jesse Warren
Contact Address: 23 Main Street, Southampton NY 11968
Contact Phone: 6312830247
Contact Email: mayorsoffice@southamptonvillage.org

PROJECT INFORMATION

Project Title: Installation of IA Septic System at Pyrrhus Concer Homestead
Project Location: 51 Pond Lane, Southampton NY
Project Description (1-3 sentences): _____

The Village of Southampton will purchase and install a Alternative/Innovative (AI) Septic wastewater system at 51 Pond Lane the site of the Pyrrhus Concer Homestead project. This project will be complete by Summer 2022. The P. Concer project is the redevelopment of the 0.80± acre property, landmarked and designated by the Village of Southampton under Village Code Section 65-30. The subject site is located at 51 Pond Lane in the Village of Southampton. The redevelopment will include the restoration of the former Pyrrhus Concer Homestead, preservation of the existing cottage structure and construction of a Visitor Center for exhibits and public cultural interaction, enjoyment and education.

ANTICIPATED PROJECT TIMELINE

Begin: Summer/Fall 2021
Complete: Summer/Fall 2022

Notes: _____
Please see attached:
Location Map
Sanitary Design
Photos of Existing Conditions
IA System 3rd Party Cost Estimate