



# 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](http://www.southamptontownny.gov/WQIPP)

# 2022

## 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 (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. The Water Quality Advisory Committee will rank and score projects based on the Scoring Criteria contained in the application materials. 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](http://www.southamptontownny.gov/WQIPPSUBMISSION)  
**A Public Hearing and Town Board Resolution will be required for individual or multiple projects.**

### WATER QUALITY IMPROVEMENT PROJECT MEANS:

#### 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 and vessel pumpout stations 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](http://www.southamptontownny.gov/WQIPP)

**2022**

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

Project Applicant: Susan's Illusion LLC  
 Project Title: Armin and Judy Septic Improvement Project  
 Project Manager Name: Laurie Wiltshire, Land Planning Services

|              |                                   |
|--------------|-----------------------------------|
| Name         | Laurie Wiltshire                  |
| Title        | President                         |
| Organization | Land Planning Services            |
| Address      | PO Box 1313 East Hampton NY 11937 |
| Phone        | 631 537 8500                      |
| Email        | lps.hamptons@gmail.com            |

Property owner (if different from Project manager organization):

|              |                                         |
|--------------|-----------------------------------------|
| Name         | Louis K. Meisel                         |
| Affiliation  | Member/owner of LLC                     |
| Organization | Susan's Illusion LLC                    |
| Address      | 141 Prince Street New York, NY 10012    |
| Phone        | 347 677 4303                            |
| Email        | Lou@meisels.com; Armin@arminandjudy.com |

Project Address: 1970 Montauk Hwy., Bridgehampton NY 11968 SCTM #(S) 900-83-1-24

Type of Project (Check all that apply):

- Reduction     Remediation     Restoration

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

Please see narrative



# 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](http://www.southamptontownny.gov/WQIPP)

# 2022

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

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

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

Priority areas are defined in the Water Quality Improvement Project Plan (WQIPP).

- 303(d) Impaired
- Peconic Estuary Program - PEP map
- 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).

See Narrative

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.

See Narrative



# 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](http://www.southamptontownny.gov/WQIPP)

**2022**

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

Proposed IA/OWTS technology (Hydro-Action System)

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).

See Narrative

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"/> | <b>If stormwater system or drainage is proposed:</b> The project must indicate compliance with the New York State Stormwater Design Manual (2015 and as updated).                                                                                                                                                                                                                                                                                                                                                                       |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <b>If project is related to farmland:</b> Describe any Agricultural Stewardship Plan or other long term strategy for Nitrogen abatement.                                                                                                                                                                                                                                                                                                                                                                                                |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <b>If the project is for habitat restoration:</b> 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"/> | <b>If project is a Sewage Treatment Plant (STP) or cluster treatment system:</b> 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 checked="" type="checkbox"/> | <b>If the project is requesting grant match:</b> 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.

Leaching of nitrogen and wastewater pathogens. Existing conditions are difficult to ascertain since the current septic is failing, resulting in potentially skewed data.

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

Hydro-Action IA systems are subject to Suffolk County Department of Health Services testing, specifically in the area of general conformance. The applicant will work with the Town's engineering firm to ensure yearly testing and reporting.



**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](http://www.southamptontownny.gov/WQIPP)

**2022**

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

Expected to function for at least 10 years or more.

**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 was determined through cost-evaluations of materials and varying engineering and vendors' proposals for similar-sized IA/OWTS systems.

5b. Describe any matching funds to be provided.

N/A

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.

Due to the current status ie.failing septic system, the applicant has endured unforeseen expenses to properly maintain the system. Funds rewarded through this grant will allow the applicant to supplement the thousands of dollars encountered in the present and future to maintain the failing system.

**6. MANAGEMENT, EXPERIENCE, ABILITY**

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

N/A

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

There is no known opposition for the installment of an IA/OWTS system on this site.

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

Department of Environmental Conservation, Southampton Town Building  
Department, Suffolk County Department of Health- Waste Water Management



## 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](http://www.southamptontownny.gov/WQIPP)

# 2022

### 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 will include inspection of IA system, trouble shooting, and reporting any observed abnormalities or issues with the systems to the Town and applicant's Engineer and contractor.

### 8. DURATION OF PROJECT

8a. Provide a projected project timeline. Note: The Committee will only make recommendations for shovel-ready projects that can commence this fiscal year.

The applicant will begin work once all necessary and required permit are obtained (pending health department and DEC applications within several weeks)

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

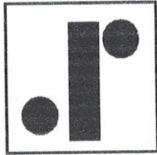
N/A

### 9. 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
- Public agencies must complete SEQRA on the project and submit determination of significance and associated documentation.

### 10. 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



# The Raynor Group, P.E. & L.S. PLLC

Civil Engineers and Land Surveyors

Deerfield Green  
860 Montauk Highway

P.O. Box 720  
Water Mill, New York 11976

Phone: (631) 726-7600

Fax: (631) 726-4378

Reports  
Design  
Environmental Planning

Michael J. Raynor, L.S.  
Vincent A. Gaudiello, P.E.

John J. Raynor, P.E., L.S.  
*Senior Consultant*

Richard J. Van de Kieft  
*(1947 - 2011)*

April 14, 2022

Town of Southampton  
Department of Community Preservation  
24 West Montauk Highway  
Hampton Bays, NY 11946

Regarding: Le Quignon, Inc. – Armin & Judy  
1970 Montauk Highway, Bridgehampton, NY 11932  
S.C.T.M. Parcel No. 0900-083.00-01.00-024.000  
SCDHS Ref No.: C-21-0300  
RG Project No. 3564

To Whom It May Concern:

The above-mentioned property at 1970 Montauk Highway, Bridgehampton, NY, has an existing conventional septic system. The current septic system is failing and is to be upgraded to an Innovative/Alternative Onsite Wastewater Treatment System (I/A OWTS).

In conjunction with the I/A OWTS Rebate Application, a Project Budget Estimate is attached.

Very truly yours,

Rick Wesnofske, P.E.

RCW  
Enc.  
Armin Bellova  
Land Planning Services

Project Budget Estimate

|                                                                           |                 |
|---------------------------------------------------------------------------|-----------------|
| 1. Design, Sampling, Testing & Permitting                                 | \$12,000        |
| 2. Construction                                                           |                 |
| • Site Preparation, Mobilization                                          | \$2,000         |
| • Standard Sanitary Pumping (± 3,000 Gallons)                             | \$3,750         |
| • Site Demolition and Disposal including three (3) Sanitary Structures    | \$7,000         |
| • Furnish & Install one (1) I/A OWTS (Complete)                           | \$37,000        |
| Manhole – one (1), 4 -foot diameter x 4 feet deep = \$1,500/Each          |                 |
| Treatment Tanks – one (1), Hydro Action AN-1100 = \$30,000/Each           |                 |
| Leaching Pools – one (1), 8-foot Diameter x 12 Feet Deep = \$4,000/Each   |                 |
| Piping – 4-inch PVC (± 150 LF @ 10.00/foot) = \$1,500                     |                 |
| • Furnish & Install one (1) Kitchen Sanitary System                       | \$17,500        |
| Septic Tank – one (1) 2500 gallon = \$5,000/Each                          |                 |
| Leaching Pools – three (3), 10-foot Diameter x 9 Feet Deep = \$4,000/Each |                 |
| Piping – 4-inch PVC (± 50 LF @ 10.00/foot) = \$500                        |                 |
| • Site Restoration (Parking Area & Landscaping)                           | \$4,800         |
| Gravel & Stone Driveway Restoration (± 600 SY @ \$8.00/SY) = \$4,800      |                 |
| 3. Final Approvals and Project Closeout                                   | <u>\$4,500</u>  |
| • As-Built Survey                                                         | \$3,000         |
| • Final Applications & Certifications                                     | \$1,500         |
| Total Project Budget Estimate                                             | \$88,550        |
| <b>Use</b>                                                                | <b>\$90,000</b> |



**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](http://www.southamptontownny.gov/WQIPP)

**2022**

**BUDGET PROPOSAL**

Is the applicant a municipality group?  Yes  No

If yes, please enter the request date or anticipated request date of RFP (Request for Proposals) \_\_\_\_\_.

| 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                      |
| <b>Planning/Engineering/Design Cost Total</b> | <b>\$- 0.00</b>  | <b>\$- 0.00</b>          | <b>\$- 0.00</b>        | <b>\$- 0.00</b>               |

| Contractual Services                   |                 |                 |                 |                 |
|----------------------------------------|-----------------|-----------------|-----------------|-----------------|
|                                        | \$-             | \$-             | \$-             | \$- 0.00        |
|                                        | \$-             | \$-             | \$-             | \$- 0.00        |
|                                        | \$-             | \$-             | \$-             | \$- 0.00        |
|                                        | \$-             | \$-             | \$-             | \$- 0.00        |
|                                        | \$-             | \$-             | \$-             | \$- 0.00        |
|                                        | \$-             | \$-             | \$-             | \$- 0.00        |
|                                        | \$-             | \$-             | \$-             | \$- 0.00        |
| <b>Contractual Services Cost Total</b> | <b>\$- 0.00</b> | <b>\$- 0.00</b> | <b>\$- 0.00</b> | <b>\$- 0.00</b> |

| Construction & Site Improvements                       |                 |                 |                 |                 |
|--------------------------------------------------------|-----------------|-----------------|-----------------|-----------------|
|                                                        | \$-             | \$-             | \$-             | \$- 0.00        |
|                                                        | \$-             | \$-             | \$-             | \$- 0.00        |
|                                                        | \$-             | \$-             | \$-             | \$- 0.00        |
|                                                        | \$-             | \$-             | \$-             | \$- 0.00        |
|                                                        | \$-             | \$-             | \$-             | \$- 0.00        |
|                                                        | \$-             | \$-             | \$-             | \$- 0.00        |
|                                                        | \$-             | \$-             | \$-             | \$- 0.00        |
| <b>Construction &amp; Site Improvements Cost Total</b> | <b>\$- 0.00</b> | <b>\$- 0.00</b> | <b>\$- 0.00</b> | <b>\$- 0.00</b> |





**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](http://www.southamptontownny.gov/WQIPP)

**2022**

**COMMUNITY PRESERVATION FUND (CPF)  
WATER QUALITY IMPROVEMENT PROGRAM**

**APPLICANT'S INFORMATION**

Owner: Susan's Illusions, LLC  
Contact First and Last Name: Laurie Wiltshire, Pres., Land Planning Services  
Contact Address: P.O. Box 1313, East Hampton, NY 11937  
Contact Phone: 631-537-8500  
Contact Email: LPS.Hampton@gmail.com

**CONTRACT RECIPIANT INFORMATION**

Name/Organization: Susan's Illusions, LLC  
Contact Person/Officer: Louis Meisel  
Contact Address: 141 Prince St., NY, NY 10012  
Contact Phone: 917-682-3801  
Contact Email: Lou@meisels.com

**PROJECT INFORMATION**

Project Title: Armin and Judy Septic Improvement Project  
Project Location: 1970 Montauk Highway, Bridgehampton  
Project Description (1-3 sentences):

Project is to replace the failing cesspools on a WQIPP High Priority property, and replace with a nitrogen-reducing Innovative/Alternative On-Site Wastewater Treatment System.

**ANTICIPATED PROJECT TIMELINE**

Begin: ASAP  
Complete: Two Week Timeline for Completion  
Notes:


Due to the failing condition of the existing system, the project will begin as soon as funds and permits are in place

**ATTESTATION**

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

Check all boxes & sign.

- We certify that funds will not be directed for projects for the purpose of accommodating new growth.
- We understand that progress reports will need to be generated as specified in our Water Quality Improvement Contract AND a final report showing qualitative and/or quantitative data will be generated upon project completion. .

Signature:  Date 4.18.22

# Short Environmental Assessment Form

## Part 1 - Project Information

### Instructions for Completing

**Part 1 - Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

| <b>Part 1 - Project and Sponsor Information</b>                                                                                                                                                                                                                                                                                                      |  |                                                     |                                           |                                            |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-----------------------------------------------------|-------------------------------------------|--------------------------------------------|
| Susan's Illusion LLC c/o Land Planning Services, Ltd., Agent. (Arman and Judy Restaurant, tenants)                                                                                                                                                                                                                                                   |  |                                                     |                                           |                                            |
| Name of Action or Project:<br>Susan's Illusion LLC - septic upgrade                                                                                                                                                                                                                                                                                  |  |                                                     |                                           |                                            |
| Project Location (describe, and attach a location map):<br>1970 Montauk Highway, Bridgehampton                                                                                                                                                                                                                                                       |  |                                                     |                                           |                                            |
| Brief Description of Proposed Action:<br>To upgrade the existing failing septic system to an I/A OWTS.                                                                                                                                                                                                                                               |  |                                                     |                                           |                                            |
| Name of Applicant or Sponsor:<br>Land Planning Services, Ltd., Laurie Wiltshire, Pres.                                                                                                                                                                                                                                                               |  | Telephone: 631-537-8500<br>E-Mail: LPS@hamptons.com |                                           |                                            |
| Address:<br>P.O. Box 1313                                                                                                                                                                                                                                                                                                                            |  |                                                     |                                           |                                            |
| City/PO:<br>East Hampton                                                                                                                                                                                                                                                                                                                             |  | State:<br>NY                                        | Zip Code:<br>11937                        |                                            |
| 1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?<br>If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2. |  |                                                     | NO<br><input checked="" type="checkbox"/> | YES<br><input type="checkbox"/>            |
| 2. Does the proposed action require a permit, approval or funding from any other governmental Agency?<br>If Yes, list agency(s) name and permit or approval:<br>NYS DEC Permit and SCDHS permit and Southampton Town Environmental Division                                                                                                          |  |                                                     | NO<br><input type="checkbox"/>            | YES<br><input checked="" type="checkbox"/> |
| 3.a. Total acreage of the site of the proposed action?                                                                                                                                                                                                                                                                                               |  | 1.088 acres                                         |                                           |                                            |
| b. Total acreage to be physically disturbed?                                                                                                                                                                                                                                                                                                         |  | 7,000 s.f. +/- acres                                |                                           |                                            |
| c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?                                                                                                                                                                                                                               |  | 1.088 acres                                         |                                           |                                            |
| 4. Check all land uses that occur on, adjoining and near the proposed action.                                                                                                                                                                                                                                                                        |  |                                                     |                                           |                                            |
| <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)                                                                                                                        |  |                                                     |                                           |                                            |
| <input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agriculture <input checked="" type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____                                                                                                                                                                          |  |                                                     |                                           |                                            |
| <input type="checkbox"/> Parkland                                                                                                                                                                                                                                                                                                                    |  |                                                     |                                           |                                            |



|                                                                                                                                                                                                                                                          |                                                      |                                            |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------|--------------------------------------------|
| <p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?</p> <p>If Yes, explain purpose and size: _____</p> <p>_____</p> <p>_____</p> | <p>NO</p> <p><input checked="" type="checkbox"/></p> | <p>YES</p> <p><input type="checkbox"/></p> |
| <p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</p> <p>If Yes, describe: _____</p> <p>_____</p> <p>_____</p>                                               | <p>NO</p> <p><input checked="" type="checkbox"/></p> | <p>YES</p> <p><input type="checkbox"/></p> |
| <p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe: _____</p> <p>_____</p> <p>_____</p>                                             | <p>NO</p> <p><input checked="" type="checkbox"/></p> | <p>YES</p> <p><input type="checkbox"/></p> |
| <p><b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b></p>                                                                                                                                              |                                                      |                                            |
| <p>Applicant/sponsor name: Laurie Wiltshire, Pres., Land Planning Services, Ltd.</p>                                                                                                                                                                     | <p>Date: <u>4.14.22</u></p>                          |                                            |
| <p>Signature: _____</p>                                                                                                                                                                                                                                  |                                                      |                                            |

1970 Montauk Highway, Bridgehampton

Armin and Judy, occupant of the referenced commercial property located in the Town of Southampton, seek to receive funding from the Water Quality Improvement Program to upgrade their failing septic system. The proposed project entails constructing (1) Hydro-Action AN1100 Treatment unit and (3) 8' x 9' deep leaching pools; and (1) 1500-gallon grease trap, (1) 2500-gallon septic tank, and (3) 10' x 9' deep leaching pools. Hydro-Action technology constantly infuses oxygen to wastewater resulting in aerobic bacteria metabolizing the waste and producing cleaner effluent more efficiently in areas with sensitive land i.e., wetlands. This proposed construction, provided by the Raynor Group, will cost \$90,000.00.

The applicants must pump their cesspools once every three weeks. Between December 4, 2021 and March 30, 2022, this septic system was pumped seven times totaling 28,000 gallons of waste water, proof that the current system is failing and the upgrade considered a high priority application for this grant program. The applicant owes Quackenbush \$6,580 for these seven site visits, an expense that can be significantly reduced or eliminated in the future with the installation of an IA/OWTS system.

In the northwest corner of the property is Little Long Pond, a partner of the Mecox Bay watershed. Mecox Bay and its tributaries have an essential impact to Southampton Town's ecosystems and biodiversity. For example, these ecosystems support the shellfish populations, which have seen a dramatic decline due to high levels of nitrogen in the waters. This population decline can be directly related to the leaching of predated and failing septic systems across the surrounding areas of Mecox Bay and its tributaries. Mecox Bay currently has tight restrictions on shell fishing due to the sharp and steady decline of their population numbers caused by the presence of excess levels of nitrogen. Shell fishing has become impaired in Mecox Bay, causing great loss to the biodiversity of this ecosystem.

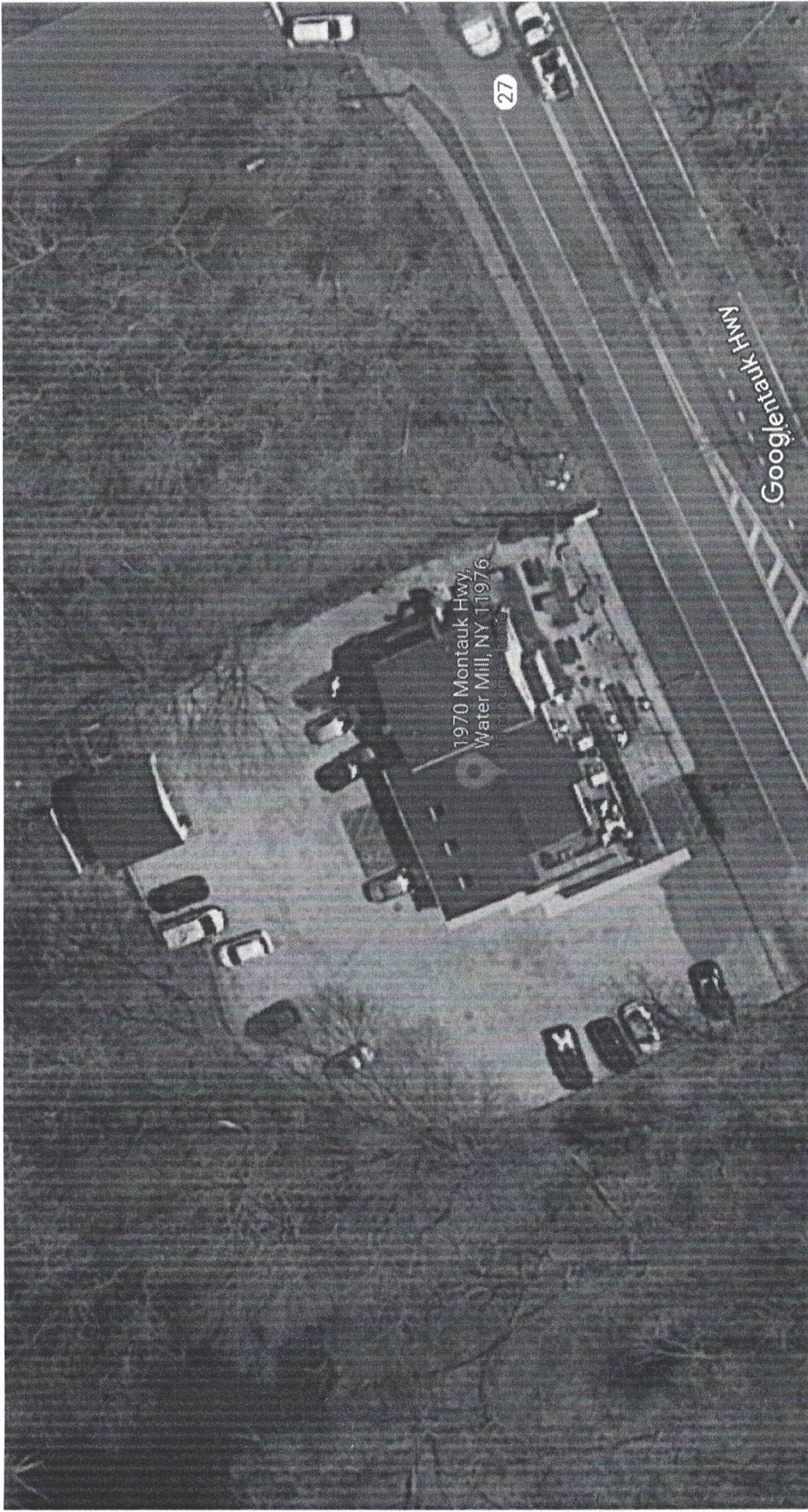
Mecox Bay and its watershed are important components of restoring water levels, flushing away water contaminates, and increasing dissolved oxygen levels, all of which favor shellfish and aquatic/wetland flora. Septic effluent on the East End is one of many concerns to water quality, oxygen level, and health of wetlands. 1970 Montauk Highway, with its proximity to wetlands, can be a positive force to its surrounding ecosystems if an IA/OWTS were installed and the existing system abandoned. Hayground Cove, a tributary of Mecox Bay, flows into Calf Creek and into Kellis Pond (located directly across the street from the property). Little Long Pond, roughly 100 feet from the existing septic on the property, flows south into Kellis Pond. Current site conditions, mainly the need to pump the existing septic frequently, is worrisome to the health of Little Long Pond and the natural flow of groundwater. Primary sources of nitrogen inputs in local bodies of water can be attributed to the leaching of septic systems into the groundwater.

Mecox Bay and its numerous tributaries receive runoff from roughly 19.8 square miles of adjacent lands. Since the implementation of IA/OWTS grant programs on State, County, and local levels, and the adoption of local regulations requiring the installation of nitrogen reducing innovation wastewater treatment systems for new and substantial reconstruction projects, areas

encompassing these systems have experienced decreases in excess nitrogen. It should be noted, these nitrogen reducing technologies cannot entirely solve the leaching of pollutants alone, however, they can lessen runoff and reduce the inputs of toxic matter into the groundwater table, watershed, and Mecox Bay. 1970 Montauk Highway would be an ideal location to install an IA/OWTS due to its proximities to essential wetlands and bodies of water to Mecox Bay. The property currently has a stone driveway, which assists in the prevention of runoff being discharged into Little Long Pond, Kellis Pond, and Montauk Highway. Higher water levels can increase runoff inputs and inundate residential septic systems, resulting in effluent contamination and risks to public health. Improving oxygen levels and sufficient salinity can protect shell and fin fisheries and progress groundwater quality, as well.

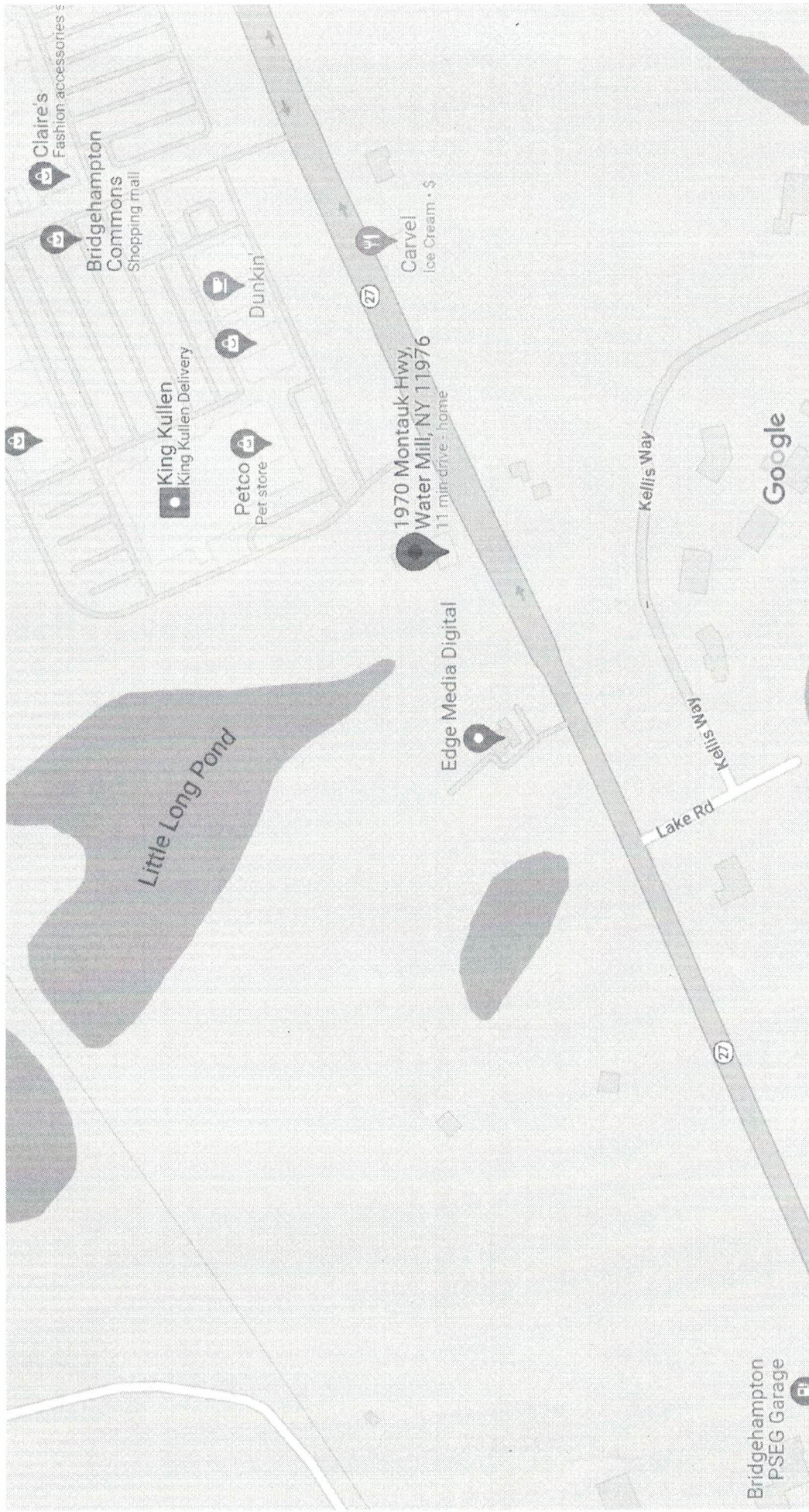
Mecox Bay is not only a natural beauty but is valued for its biodiversity and is one of Southampton's greatest assets. This bay is integral to the Town's culture, identity, and the environmental health of East End of Long Island. 1970 Montauk Highway, home to Armin and Judy restaurant, can and should be considered for the Waste Quality Improvement Program's grant to install an IA/OWTS system on its property. Little Long Pond and Kellis Pond, both adjacent to Armin and Judy, must be protected from the leaching of nitrogen from septic systems because both these ponds are connected and influence Mecox Bay and its tributaries.

# Google Maps 1970 Montauk Hwy



Imagery ©2022 New York GIS, Map data ©2022 20 ft

# Google Maps 1970 Montauk Hwy

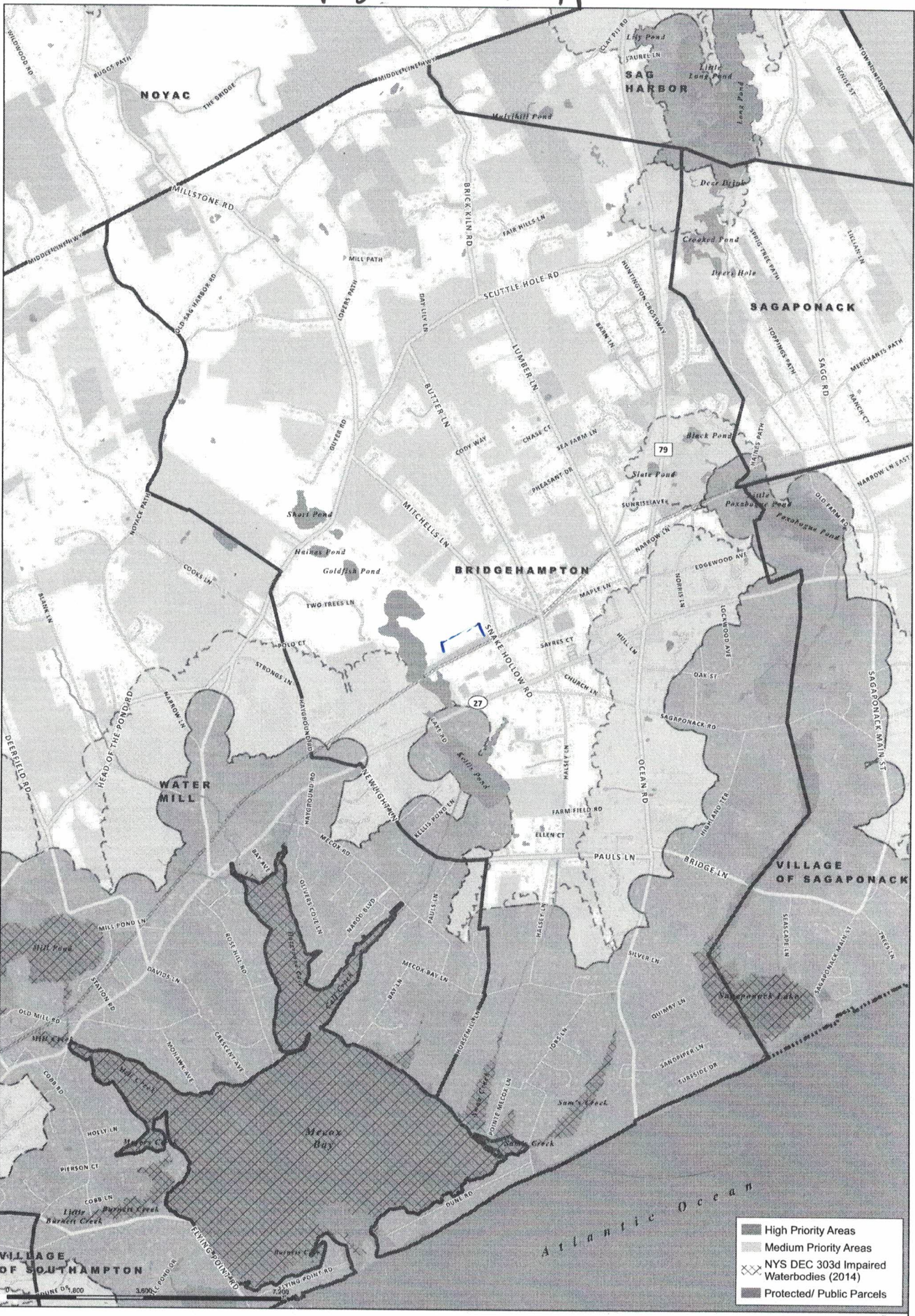


Map data ©2022 200 ft

# SPREAD SHEET TOOL: ESTIMATING POLLUTANT LOADS

| Watershed Name        | Watershed Total Area (acre) | .            | .2       | .3      | .4     |
|-----------------------|-----------------------------|--------------|----------|---------|--------|
| Mecox Bay             | 14721.83                    |              |          |         |        |
| Pastureland           | Forest                      | User Defined | Feedlots | Water   | Other  |
| 2574.66               | 3678.17                     | 0            | 2.0307   | 1252.97 | 113.42 |
| Swine                 | Sheep                       | Horse        | Chicken  | Turkey  | Duck   |
| 0                     | 20                          | 245          | 0        | 13442   | 21169  |
| % Septic Failure Rate |                             |              |          |         |        |
| 0.19                  |                             |              |          |         |        |

| State                 | County   | FIPS                    | HUC12                        |
|-----------------------|----------|-------------------------|------------------------------|
| NY                    | SUFFOLK  | 36103                   | 20302020605                  |
| Watershed Name        | HUC12    | Urban                   | Cropland                     |
| Mecox Bay             | 2.03E+10 | 3971.3                  | 3131.31                      |
| Watershed Name        | HUC12    | Beef Cattle             | Dairy Cattle                 |
| 20302020605 Mecox Bay |          | 13                      | 0                            |
| Watershed Name        | HUC12    | Septic Systems          | Population per Septic System |
| 20302020605 Mecox Bay |          | 5072                    | 3                            |
| Watershed Name        | HUC12    | Hydrological Soil Group |                              |
| 20302020605 Mecox Bay |          | B                       |                              |



# Town of Southampton CPF Water Quality Improvement Project Plan

## BRIDGEHAMPTON



Southampton County Real Property Tax Service  
 COPYRIGHT 2016, COUNTY OF SUFFOLK, N.Y.  
 Real Property Taxmap parcel linework used with permission of  
 Suffolk County Real Property Tax Service Agency (RPTSAA)

# Quackenbush CESSPOOLS

February 17, 2022

**Property Address:**

Armin & Judy

1970 Montauk Highway

Water Mill NY 11976

To Whom It May Concern,

Per your request, I have attached a report for the above referenced property. This report details the pumping performed in the last two years. Please let me know if you have any further questions.

Best Regards,



Danielle Quackenbush, President  
Quackenbush Cesspools, Inc.

631-907-4426

74 Montauk Highway, Suite 18 East Hampton NY 11937  
P: 631.907.4426 . F:631.604.1884 . [quackcesspools@gmail.com](mailto:quackcesspools@gmail.com)  
[www.quackenbushcesspools.com](http://www.quackenbushcesspools.com)

11:57 AM

02/17/22

Accrual Basis

### Quackenbush Cesspools Inc Sales by Item Detail

February 16, 2019 through February 16, 2022

| Type                                                                                              | Date       | Num    | Memo            | Name         | Qty          | Sales Price | Amount           | Balance          |
|---------------------------------------------------------------------------------------------------|------------|--------|-----------------|--------------|--------------|-------------|------------------|------------------|
| <b>Service</b>                                                                                    |            |        |                 |              |              |             |                  |                  |
| <b>Pump Out Service (Removal of liquid waste for first 1,000 gallons. 1,000 gallon m...</b>       |            |        |                 |              |              |             |                  |                  |
| <b>Pump Commercial (Removal of Liquid Waste per 1,000 gallons. Price includes all fo...</b>       |            |        |                 |              |              |             |                  |                  |
| Invoice                                                                                           | 01/10/2020 | 102384 | Removal of L... | Armin & Judy | 2            | 375.00      | 750.00           | 750.00           |
| Invoice                                                                                           | 08/05/2020 | 103754 | Removal of L... | Armin & Judy | 3.5          | 300.00      | 1,050.00         | 1,800.00         |
| Invoice                                                                                           | 09/01/2020 | 104003 | Removal of L... | Armin & Judy | 8.5          | 300.00      | 2,550.00         | 4,350.00         |
| Invoice                                                                                           | 09/01/2020 | 104003 | Removal of L... | Armin & Judy | 4            | 300.00      | 1,200.00         | 5,550.00         |
| Invoice                                                                                           | 10/14/2020 | 104434 | Removal of L... | Armin & Judy | 3.5          | 300.00      | 1,050.00         | 6,600.00         |
| Invoice                                                                                           | 12/09/2020 | 104882 | Removal of L... | Armin & Judy | 4            | 300.00      | 1,200.00         | 7,800.00         |
| Invoice                                                                                           | 01/09/2021 | 105104 | Removal of L... | Armin & Judy | 4            | 300.00      | 1,200.00         | 9,000.00         |
| Invoice                                                                                           | 01/27/2021 | 105229 | Removal of L... | Armin & Judy | 4            | 300.00      | 1,200.00         | 10,200.00        |
| Invoice                                                                                           | 02/17/2021 | 105366 | Removal of L... | Armin & Judy | 4            | 300.00      | 1,200.00         | 11,400.00        |
| Invoice                                                                                           | 03/10/2021 | 105505 | Removal of L... | Armin & Judy | 4            | 300.00      | 1,200.00         | 12,600.00        |
| Invoice                                                                                           | 03/31/2021 | 105674 | Removal of L... | Armin & Judy | 4            | 300.00      | 1,200.00         | 13,800.00        |
| Invoice                                                                                           | 04/21/2021 | 105870 | Removal of L... | Armin & Judy | 4            | 300.00      | 1,200.00         | 15,000.00        |
| Invoice                                                                                           | 05/12/2021 | 106046 | Removal of L... | Armin & Judy | 4            | 300.00      | 1,200.00         | 16,200.00        |
| Invoice                                                                                           | 08/02/2021 | 106211 | Removal of L... | Armin & Judy | 4            | 235.00      | 940.00           | 17,140.00        |
| Invoice                                                                                           | 08/23/2021 | 106502 | Removal of L... | Armin & Judy | 4            | 235.00      | 940.00           | 18,080.00        |
| Invoice                                                                                           | 07/14/2021 | 106705 | Removal of L... | Armin & Judy | 4            | 235.00      | 940.00           | 19,020.00        |
| Invoice                                                                                           | 08/04/2021 | 106947 | Removal of L... | Armin & Judy | 4            | 235.00      | 940.00           | 19,960.00        |
| Invoice                                                                                           | 08/25/2021 | 107204 | Removal of L... | Armin & Judy | 4            | 235.00      | 940.00           | 20,900.00        |
| Invoice                                                                                           | 09/15/2021 | 107401 | Removal of L... | Armin & Judy | 4            | 235.00      | 940.00           | 21,840.00        |
| Invoice                                                                                           | 10/08/2021 | 107635 | Removal of L... | Armin & Judy | 4            | 235.00      | 940.00           | 22,780.00        |
| Invoice                                                                                           | 10/27/2021 | 107848 | Removal of L... | Armin & Judy | 4            | 235.00      | 940.00           | 23,720.00        |
| Invoice                                                                                           | 11/17/2021 | 108030 | 11/15/2021 ...  | Armin & Judy | 5            | 235.00      | 1,175.00         | 24,895.00        |
| Invoice                                                                                           | 11/17/2021 | 108030 | 11/17/2021 ...  | Armin & Judy | 5            | 235.00      | 1,175.00         | 26,070.00        |
| Invoice                                                                                           | 12/04/2021 | 108164 | Removal of L... | Armin & Judy | 4            | 235.00      | 940.00           | 27,010.00        |
| Invoice                                                                                           | 12/15/2021 | 108212 | Removal of L... | Armin & Judy | 4            | 235.00      | 940.00           | 27,950.00        |
| Invoice                                                                                           | 01/05/2022 | 108339 | Removal of L... | Armin & Judy | 4            | 235.00      | 940.00           | 28,890.00        |
| Invoice                                                                                           | 01/26/2022 | 108470 | Removal of L... | Armin & Judy | 4            | 235.00      | 940.00           | 29,830.00        |
| Invoice                                                                                           | 02/16/2022 | 108589 | Removal of L... | Armin & Judy | 4            | 235.00      | 940.00           | 30,770.00        |
| <b>Total Pump Commercial (Removal of Liquid Waste per 1,000 gallons. Price includes ...</b>       |            |        |                 |              | <b>115.5</b> |             | <b>30,770.00</b> | <b>30,770.00</b> |
| <b>Total Pump Out Service (Removal of liquid waste for first 1,000 gallons. 1,000 gallon m...</b> |            |        |                 |              | <b>115.5</b> |             | <b>30,770.00</b> | <b>30,770.00</b> |
| <b>Total Service</b>                                                                              |            |        |                 |              | <b>115.5</b> |             | <b>30,770.00</b> | <b>30,770.00</b> |
| <b>TOTAL</b>                                                                                      |            |        |                 |              | <b>115.5</b> |             | <b>30,770.00</b> | <b>30,770.00</b> |

1,000  
g

Every 3 week  
3/9  
3/30