



March 15, 2023

Water Quality Improvement Project Plan (WQIPP)  
C/O Jacqueline Fenlon, Acting CPF Director  
Community Preservation Fund  
24 W. Montauk Highway  
Hampton Bays, NY 11946

**Re: WQIPP for Conscience Point & Conscience Point Marina  
funding request for design of Bioswale, Rain Garden, Permeable Paving**

Dear Ms. Fenlon:

We respectfully submit the enclosed application on the behalf of the Southampton History Museum at the above-mentioned property. An electronic copy of these document is also being provided.

If further information is needed, please feel free to contact me at 631.283.1131 or [steve@araiysdesign.com](mailto:steve@araiysdesign.com).

Respectfully submitted,

**ARAIYS DESIGN, L.A., P.C.**

A handwritten signature in black ink that reads 'Steven G. Nieroda'.

Steven G. Nieroda, ASLA, RLA  
Principal



# 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 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. 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:

#### [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 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



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# 2023

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

Project Applicant: Southampton History Museum

Project Title: Conscience Point

Project Manager Name: Steven G. Nieroda, Araiys Design LA PC

Name	Steven G. Nieroda
Title	Principal
Organization	Araiys Design LA PC
Address	38 Nugent Street, Suite B Southampton, NY 11968
Phone	631-283-1131
Email	steve@araiysdesign.com

Property owner (if different from Project manager organization):

Name	Tom Edmonds
Affiliation	Executive Director, Southampton History Museum
Organization	Southampton History Museum
Address	17 Meeting House Lane, Southampton, NY 11968
Phone	(631) 283-2494
Email	tedmonds@southamptonhistory.org

Project Address: 1976 North Sea Road, Southampton, NY SCTM #(S) 900-60-2-8

Type of Project (Check all that apply):

Reduction  Remediation  Restoration

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

Bioswale, rain garden, and permeable pavement infrastructure will be designed along Conscience Point Road and within the Conscience Point Marina parking area. The bioswale and rain garden will be designed to reduce discharges of pollutants from stormwater runoff into North Sea Harbor. These practices will intercept stormwater that is currently being directed without opportunities to be treated into North Sea Harbor. The intercepted water will be directed into bio-swales planted with Eastern Long Island native vegetation and will provide infiltration, treatment, and minimal storage of excess water. The benefit of this green infrastructure will be pollutant load reductions that are typically carried through stormwater discharges. The permeable pavement will be designed for the marina parking area in connection with a proposed innovative and alternative sanitary system that will be installed to serve the existing shellfish hatchery.

The stormwater management design will conform to the NYSDEC Stormwater Management Design Manual and, where necessary, will be enhanced to improve pre-treatment and inlet control as well as outlet control.

Araiys Design Landscape Architecture, PC (ADLA) will prepare the watershed analysis, conceptual design, cost estimate, and pollutant load reduction estimate for this project. ADLA will prepare submission plans for review by state and town agencies. Upon agency approval, ADLA will prepare construction drawings and documents for bidding and construction.



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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).

North Sea Harbor and tributaries are TMDL restricted areas and are considered High Priority for stormwater management meeting a combination of parameters described in the Town of Southampton WQIPP Manual with 0-2 year groundwater to surface water travel times.

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 proposed design will utilize BMP's designed in accordance with the New York State Stormwater Management Design Manual. Reduction measurements of pollutants of concern will be addressed during the design process.



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**2023**

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

The proposed green infrastructure will be informed by a thorough site analysis during the design phase. Infiltration Bioretention areas are the anticipated BMP.

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 will benefit North Sea Harbor which is located in a High Priority Area as defined in the WQIPP maps. The stormwater collection, infiltration, and treatment will remediate nitrogen loading to North Sea Harbor and supports the the goal of stormwater remediation as described in the WQIPP, page 58.

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



**If stormwater system or drainage is proposed:** The project must indicate compliance with the New York State Stormwater Design Manual (2015 and as updated).



**If project is related to farmland:** Describe any Agricultural Stewardship Plan or other long term strategy for Nitrogen abatement.



**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.



**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.



**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.

The project will reduce the amount of untreated stormwater runoff being discharged to North Sea Harbor. The Design documents will include pollutant reduction calculations for pre-BMP reduction targets including Nitrogen, Phosphorus, BOD, and sediments.

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

Water quality reports shall be collected for a period of five years. Monitoring agencies will be determined during the course of design.



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

The projected useful life is approximately 20-50 years (WQIPP, page 77). The property owner is dedicated to the preservation of Conscience Point and the North Sea Harbor.

## 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.

TBD

5b. Describe any matching funds to be provided.

TBD

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 Southampton Historical Society does not have the financial resources to design and implement the proposed stormwater solutions on their own. Funding through available grant money is an essential component of making this a reality.

## 6. MANAGEMENT, EXPERIENCE, ABILITY

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

The Southampton History Museum assisted in the development of the Conscience Point Shellfish. Founded in 2013, the mission of the hatchery is to advance Southampton Town's rich maritime history with modern practices of sustainable aquaculture and ecological stewardship of town waters. The hatcher grows shellfish used to seed local bays, restore shellfish populations and improve water quality.

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

TBD

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

The proposed work is within the jurisdiction of the NYSDEC and Town of Southampton Environmental Division. Permits will be required by both agencies. Expected timeframe for approvals from time of submission is 3-6 months.



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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.

TBD

### 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.

TBD

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

TBD

### 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: Steven Nieroda Digitally signed by Steven Nieroda Date: 2023.03.15 18:17:13 -04'00' 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-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.

### 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



**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) \_\_\_\_\_.

PLANNING/ENGINEERING/DESIGN	Town CPF Request	Matching Funds Committed	Matching Funds Pending	Estimated Total Project Costs
Task 1-	\$-25,000.00	\$-	\$-	\$-25,000.00
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>\$-25,000.00</b>	<b>\$-0.00</b>	<b>\$-0.00</b>	<b>\$-25,000.00</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>



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**2023**

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
<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
<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>\$- 25,000.00</b>	<b>\$- 0.00</b>	<b>\$- 0.00</b>	<b>\$- 25,000.00</b>
-------------------------------------------------------------	----------------------	-----------------	-----------------	----------------------

Total Project Cost	\$-25,000.00
Applicant matching funds committed	\$-0.00
Applicant matching funds pending approval (e.g. grant request submitted pending determination)	\$-0.00
Total CPF Funds Requested	\$-25,000.00

Source of matching funds	Amount



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**2023**

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

### APPLICANT'S INFORMATION

Owner: Southampton History Museum  
Contact First and Last Name: Tom Edmonds, Executive Director  
Contact Address: 17 Meeting House Lane, Southampton, NY 11968  
Contact Phone: (631) 283-2494  
Contact Email: tedmonds@southamptonhistory.org

### CONTRACT RECIPIANT INFORMATION

Name/Organization: Southampton History Museum  
Contact Person/Officer: Tom Edmonds, Executive Director  
Contact Address: 17 Meeting House Lane, Southampton, NY 11968  
Contact Phone: (631) 283-2494  
Contact Email: tedmonds@southamptonhistory.org

### PROJECT INFORMATION

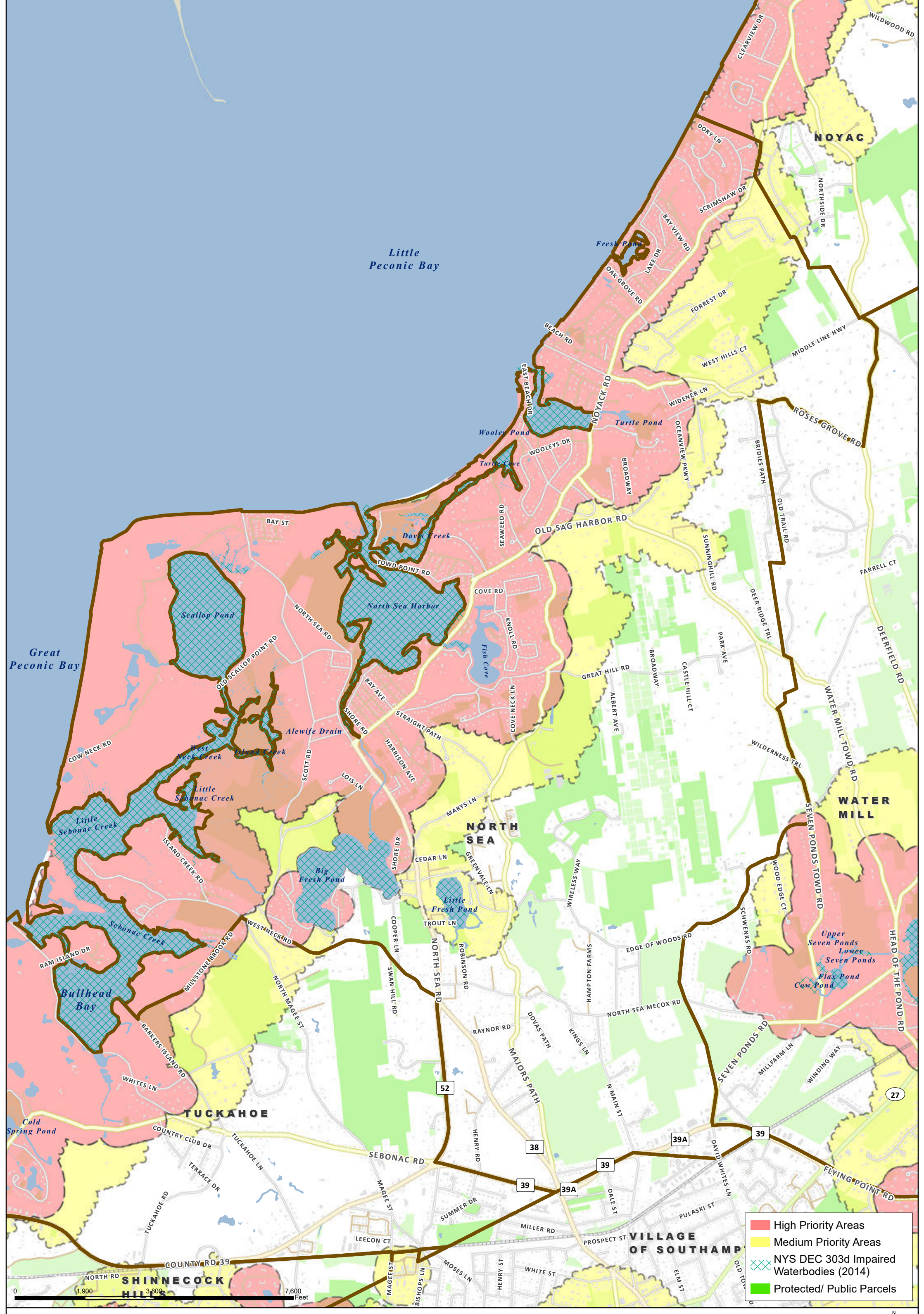
Project Title: Conscience Point  
Project Location: 1640 North Sea Road, Southampton, NY 11968  
Project Description (1-3 sentences): \_\_\_\_\_

Bioswale, rain garden, permeable surfacing will be designed along Conscience Point Road and within the Conscience Point Marina parking area. These green infrastructure technologies will be designed to reduce discharges of pollutants from stormwater runoff into North Sea Harbor. These practices will intercept stormwater that is currently being directed without opportunities to be treated into North Sea Harbor.

### ANTICIPATED PROJECT TIMELINE

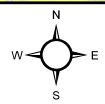
Begin: August of 2023  
Complete: March of 2024  
Notes: \_\_\_\_\_

The start of the design is contingent upon the approval of this application and the allocation of grant money.



# Town of Southampton CPF Water Quality Improvement Project Plan

## NORTH SEA



Suffolk 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 (R.P.T.S.A.)

AERIAL VIEW



VIEW OF CONSCIENCE POINT ROAD LOOKING NORTHEAST FROM NORTH SEA ROAD INTERSECTION



VIEW OF CONSCIENCE POINT MARINA PARKING AREA LOOKING NORTH



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LITTLE PECONIC BAY

NORTH SEA HARBOR

PROJECT AREA

NOYACK RD

GOVERNOR

**ARAYS DESIGN**  
 LANDSCAPE ARCHITECTURE  
 Site Planners  
 Development Strategists

Agawam Studio  
 28 August Street  
 Southhampton, NY 11968  
 (631) 283-4677 (office)  
 info@araysdesign.com

Project  
CONSCIENCE POINT  
Town of Southampton, NEW YORK

Drawing Title  
REGIONAL CONTEXT

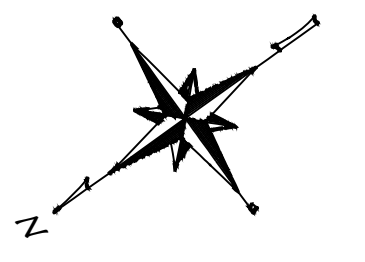
Seal  
PRELIMINARY

TIMOTHY A. RUMPH R.L.A.  
N.Y.S. LIC. NO. 832

Revisions		
No.	Date	Description

Job No. 180321  
 Date 3/15/23  
 Scale N/A  
 Dwn. By SM  
 Chkd. By TAR  
 Drawing No.

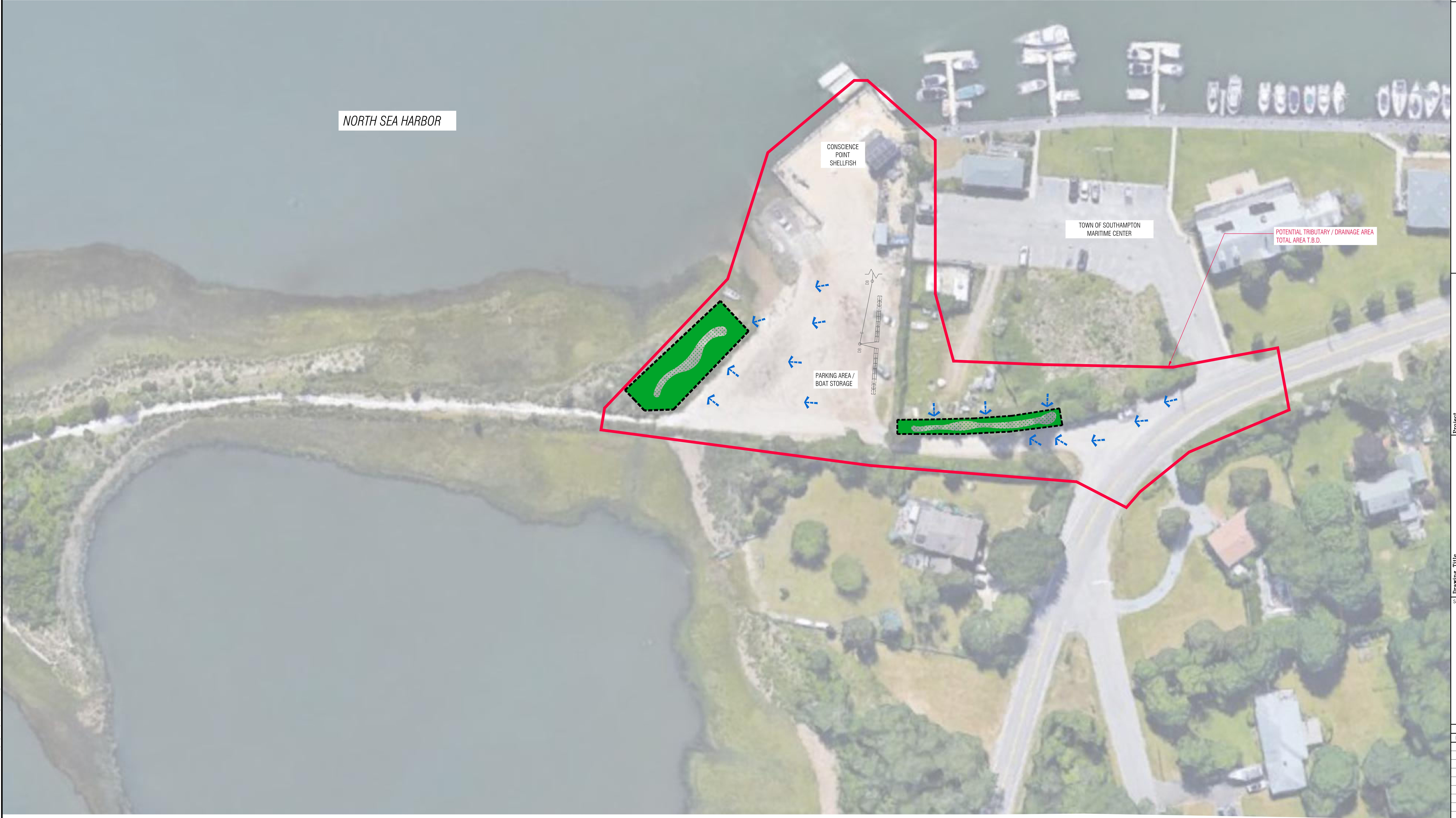
1 SITE CONTEXT PLAN  
NOT TO SCALE



EC-1

File Path: \\server\barthman\Drawings\2023\180321\180321-01-REGIONAL CONTEXT.dwg

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Project  
**CONSCIENCE POINT**  
Town of Southampton  
NEW YORK

Drawing Title  
**TRIBUTARY STUDY**

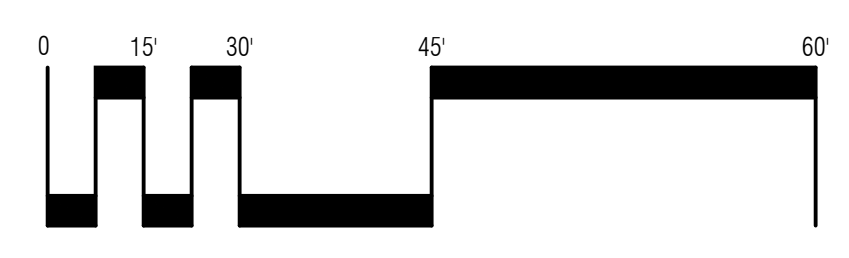
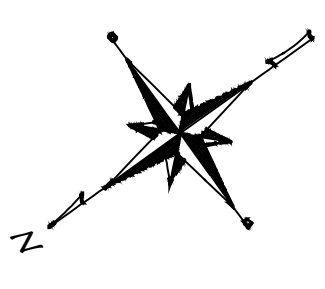
Seal  
**PRELIMINARY**  
TIMOTHY A. RUMPH, L.L.A.  
N.Y.S. LIC. NO. 852

Revisions		
No.	Date	Description

Job No. 180321  
Date 03/26/18  
Scale N/A  
Dm. By EAS  
Chkd. By TAR  
Drawing No.

**TS-1**

**1 CONCEPTUAL TRIBUTARY STUDY**  
SCALE: 1" = 30'-0"



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