

WATER QUALITY IMPROVEMENT PROJECT PLAN

FOR

WATER MILL MUSEUM

41 OLD MILL ROAD

WATER MILL

TOWN OF SOUTHAMPTON

SUFFOLK COUNTY, NY



Owner/Applicant:

Water Mill Museum
c/o Sandra M. Raynor
41 Old Mill Road
Water Mill, NY 11976

Prepared: March 2024

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

860 MONTAUK HIGHWAY P.O. BOX 720 WATER MILL, NY 11976
SURVEYORS CIVIL ENGINEERS SITE PLANNERS



TOWN OF SOUTHAMPTON

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

WQIPP@southamptontownny.gov

Entity: Water Mill Museum

Project Name: Water Mill Museum Sanitary Improvement Project

2024

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

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

Project Applicant: Water Mill Museum
 Project Title: Water Mill Museum
 Project Manager Name: Sandra M. Raynor
 Entity Anticipating Grant and Funding: Water Mill Museum

Name	Sandra M. Raynor
Title	President
Organization	Water Mill Museum
Address	41 Old Mill Road, P.O. Box 63, Water Mill, NY 11976
Phone	(516) 769 - 9908
Email	millpondsandy@gmail.com

Property owner (if different from Project manager organization):

Name	
Affiliation	
Organization	
Address	
Phone	
Email	

Project Address: 41 Old Mill Road, Water Mill, NY 11976 SCTM #(S) 0900 - 114.00 - 02.00 - 008.000

Type of Project (Check all that apply):

- Reduction
 Remediation
 Restoration

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

The proposed project involves upgrading the existing sub-standard sanitary system (cesspools) that serves the Museum and Pottery Building and replacing it with an Innovative/Alternative On-site Wastewater Treatment System (I/A OWTS) in accordance with the requirements of the Suffolk County Sanitary Code. The scope of the wastewater treatment system improvements consists of removing and abandoning the existing block cesspools and installing a new AN500-C Wastewater Treatment Tank and associated equipment as manufactured by Hydro-Action. The sanitary improvements also include a new sanitary manhole (distribution structure), sanitary leaching galleys, piping work and electrical system components.

The proposed work shall also included site restoration including the remediation of the existing brick courtyard area and brick walkway.



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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).

Currently the site is located within a High Priority area as defined by the Town of Southampton CPF WQIPP. The depth to groundwater fluctuates and is approximately 8.0 feet below existing grade.

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 sanitary system upgrade improvements project (I/A OWTS) is defined in the Town of Southampton CPF WQIPPP as "The Major Strategy" to achieve source load reduction. The phasing out of cesspools and conventional sanitary systems and the implementation I/A OWTS in sub-watersheds and high groundwater areas is critical in reducing nitrogen loading to the Peconic Estuary.



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

The Hydro-Action wastewater treatment unit technology is approved by the Suffolk County Department of Health Services. It is one of the leading Innovative/Alternative On-site Wastewater Treatment Systems (I/A OWTS) in the world. Hydro-Action, in Suffolk County testing, has been the best-performing I/A OWTS for nitrogen reduction, averaging 10.7 MG/L entreated effluent. Source - <https://reclaimourwater.info/>

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 proposed project is consistent with the Town of Southampton CPF WQIPP Plan Framework, Section II. (Page 20) with respect to the "Reduction" tactic by addressing the nitrogen problem and other pollutants in upgrading/replacing a conventional sanitary system with a wastewater treatment system (treating the sewage effluent before it is disposed into the ground). This project is also consistent with the Long Island Nitrogen Action Plan and Suffolk County's Sub-watersheds Wastewater Plan, which proposes to provide funding for the replacement of sub-standard sanitary systems.

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 sewage effluent that discharges into the ground contains measurable levels of nitrogen and wastewater pathogens. It is estimated that the total nitrogen (TN) levels in the existing wastewater effluent that is discharging into the ground is approximately 45 mg/l to 55 mg/l. The TN targeted reduction goal with the installation of a I/A OWTS would be below 19 mg/l.

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

The proposed wastewater treatment system is required to be registered with the Suffolk County Department of Health Services and would be subject to their sampling and testing protocol including mandatory maintenance each year. The Water Mill Museum intends to follow and comply with the sampling, testing and reporting requirements as mandated by the SCDHS including monitoring water quality each year.



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

The anticipated life of the proposed technology (wastewater treatment system) is twenty (20) to twenty five (25) 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.

The budget was determined through an engineering evaluation including the design and permit fees and the labor, equipment and material costs for the proposed work. The construction cost estimate also took into account available pricing information from the Suffolk County Reclaim Our Waters website.

The permitting and design fees are based on the scope of services and industry standards.

5b. Describe any matching funds to be provided.

The Water Mill Museum would fund a portion of the Planning/Engineering/Design (Permitting) as well as the Contractual Services that would be required for the project.

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.

Should funding not be granted to the Water Mill Museum, the expense of the project would be borne by the Water Mill Museum. Should funds be awarded at a lower amount than requested, the Water Mill Museum would need to reassess the project including the timing for performing the work. If there are cost overruns, the Water Mill Museum would need to incur the cost.

6. MANAGEMENT, EXPERIENCE, ABILITY

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

The Water Mill Museum have retained The Raynor Group, P.E. & L.S. PLLC as the Civil Engineers for this project. They have prepared the proposed project design and will assist with the required permitting work as well as assisted with preparing the subject Grant Application.

The Raynor Group has over 30 years experience in the design of wastewater treatment systems and municipal projects.

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

There is no known opposition to the project. The residence of Water Mill as a whole would benefit from water quality improvements.

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

1. SCDHS, Wastewater Management (anticipated time frame 3-4 months) - Pending
2. SCDHS, Pollution Control (anticipated time frame 1-2 months) - Pending
3. NYSDEC - Wetlands Permit (anticipated time frame 3-4 months) - Permit Application in Progress
4. Town of Southampton Planning Board - Site Plan/Wetlands Permit (anticipated time frame 3-4 months) - Permit Application in Progress
5. Town of Southampton Building Department - Electrical Permit (1 Month)



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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.

The operation and maintenance costs for the wastewater treatment system will be approximately \$900 per year, and will be the Water Mill Museum responsibility after one year. Sampling will be performed twice a year and the data submitted (uploaded) to the Suffolk County Department of Health Services Database.

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.

Permitting is expected to take up to three (3) to four (4) months. All the required permits are expected to be procured by July 2024 with the exception of the building permit.

The proposed work including restoration will take approximately 10 working days. The proposed work is scheduled for the Spring of 2025.

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

N/A

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.
- I authorize the subject property to be inspected by Town Personnel.

Signature: _____

Sandra M. Rayson

Date March 11, 2024

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

11. 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.

12. 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 incorporated or organized as a Not-for-Profit corporation or Not-for Profit limited liability company?

Yes No (If Yes, please submit a copy of the Certificate of Incorporation/Organization with this application)

Is the applicant a municipality? Yes No

If yes, please enter the request date or anticipated request date of RFP (Request for Proposals) Spring 2025

PLANNING/ENGINEERING/DESIGN	Town CPF Request	Matching Funds Committed	Matching Funds Pending	Estimated Total Project Costs
Task 1- Design of Wastewater Treatment System	\$-3,000.00	\$-	\$-	\$-3,000.00
Task 2- SCDHS Office of Wastewater Management Permitting	\$-2,000.00	\$-	\$-	\$-2,000.00
Task 3- Sampling and Testing - Abandoned Septic Tank	\$-2,000.00	\$-	\$-	\$-2,000.00
Task 4- SCDHS Office of Pollution Control Permitting	\$-1,000.00	\$-	\$-	\$-1,000.00
Task 5- NYSDEC Permitting	\$-3,000.00	\$-	\$-	\$-3,000.00
Task 6- TOS Electrical Permit	\$-1,000.00	\$-	\$-	\$-1,000.00
Task 7 - TOS Site Plan Wetlands	\$-3,000.00	\$-	\$-	\$-3,000.00
Planning/Engineering/Design Cost Total	\$-15,000.00	\$-0.00	\$-0.00	\$-15,000.00

Contractual Services				
	\$-	\$-	\$-	\$-0.00
	\$-	\$-	\$-	\$-0.00
	\$-	\$-	\$-	\$-0.00
	\$-	\$-	\$-	\$-0.00
	\$-	\$-	\$-	\$-0.00
	\$-	\$-	\$-	\$-0.00
	\$-	\$-	\$-	\$-0.00
Contractual Services Cost Total	\$-0.00	\$-0.00	\$-0.00	\$-0.00

Construction & Site Improvements				
Site Preparation & Mobilization	\$-5,000.00	\$-	\$-	\$-5,000.00
Pumping & Removal of Existing Septic Tank	\$-3,750.00	\$-	\$-	\$-3,750.00
Installation of Treatment Tank, Manhole, Galleys & Piping	\$-15,000.00	\$-	\$-	\$-15,000.00
Electrical Work	\$-1,000.00	\$-	\$-	\$-1,000.00
Site Restoration	\$-20,000.00	\$-	\$-	\$-20,000.00
	\$-	\$-	\$-	\$-0.00
	\$-	\$-	\$-	\$-0.00
Construction & Site Improvements Cost Total	\$-44,750.00	\$-0.00	\$-0.00	\$-44,750.00



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

APPLICANT'S INFORMATION

Owner: Water Mill Museum
Contact First and Last Name: Sandra M. Raynor
Contact Address: 41 Old Mill Road, P.O. Box 63, Water Mill, NY 11976
Contact Phone: (516) 769 - 9908
Contact Email: millpondsandy@gmail.com

CONTRACT RECIPIANT INFORMATION

Name/Organization: Water Mill Museum
Contact Person/Officer: Sandra M. Raynor
Contact Address: 41 Old Mill Road, P.O. Box 63, Water Mill, NY 11976
Contact Phone: (516) 769 - 9908
Contact Email: millpondsandy@gmail.com

PROJECT INFORMATION

Project Title: Water Mill Museum Sanitary Improvement Project
Project Location: 41 Old Mill Road, Water Mill, NY 11976
Project Description (1-3 sentences):

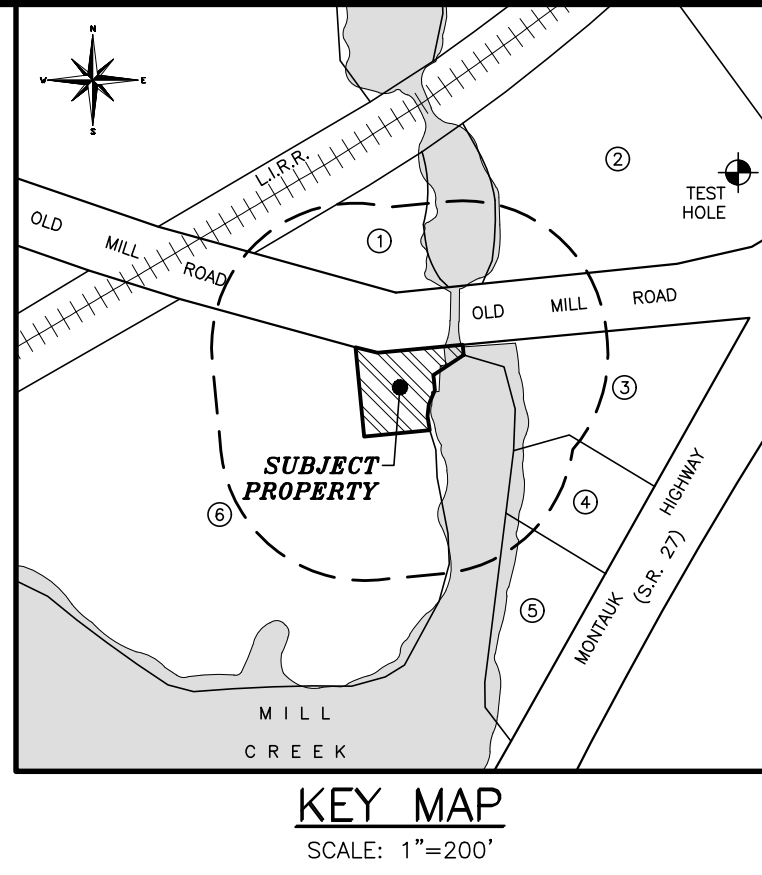
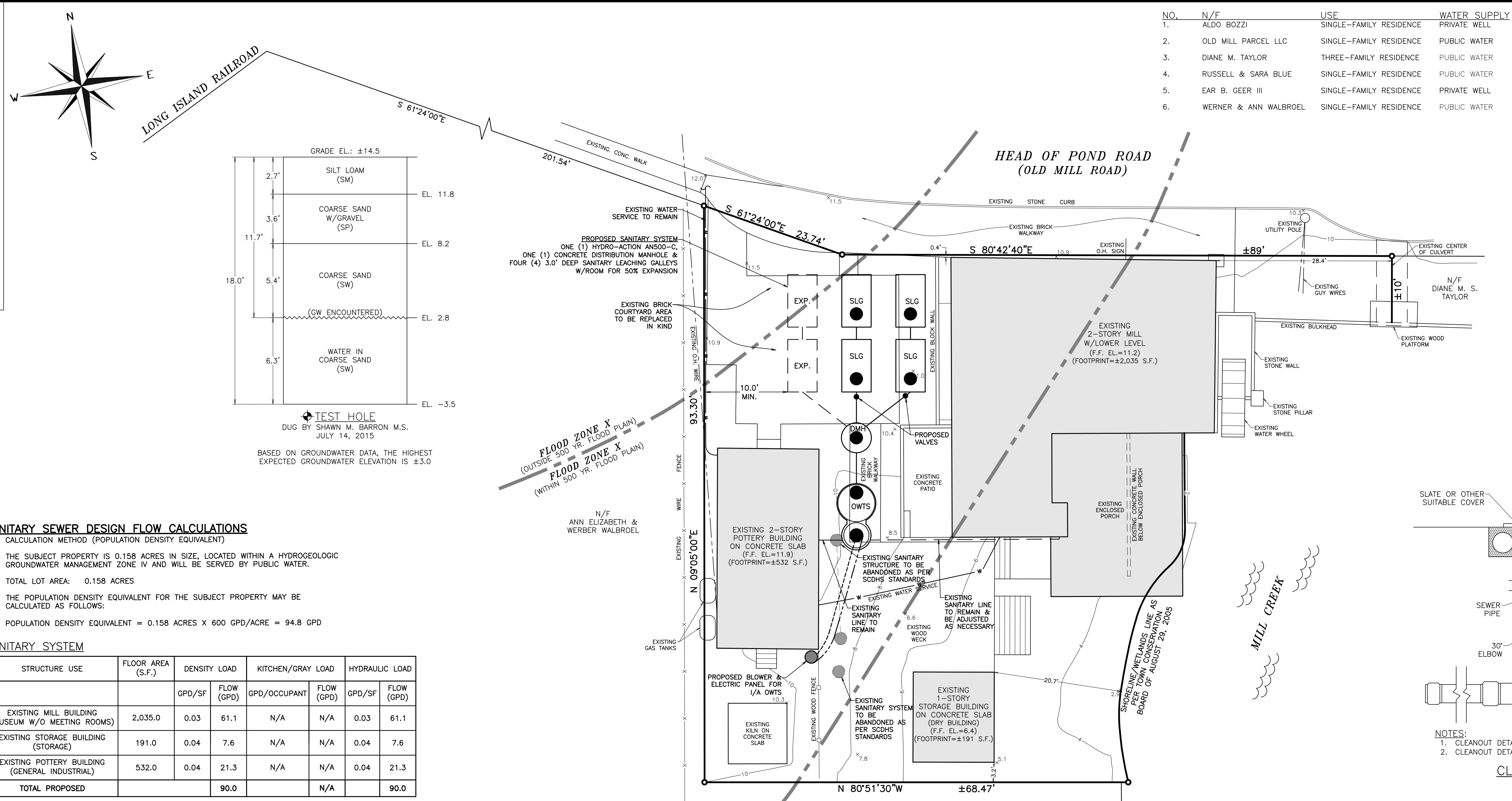
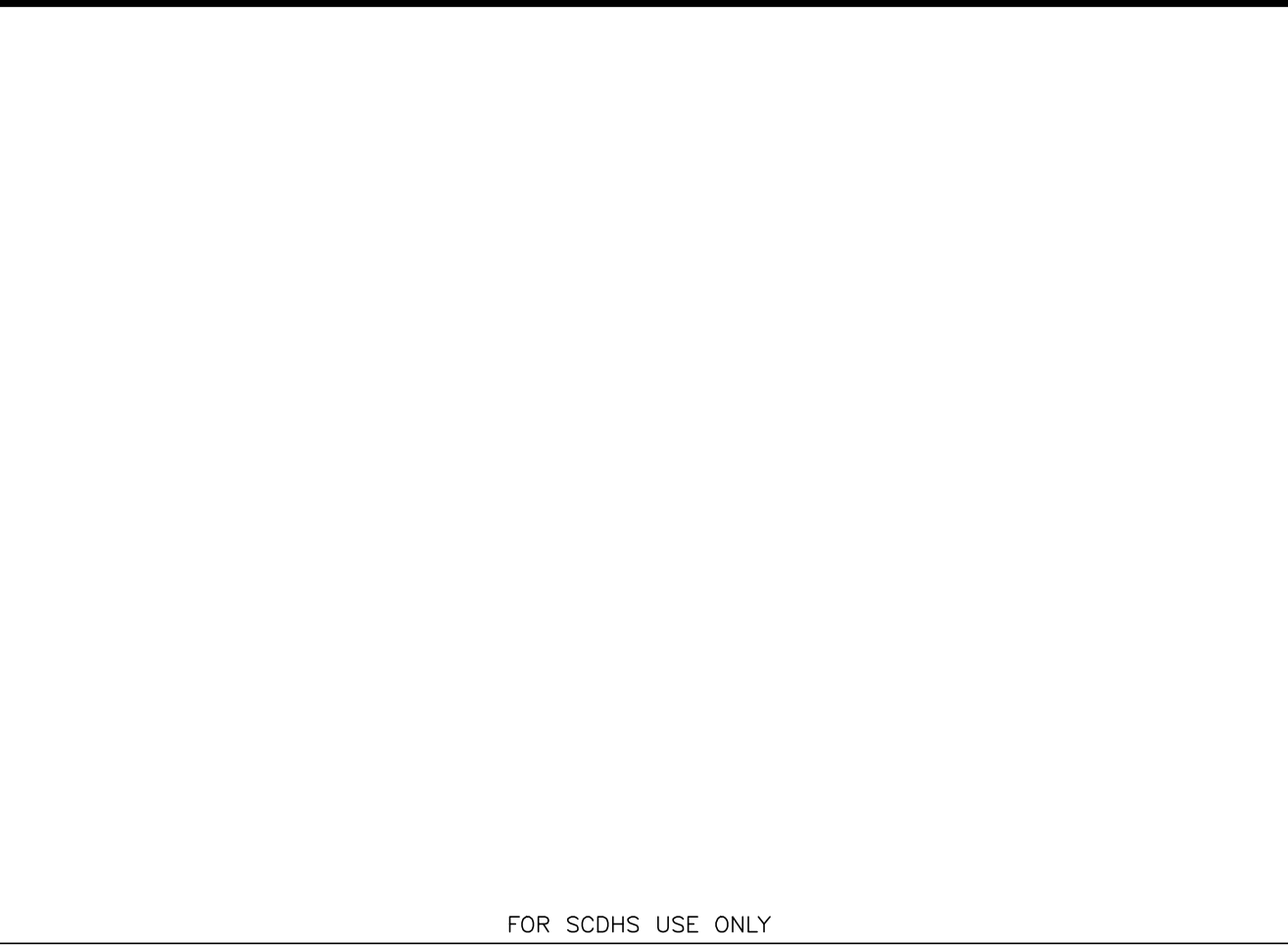
The project consists of abandoning the existing conventional sanitary system and replacing it with an Innovative /Alternative On-Site Wastewater Treatment System (I/A PWTs) including site restoration work.

ANTICIPATED PROJECT TIMELINE

Begin: Spring 2025
Complete: Spring 2025
Notes: _____

Appendix A

Proposed Project Plan



OWNER/APPLICANT:
LADIES AUXILIARY OF WATER MILL
P.O. BOX 63
WATER MILL, NY 11976

SITE DATA:
SITE ADDRESS: 41 OLD MILL ROAD
WATER MILL, NY 11976
LOT AREA: ±6,871 S.F. (±0.158 ACRES) TO SHORE LINE
ZONING DISTRICT: R-40

ZONING NOTES:
THE SUBJECT PARCEL IS LOCATED WITHIN THE RESIDENTIAL DISTRICT (R-40) AND IS SUBJECT TO THE FOLLOWING DIMENSIONAL REGULATIONS:

MINIMUM LOT SIZE: 40,000 S.F.
LOT COVERAGE MAXIMUM: 20%
LOT WIDTH MINIMUM: 150 FEET
HEIGHT MAXIMUM: 2 STORIES/32 FEET

YARD, PRINCIPAL BUILDING
FRONT YARD: 60 FEET
SIDE YARD, MINIMUM FOR 1: 20 FEET
SIDE YARD, TOTAL FOR BOTH: 60 FEET
REAR YARD: 70 FEET

YARDS, ACCESSORY BUILDINGS
MINIMUM DISTANCE FROM STREET: 70 FEET
MINIMUM DISTANCE FROM SIDE & REAR YARD LINES: 20 FEET

SANITARY SEWER DESIGN FLOW CALCULATIONS

1. CALCULATION METHOD (POPULATION DENSITY EQUIVALENT)
THE SUBJECT PROPERTY IS 0.158 ACRES IN SIZE, LOCATED WITHIN A HYDROGEOLOGIC GROUNDWATER MANAGEMENT ZONE IV AND WILL BE SERVED BY PUBLIC WATER.
TOTAL LOT AREA: 0.158 ACRES
THE POPULATION DENSITY EQUIVALENT FOR THE SUBJECT PROPERTY MAY BE CALCULATED AS FOLLOWS:
POPULATION DENSITY EQUIVALENT = 0.158 ACRES X 600 GPD/ACRE = 94.8 GPD

SANITARY SYSTEM

STRUCTURE USE	FLOOR AREA (S.F.)	DENSITY LOAD		KITCHEN/GRAY LOAD		HYDRAULIC LOAD	
		GPD/SF	FLOW (GPD)	GPD/OCCUPANT	FLOW (GPD)	GPD/SF	FLOW (GPD)
EXISTING MILL BUILDING (MUSEUM W/O MEETING ROOMS)	2,035.0	0.03	61.1	N/A	N/A	0.03	61.1
EXISTING STORAGE BUILDING (STORAGE)	191.0	0.04	7.6	N/A	N/A	0.04	7.6
EXISTING POTTERY BUILDING (GENERAL INDUSTRIAL)	532.0	0.04	21.3	N/A	N/A	0.04	21.3
TOTAL PROPOSED			90.0		N/A		90.0

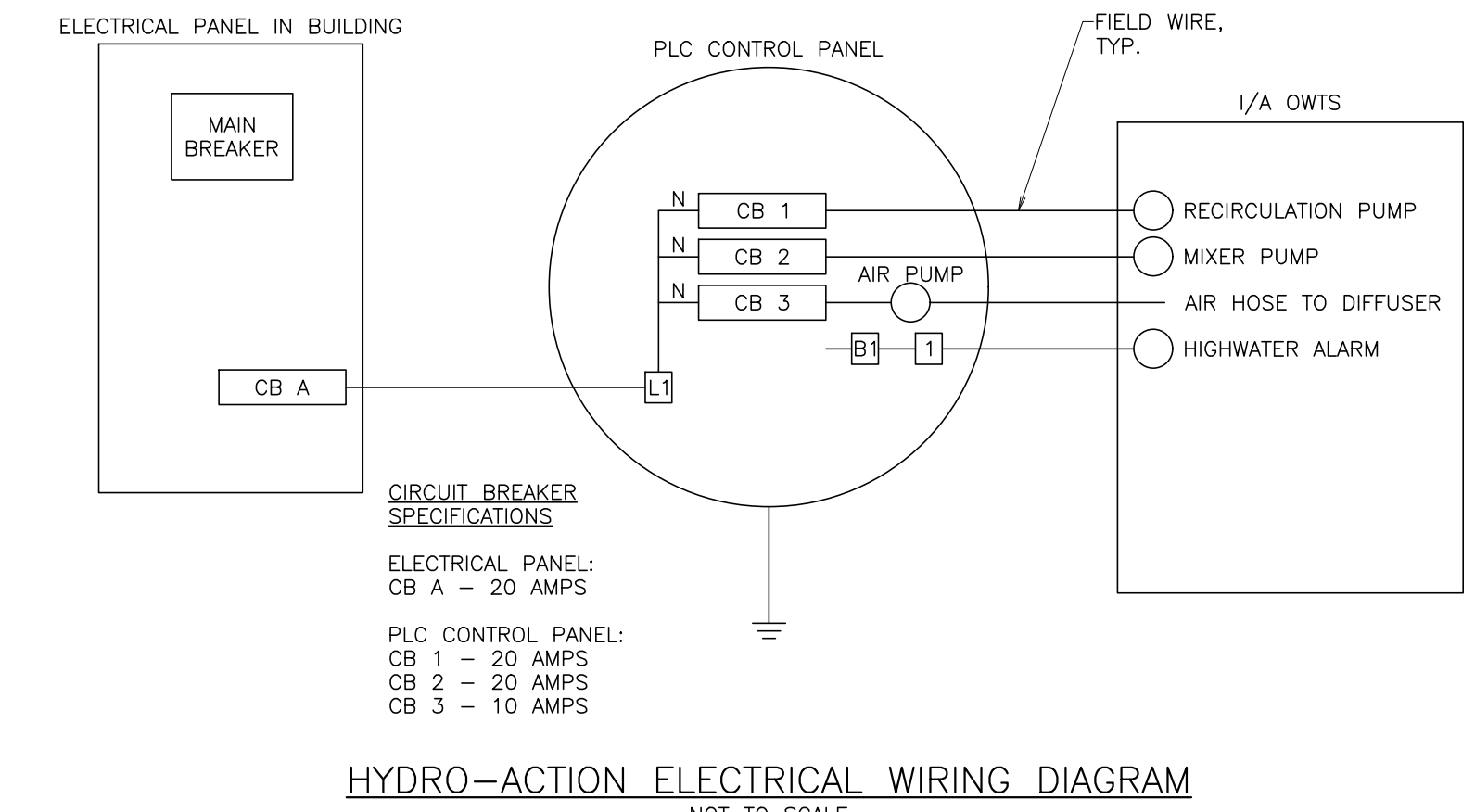
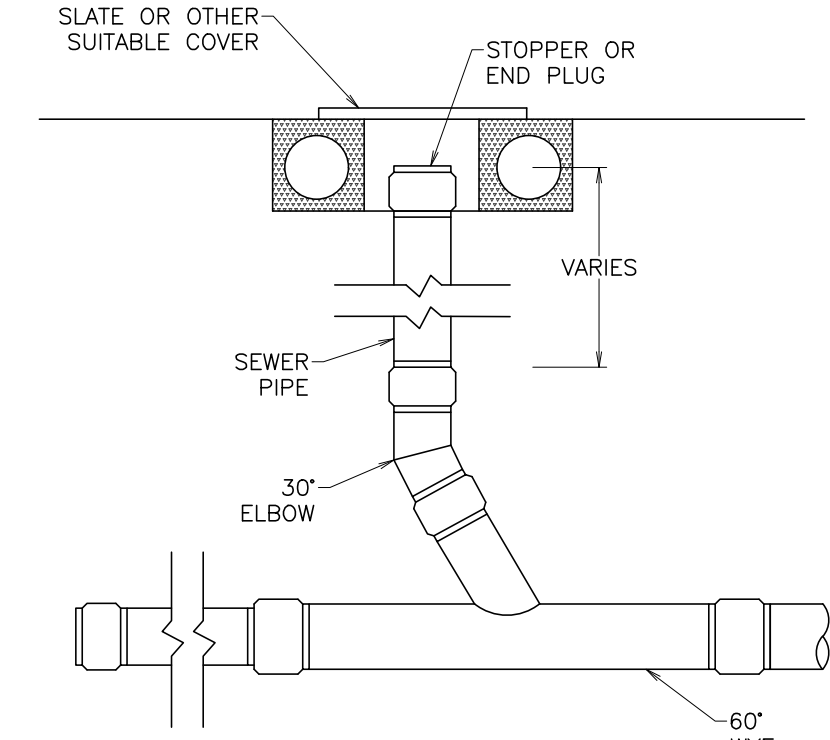
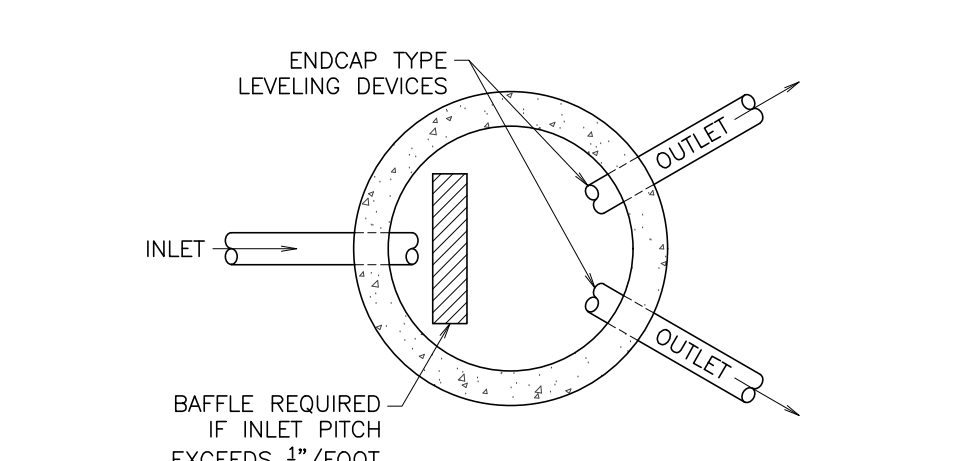
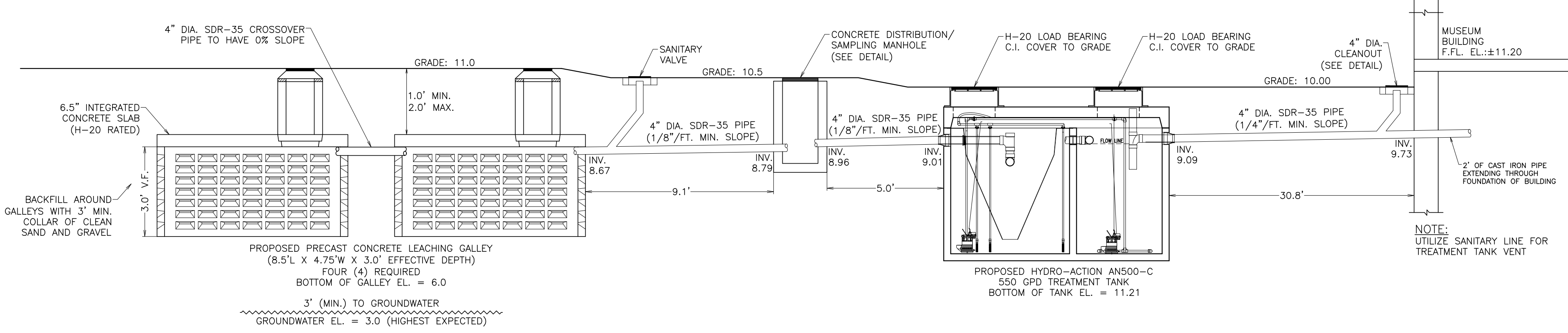
PROPOSED SIZING OF SEWAGE DISPOSAL SYSTEM:

A. TREATMENT TANK
THE SEPTIC TANK IS REQUIRED TO PROVIDE A MINIMUM VOLUME CAPACITY FOR A ONE (1) DAY DESIGN FLOW COMPUTES AS FOLLOWS:
90.0 GPD X 1 DAY = 90.0 GALLONS
USE ONE (1) HYDRO-ACTION AN500-C = 500.0 GALLONS

B. LEACHING POOLS
THE MINIMUM QUANTITY AND SIZE OF THE LEACHING POOLS REQUIRED IS BASED ON THE TOTAL DESIGN FLOW AND A WEIGHTED SIDEWALL LEACHING AREA RATE OF 1.5 GALLONS/S.F.
THEREFORE, 90.0 GPD / 1.5 GALLONS/S.F. = 60.0 S.F. OF SIDEWALL. USE 300 S.F. (MINIMUM) REQUIRED: 300 S.F. / 26.5 S.F./V.F. OF A LEACHING GALLEY = 11.3 V.F.
PROVIDE: FOUR (4) 4.75'W X 8.5'L X 3' DEEP LEACHING GALLEYS= 12.0 V.F.

C. PROPOSED SANITARY SYSTEM
TREATMENT TANK: ONE (1) HYDRO-ACTION AN500-C = 500.0 GALLONS
LEACHING GALLEYS: FOUR (4) 4.75'W X 8.5'L X 3' DEEP LEACHING GALLEYS = 12.0 V.F.

- NOTES:**
- THE EXISTING SITE FEATURES, CONDITIONS AND FLOOD ZONE BOUNDARIES AS SHOWN ARE BASED UPON THE MAP OF PROPERTY PREPARED BY SQUIRES, HOLDEN, WEISENBACHER, & SMITH LAST DATED JUNE 6, 2006.
 - ELEVATIONS AND CONTOURS SHOWN HEREON ARE REFERENCED TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29).
 - LOCATION OF EXISTING UNDERGROUND UTILITIES TO BE VERIFIED BY OTHERS.
 - THERE ARE NO NEIGHBORING WELLS WITHIN 150 FEET OF THE PROPOSED SANITARY SYSTEM.
 - THERE ARE NO GEOTHERMAL WELLS PROPOSED FOR THIS PROJECT.
 - THERE ARE SURFACE WATERS/WETLANDS LOCATED WITHIN 300 FEET OF PROPERTY.



DATE	BY	DESCRIPTION	APPRVD
REVISIONS			
LADIES AUXILIARY OF WATER MILL			
P.O. BOX 63 WATER MILL, NY 11976			
COMMERCIAL SANITARY IMPROVEMENT PROJECT			
41 OLD MILL ROAD, WATER MILL, NY 11976 TAX MAP NO.: 0900-114.00-02.00-008.000			
SITE PLAN			
THE RAYNOR GROUP, P.E. & L.S., PLLC SURVEYORS CIVIL ENGINEERS SITE PLANNERS DEERFIELD GREEN WATER MILL, NY 11976 P.O. BOX 720 (631)26-7600			
DESIGNED BY: VAG	SCALE: 1"=10'	DWG. NO.	
DRAWN BY: KWK	DATE: 02/20/2024	C-1	
APPROVED BY: VAG	FILE NO.: 3749		

Appendix B

Existing Conditions Photos



March 8, 2024
Water Mill



March 8, 2024
Water Mill



March 8, 2024
Water Mill



March 8, 2024
Water Mill



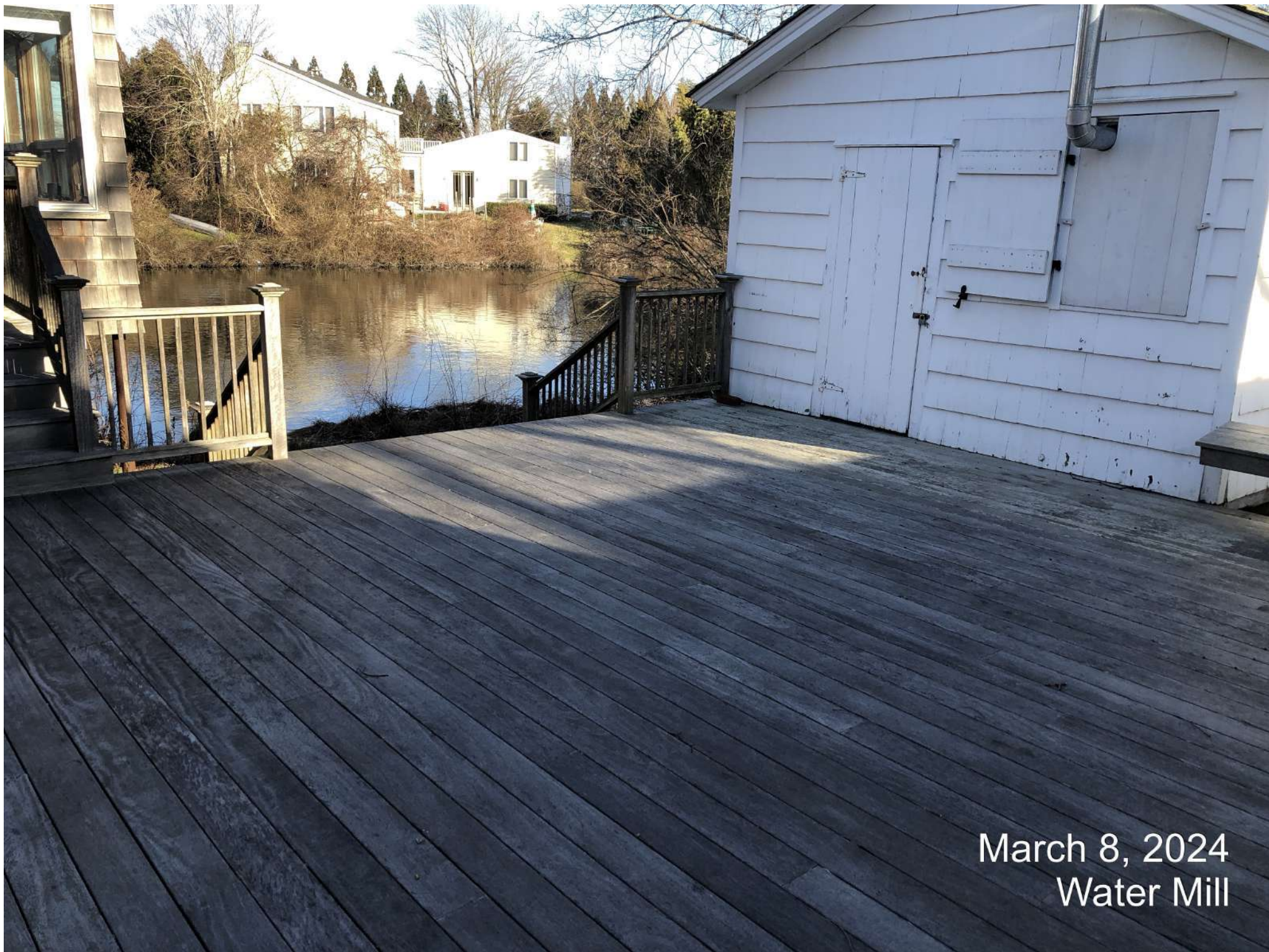
March 8, 2024
Water Mill



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Appendix C
Location Map

Appendix D

State Environmental Quality Review Act (SEQRA)
Short Environmental Assessment Form (EAF)

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.

Part 1 – Project and Sponsor Information			
Name of Action or Project: Water Mill Museum Sanitary Improvement Project			
Project Location (describe, and attach a location map): 41 Old Mill Road, Water Mill, New York, 11976			
Brief Description of Proposed Action: The proposed action involves upgrading the existing on-site sub-standard sanitary system (cesspools) that serve the existing Museum Building and Accessory Building and replacing it with an Innovative Alternative On-site Wastewater Treatment System (I/A OWTS) in accordance with the standards and requirements of the Suffolk County Sanitary Code.			
Name of Applicant or Sponsor: Water Mill Museum c/o Sandra M. Raynor		Telephone: (516) 769-9908	
		E-Mail: millpondsandy@gmail.com	
Address: P.O. Box 63			
City/PO: Water Mill		State: New York	Zip Code: 11976
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? 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 <input type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Town of Southampton CPF Water Quality Improvement Program, TOS Planning Board, NYSDEC and SCDHS Wastewater Management			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		0.158 acres	
b. Total acreage to be physically disturbed?		± 0.03 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.158 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input checked="" type="checkbox"/> Other(Specify): Museum and Pottery Shop			
<input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? The subject property is a State regulated freshwater wetlands (Mill Pond), which is an impaired 303 D designated If Yes, identify: <u>Critical Environmental Water Body.</u>	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? n/a If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ Existing public water supply service	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ On-site Wastewater Treatment System (I/A OWTS)	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

<p>14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:</p> <p><input checked="" type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional</p> <p><input checked="" type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban</p>		
<p>15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?</p>	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>16. Is the project site located in the 100-year flood plan?</p>	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>17. Will the proposed action create storm water discharge, either from point or non-point sources?</p> <p>If Yes,</p> <p> a. Will storm water discharges flow to adjacent properties?</p> <p> b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?</p> <p>If Yes, briefly describe:</p> <p>_____</p> <p>_____</p>	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?</p> <p>If Yes, explain the purpose and size of the impoundment:</p> <p>_____</p> <p>_____</p>	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<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>	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<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>	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor/name: <u>Sandra M. Raynor</u> Date: <u>March 11, 2024</u></p> <p>Signature: <u><i>Sandra M. Raynor</i></u> Title: <u>President, Water Mill Museum</u></p>		

Appendix E

Project Budget Estimate

Water Mill Museum
 Sanitary System Upgrade Improvement Project
 41 Old Mill Road, Water Mill, New York
 S.C.T.M. Parcel No. 0900-114.00-02.00-008.000

Project Budget Estimate

1.	Design, Sampling, Testing & Permitting (TOS, SCDHS, NYSDEC)	\$15,000
2.	Construction including Equipment, Materails & Supplies	
	<input type="checkbox"/> Mobilization, Site Preparation & Demolition	\$5,000
	<input type="checkbox"/> Pumping & Removal of Existing Sanitary Structures	\$3,750
	<input type="checkbox"/> Furnish and Install One (1) - I/A OWTS (Complete)	\$35,000
	Treatment Tank – One (1), Hydro-Action AN500-C Manhole – One (1), Concrete Distribution Manhole Six (6) – 3-feet Deep Sanitary Leaching Galleys Piping – 4-inch Diameter, SDR 35 PVC Three (3) – Control Values Electrical Components and Controls	
	<input type="checkbox"/> Site Restoration	\$20,000
	Brick Walkways, Retaining Structures & Landscaping	
3.	Final Approvals and Project Closeout	<u>\$4,500</u>
	<input type="checkbox"/> As-Built Survey	\$3,000
	<input type="checkbox"/> Final Applications & Certifications	\$1,500
	Total Project Budget Estimate	\$83,250
	Use	\$85,000

March 2024