



**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)

**2023**

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

Project Applicant: Town of Southampton  
 Project Title: Riverside Phase I Sewer System  
 Project Manager Name: Janice Scherer, Town Planning and Development Administrator

Name	Janice Scherer
Title	Town Planning and Development Administrator
Organization	Town of Southampton Department of Land Management
Address	116 Hampton Road, Southampton NY 11968
Phone	631-702-1804
Email	jscherer@southamptontownny.gov

Property owner (if different from Project manager organization):

Name	N/A
Affiliation	
Organization	
Address	
Phone	
Email	

Project Address: Various SCTM #(S) various

Type of Project (Check all that apply):  
 Reduction     Remediation     Restoration

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

The Town of Southampton will construct Phase I sanitary infrastructure and a centralized sanitary treatment facility to service the hamlet of Riverside. This request encompasses the cost of construction of a Sewage Treatment Plant with 400,000 GPD capacity and collection and conveyance infrastructure development encompassing approximately 224 lots and 682 sewer connections.

The project will address environmental concerns posed by existing development in Riverside and enable the community to achieve the vision and goals of the Riverside Revitalization Action Plan. Riverside’s many underutilized and vacant properties presently contribute to the ongoing disinvestment in the community and blight conditions. The lots’ on-site conventional treatment facilities have contributed to elevated nitrogen in groundwater which travels to nearby surface waters and the sole source aquifer, negatively impacting the Peconic Estuary and the Central Pine Barrens.

The proposed sewer system will result in a net reduction in nitrogen loading compared to existing development of 4,923.85 lbs./yr. See attached project status update.



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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. **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).

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 Nitrogen.

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.

This request encompasses the cost of construction of a Sewage Treatment Plant with 400,000 GPD capacity and collection and conveyance infrastructure encompassing approximately 224 lots and 682 sewer connections. The project will address environmental concerns posed by existing development in Riverside and enable the community to achieve the vision and goals of the Riverside Revitalization Action Plan. The project is projected to result in a net reduction in nitrogen loading to the Peconic Estuary and Central Pine Barrens region.



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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.

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).

The project supports the Town of Southampton Water Quality Improvement Project Plan (WQIPP); Suffolk County Subwatershed Plan; and Suffolk County Water Resources Management Plan. See attached 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 checked="" type="checkbox"/>	<input 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.

Estimated existing nitrogen (N) discharge from the Phase 1 sewer service area, which relies on conventional septic systems, is calculated based on current flow of 94,132gpd @ 50mg/l, or 39.25 lbs/day. This equates to 14,326.25 lbs/yr. Estimated N discharge from the proposed Phase I STP, in accordance with Riverside redevelopment plans, is based on flow of 308,829 gpd @ 10 mg/l, or 25.76 lbs/day. This equates to 9,402.4 lbs/yr. Therefore, N loading post construction of the Phase I STP will therefore be reduced by 4,923.85 lbs./yr compared to existing, a reduction of 34.37%.

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.



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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.

Cost estimates were prepared by a licensed engineer and included in the Clean Water State Revolving Fund (CWSRF) Engineering Report prepared by Nelson & Pope (July 2022) (copy available upon request). The report was reviewed and approved by the NYS Environmental Facilities Corporation (EFC) and the project is on the 2023 Intended Use Plan annual list.

5b. Describe any matching funds to be provided.

Funds secured to date:

\$5,000,000 Congressionally Directed Funds (sponsor: Senator Schumer)  
\$250,000 Suffolk County

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.

CPF funds will be leveraged to match grants that the Town will apply for in 2023 and 2024 (NYSDEC and Environmental Facilities Corporation). The project cannot proceed without external funding support which is necessary to meet the criteria of fiscally responsible borrowing limits established by the Southampton Town Board, to bring operating/debt service under NYS Comptroller guidelines, and to support affordability of sewer district user fees for this hardship community.

## 6. MANAGEMENT, EXPERIENCE, ABILITY

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

The Land Management Department will oversee this project with professional support provided by a qualified engineering firm.

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

Community support of the Riverside Revitalization Action Plan (RRAP) is well documented in the RRAP, DGEIS, FGEIS and related documentation. Realization of RRAP goals is dependent of implementation of sewers. 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.

SEQRA review was completed as a component of the Generic Environmental Impact Statement for the Riverside Brownfield Area, Riverside Revitalization Action Plan, and associated Zoning Amendments in December 2015. Next steps: Sewer District Formation; Supplemental DGEIS for the STP and Constructed Treatment Wetpads; SHPO; Town of Southampton SWPP; NYSDEC SPDES.



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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.

Plans and specifications prepared by the project engineer will include and Operations and Maintenance Manual for startup, operation and maintenance of the system.

### 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.

It is anticipated that upon issuance of Notice to Proceed, construction will be completed within a nine month period.

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

Phase II Sewering will provide an additional 400,000 GPD capacity.

### 9. 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: *Janice Schorer* Date 3/15/23

### 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-stepl> 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.

### 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**

Is the applicant a municipality?  Yes  No  
 If yes, please enter the request date or anticipated request date of RFP (Request for Proposals) TBD.

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				
Sanitary Collection/pump stations	\$-7,500,000.00	\$-	\$-280,500.00	\$-7,780,500.00
STP	\$-	\$-5,250,000.00	\$-13,700,525.00	\$-18,950,525.00
	\$-	\$-	\$-	\$-0.00
	\$-	\$-	\$-	\$-0.00
	\$-	\$-	\$-	\$-0.00
	\$-	\$-	\$-	\$-0.00
	\$-	\$-	\$-	\$-0.00
<b>Construction &amp; Site Improvements Cost Total</b>	<b>\$-7,500,000.00</b>	<b>\$-5,250,000.00</b>	<b>\$-13,981,025.00</b>	<b>\$-26,731,025.00</b>



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Equipment/Materials/Supplies	Town CPF Request	Matching Funds Committed	Matching Funds Pending	Estimated Total Project Costs
	\$-	\$-	\$-	\$-0.00
	\$-	\$-	\$-	\$-0.00
	\$-	\$-	\$-	\$-0.00
	\$-	\$-	\$-	\$-0.00
	\$-	\$-	\$-	\$-0.00
	\$-	\$-	\$-	\$-0.00
	\$-	\$-	\$-	\$-0.00
				\$ 0.00
				\$ 0.00
				\$ 0.00
				\$ 0.00
				\$ 0.00
				\$ 0.00
				\$ 0.00
				\$ 0.00
				\$ 0.00
				\$ 0.00
<b>Equipment/Materials/Supplies Total</b>	<b>\$-0.00</b>	<b>\$0.00</b>	<b>\$-0.00</b>	<b>\$-0.00</b>

Additional Cost				
	\$-	\$-	\$-	\$- 0.00
	\$-	\$-	\$-	\$- 0.00
	\$-	\$-	\$-	\$- 0.00
	\$-	\$-	\$-	\$- 0.00
	\$-	\$-	\$-	\$- 0.00
	\$-	\$-	\$-	\$- 0.00
	\$-	\$-	\$-	\$- 0.00
	\$-	\$-	\$-	\$- 0.00
<b>Additional Cost Total</b>	<b>\$- 0.00</b>	<b>\$- 0.00</b>	<b>\$- 0.00</b>	<b>\$- 0.00</b>

<b>Planning/Engineering/Design Cost Total (from page 7)</b>	<b>\$- 0.00</b>	<b>\$- 0.00</b>	<b>\$- 0.00</b>	<b>\$- 0.00</b>
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Total Project Cost	\$-26,731,025.00
Applicant matching funds committed	\$-5,250,000.00
Applicant matching funds pending approval (e.g. grant request submitted pending determination)	\$-13,981,025.00
Total CPF Funds Requested	\$-7,500,000.00

Source of matching funds	Amount
Congressional Allocation	\$ 5,000,000.00
Suffolk County	\$ 250,000.00
TBD	\$ 13,981,025.00



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

### APPLICANT'S INFORMATION

Owner: Town of Southampton Department of Land Management

Contact First and Last Name: Janice Scherer, Town Planning and Development Administrator

Contact Address: 116 Hampton Road, Southampton NY 11968

Contact Phone: 631-702-1804

Contact Email: jscherer@southamptontownny.gov

### CONTRACT RECIPIANT INFORMATION

Name/Organization: Town of Southampton Department of Land Management

Contact Person/Officer: Janice Scherer, Town Planning and Development Administrator

Contact Address: 116 Hampton Road, Southampton NY 11968

Contact Phone: 631-702-1804

Contact Email: jscherer@southamptontownny.gov

### PROJECT INFORMATION

Project Title: Riverside Sewer System Phase 1

Project Location: Riverside

Project Description (1-3 sentences): \_\_\_\_\_

The Town of Southampton will construct Phase I sanitary infrastructure and a centralized sanitary treatment facility to service the hamlet of Riverside. This request encompasses the cost of construction of a Sewage Treatment Plant with 400,000 GPD capacity and collection and conveyance infrastructure development encompassing approximately 224 lots and 682 sewer connections.

### ANTICIPATED PROJECT TIMELINE

Begin: TBD

Complete: \_\_\_\_\_

Notes: \_\_\_\_\_





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Plans and specifications prepared by the project engineer will include and Operations and Maintenance Manual for startup, operation and maintenance of the system.

### 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.

It is anticipated that upon issuance of Notice to Proceed, construction will be completed within a nine month period.

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

Phase II Sewering will provide an additional 400,000 GPD capacity.

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- 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: *Janice Schorer* Date 3/15/23

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**DEPARTMENT OF LAND MANAGEMENT  
RIVERSIDE SEWER SYSTEM PHASE I**

**ATTACHMENTS**

PROJECT STATUS UPDATE

NARRATIVE – ITEM 3D

EXISTING CONDITIONS MAP/PHOTO

WQIPP LOCATION MAP

## RIVERSIDE SEWER SYSTEM PHASE I

### Project status update

- 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)
- Clean Water State Revolving Fund Engineering Report (June 2022)
- EFC Value Planning Report Acceptance (3/23/22)
- Town of Southampton CPF funding approval for sewer system design engineering (2022)
- NYS Intended Use Plan Annual List 2023
- Congressional Directed Spending allocation \$5M (Schumer 2023)
- Total flow generated from existing development is calculated at 108,235 gallons per day, based on SCDHS flow rates for existing uses. This flow rate accounts for 27% of the overall system capacity. No CPF funds are requested to support new growth.

### 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)<sup>1</sup>

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

- 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.

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<sup>1</sup> <https://www.southamptontownny.gov/DocumentCenter/View/7318/Water-Quality-Improvement-Plan-CPF-Referendum-PDF?bidId=>

**Suffolk County Subwatershed Plan<sup>2</sup>**

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 Plan<sup>3</sup>**

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

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<sup>2</sup> <https://suffolkcountyny.gov/Portals/0/formsdocs/planning/CEQ/2020/RevisedComplete%20SWP2-21-20.pdf>

<sup>3</sup>

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