

***Downtown Montauk Wastewater Management
Strategic Plan
Executive Summary
Town Board Meeting***

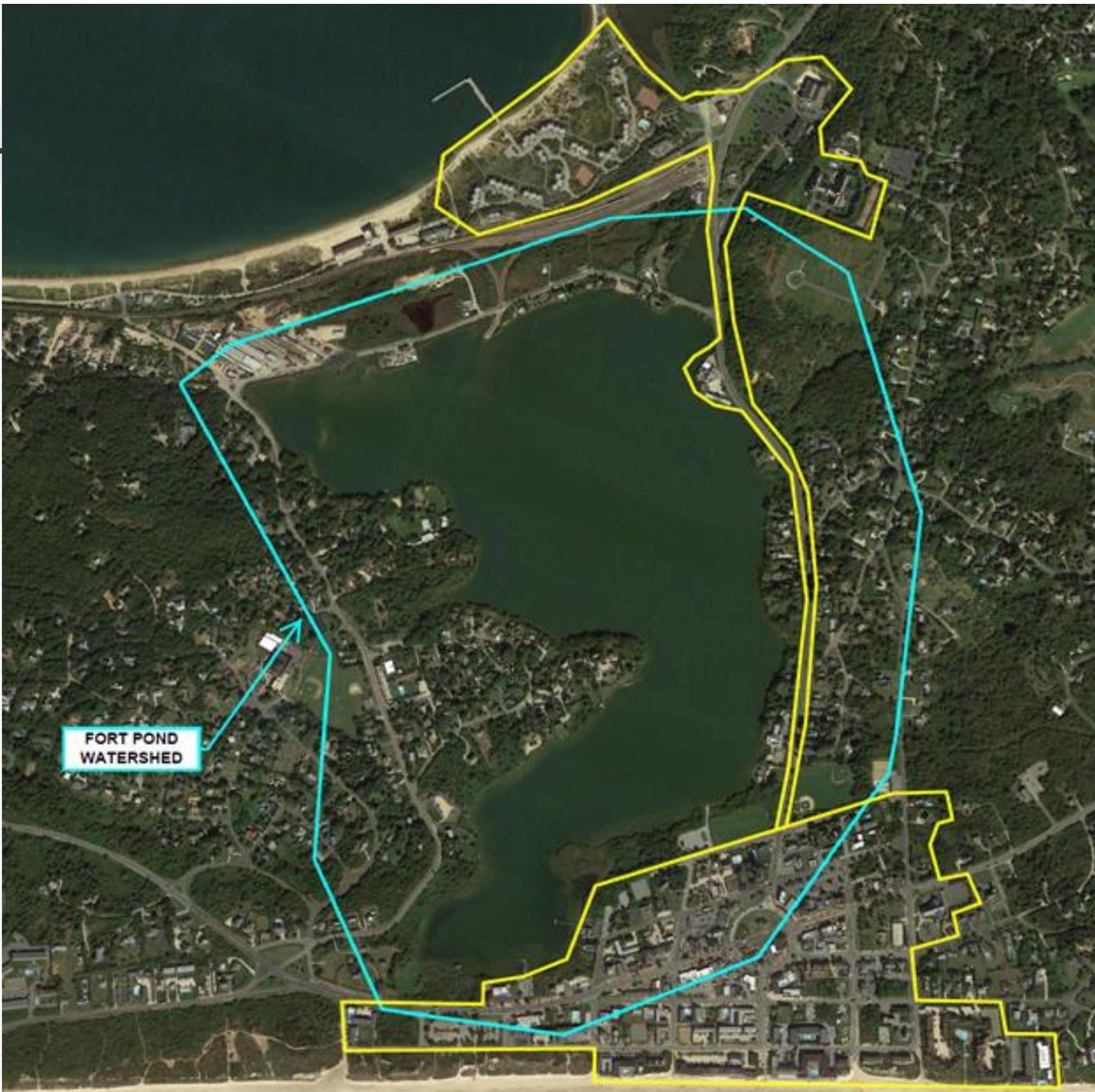
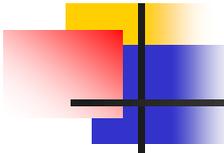
December 12, 2017

1.2 EXECUTIVE SUMMARY

Figure 1-1 illustrates the Downtown Montauk project study area and candidate treatment and dispersal sites.



Figure 1-1 Downtown Montauk Study Area & Candidate Treatment-Dispersal Sites

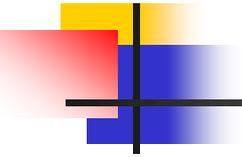


Summary of Downtown Montauk Developed Properties Wastewater Needs + Minimum Solution Requirements

Wastewater Need Type		No. of Properties w/ Need Type	% of Total Properties
1	Commercial Property with Cesspool	112	57%
2	WW Flow >1,000-gpd (Requires SPDES Permit)	58	29%
3	Cesspool Insufficient Depth to Ground water or High Groundwater	18	9%
4	Within 200-ft of Water	12	6%
5	Insufficient Space for Code Compliant System	144	73%
Total		152	90%

Some properties have more than one need type. Totals are not sum of individual need type

Property Type	# of Prop.	% of Total Dev.	WW Flow (gpd)	% of Total
Vacant, Undeveloped or Unclassified	30		0	0.0%
Hotel	21	12.2%	134,500	45.7%
Restaurant	23	13.4%	58,430	19.9%
Other Commercial	73	42.4%	56,494	19.2%
Residential	55	32.0%	44,922	15.3%
Total Developed	172	100.0%	294,347	100.0%
Total - All	202			



The Downtown Montauk Wastewater Management Plan (“Plan”) is proposed to serve:

- ✓ Phase I - Downtown Montauk
- ✓ Phase II - Railroad Station area
- ✓ Phase III - Docks area.

The Plan’s critical issues and associated recommendations in order of considered priority are:

1. Treatment & Disposal Site Selection & Sizing

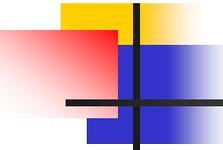
- ✓ Landfill site / Cell Tower area is recommended. Town owned and isolated. Cell Tower property owner willing to sell/lease property
- ✓ Includes facilitating Hamlet Study recommendations and climate change adaptation
- ✓ Enables inclusion of commercial properties /others as needed/desired
- ✓ Can include Railroad Station & Docks areas flows as funding is available. Railroad Station area has potential treatment / dispersal site
- ✓ Reusing purified wastewater for Montauk Downs golf course irrigation could be included – i.e. purple pipe

2. Funding – Maximizing grants is essential for the financial viability of the Plan

- ✓ Project Capital Cost of \$32+/- million estimated for Downtown. Grant funding target of 50% - 75% recommended – i.e. ~ \$16 - \$24 million.
- ✓ Potential CPF funding:

# of D.M. EDUs In Ft. Pond Watershed (WS)	301
# of DM EDUs Not in a Ft. Pond Watershed	504
CPF Funding for Parcels in Ft. Pond WS	\$16,000
CPF Funding for Other Parcels	\$10,000
Total Potential CPF Funding	\$9,856,000

- ✓ \$5 million grant application made to NYSDEC **Water Quality Improvement Program (WQIP)** in July 2017
- ✓ \$5 million grant program expected to be available in 2018 similar to 2017 program from Gov. Cuomo's \$2 billion program
- ✓ Private Contributions
- ✓ Subsidized financing through NYS Environmental Facilities Corporation may be possible – achieve up to 15% - 20% savings on debt service
- ✓ County – State Downtown Revitalization Grants & LI Regional Council grants
- ✓ State appropriation – waterfront / climate adaptation programs



3. Service Area

- ✓ Grant funding / user charges key determinant of user affordability. Target of 75% grant funding, with no less than 50% deemed affordable.
- ✓ Finalize as part of Map and Plan effort

4. Public Health - Water Quality Considerations

- ✓ Project addresses public health problem with malfunctioning / inadequate wastewater systems
- ✓ Include water quality assessment of groundwater quality in service areas, impacts on near shore ocean / beach and Fort Pond

5. Construction Issue / Opportunity

- Due to Montauk's unique location and commuting times for contractors, following considered:
 - Construction being restricted to from September thru May
 - Housing being provided to contractor – coordinated with conceptualized workforce temporary housing or other arrangements may be desirable. Otherwise housing costs will be in contractor pricing.

6. Projected User Charges

Scenarios of:

- 50%, 67% & 75% grant funding
- 3.25 % for 30 year financing terms

Downtown Montauk Service Area Scenarios - Landfill Treatment and Disposal Site	Scenario 1 - Downtown Montauk Only	Scenario 2 - Railroad Station Area Included	Scenario 3 - Railroad Station Area & Docks /
		Total	Total
Total Capital Cost	\$32,810,000	\$46,004,000	\$69,589,000
WWTF Design Flow (gpd)	241,600	340,200	527,000
# of EDUs (1 EDU = 300 gpd)	805	1,134	1,757
Capital Cost / EDU	\$40,740	\$40,570	\$39,610
Annual O&M Cost per EDU	\$712	\$664	\$528
# of Developed Properties	199	224	292



Figure 1-2 Downtown Montauk Study Area Collection, Treatment & Dispersal System – Preliminary Layout

Landfill Site

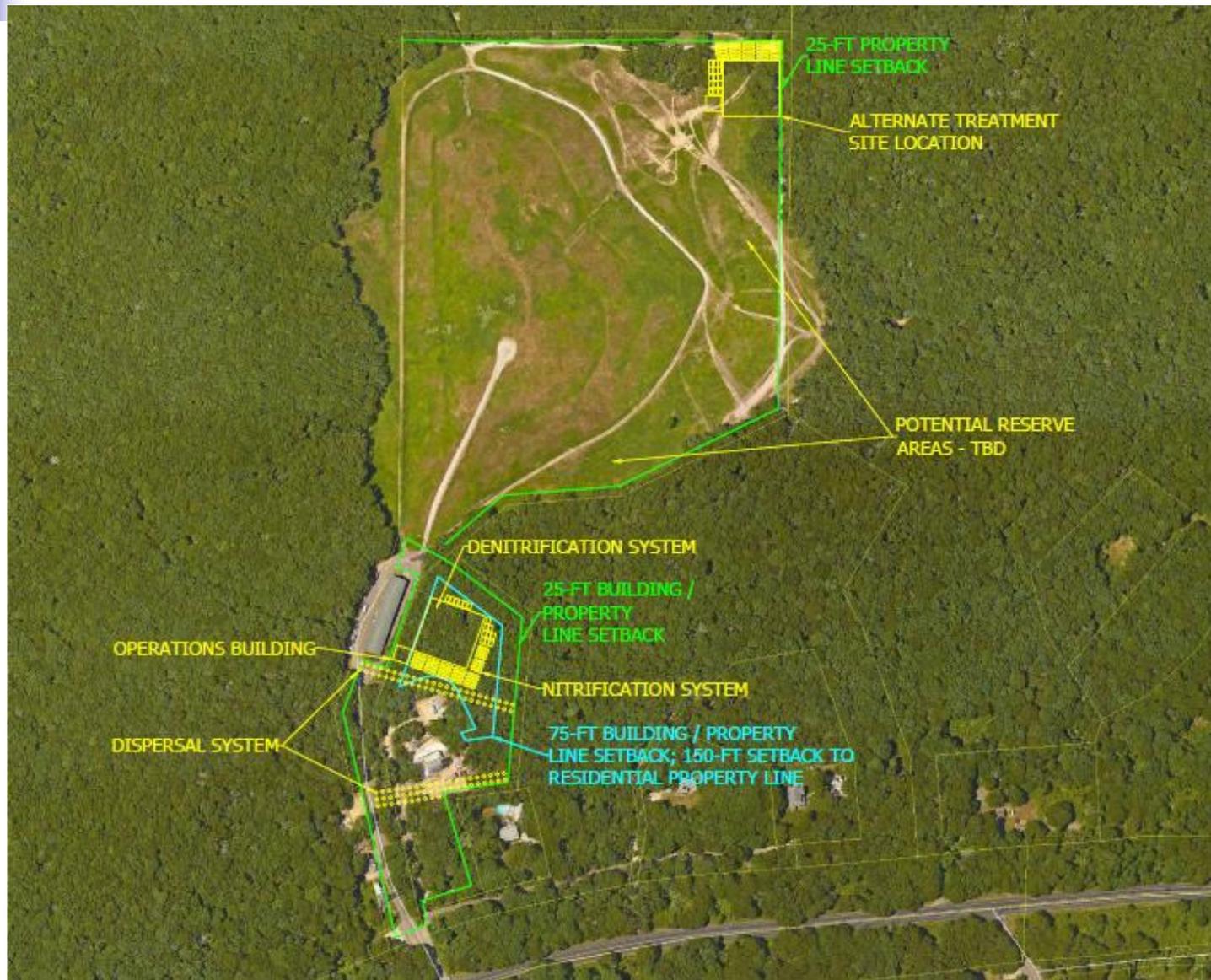


Table 1-1 Downtown Montauk Top 30 Projected User Charges

#	Property Address	Owner Name	Final WW Design Flow (gpd)	% of Total	Cum. % of Total	EDUs (1 EDU = 300 gpd)	Annual O&M Cost	Capital Cost	Flow-Based Annual Cost/ Property			
									No Grants	50% Grant	67% Grant	75% Grant
1	126 S EMERSON AVE	Royal Atlantic Beach Resort	24,495	10.2%	10.2%	81.7	\$76,340	\$3,326,598	\$251,590	\$163,960	\$134,760	\$120,150
2	21 OCEANVIEW TER	CITM LLC	12,890	5.3%	15.5%	43.0	\$40,172	\$1,750,562	\$132,390	\$86,280	\$70,910	\$63,230
3	20 SURFSIDE AVE	Surf Club at Montauk	11,500	4.8%	20.3%	38.3	\$35,840	\$1,561,771	\$118,120	\$76,980	\$63,270	\$56,410
4	108 S EMERSON AVE	OCEAN BEACH RESORT	10,919	4.5%	24.8%	36.4	\$34,028	\$1,482,802	\$112,140	\$73,090	\$60,070	\$53,560
5	695 MONTAUK HWY	THE POINT	7,830	3.2%	28.0%	26.1	\$24,402	\$1,063,362	\$80,420	\$52,410	\$43,080	\$38,410
6	130 S EMERSON AVE	ROYAL ATLANTIC COOPERATIVE CORP	7,565	3.1%	31.2%	25.2	\$23,575	\$1,027,333	\$77,700	\$50,640	\$41,620	\$37,110
7	148 S EMERSON AVE	SLOPPY TUNA	7,470	3.1%	34.3%	24.9	\$23,280	\$1,014,472	\$76,720	\$50,000	\$41,100	\$36,640
8	71 S EMERY ST	Sands Motel	5,250	2.2%	36.4%	17.5	\$16,362	\$712,982	\$53,920	\$35,140	\$28,880	\$25,750
9	S EMERSON AVE	Royal Atlantic North	4,875	2.0%	38.5%	16.3	\$15,193	\$662,055	\$50,070	\$32,630	\$26,820	\$23,910
10	88 S ELMWOOD AVE	Malibu Motel	4,625	1.9%	40.4%	15.4	\$14,414	\$628,104	\$47,500	\$30,960	\$25,440	\$22,690
11	626 MONTAUK HWY	Oceanside Beach Resort	4,250	1.8%	42.1%	14.2	\$13,245	\$577,176	\$43,650	\$28,450	\$23,380	\$20,850
12	55 S ELMWOOD AVE	The Montauk Beach House	4,125	1.7%	43.8%	13.8	\$12,856	\$560,200	\$42,370	\$27,610	\$22,690	\$20,230
13	44 S ELMWOOD AVE	BUSY BODIES EXERCISE STUDIO	3,770	1.6%	45.4%	12.6	\$11,751	\$512,046	\$38,730	\$25,240	\$20,740	\$18,490
14	107 S EMERSON AVE	Sole East Beach Hotel	3,679	1.5%	46.9%	12.3	\$11,466	\$499,660	\$37,790	\$24,630	\$20,240	\$18,050
15	32 S ELMWOOD AVE	A Wave Inn	3,625	1.5%	48.4%	12.1	\$11,297	\$492,297	\$37,230	\$24,260	\$19,940	\$17,780

#	Property Address	Owner Name	Final WW Design Flow (gpd)	% of Total	Cum. % of Total	EDUs (1 EDU = 300 gpd)	Annual O&M Cost	Capital Cost	Flow-Based Annual Cost/ Property			
									No Grants	50% Grant	67% Grant	75% Grant
16	84 S EMERSON AVE	Ocean Surf Motel	3,625	1.5%	49.9%	12.1	\$11,297	\$492,297	\$37,230	\$24,260	\$19,940	\$17,780
17	61 S EMERSON AVE	Montauk Village Dunes Apartment	3,600	1.5%	51.4%	12.0	\$11,219	\$488,902	\$36,980	\$24,100	\$19,800	\$17,660
18	S EMERSON AVE	UNIT OWNERS	3,600	1.5%	52.9%	12.0	\$11,219	\$488,902	\$36,980	\$24,100	\$19,800	\$17,660
19	692 MONTAUK HWY	MEMORY MOTEL	3,565	1.5%	54.4%	11.9	\$11,110	\$484,149	\$36,620	\$23,860	\$19,610	\$17,490
20	11 S EMERY ST	HARVEST ON FORT POND	3,393	1.4%	55.8%	11.3	\$10,575	\$460,818	\$34,850	\$22,710	\$18,670	\$16,640
21	80 S EMERSON AVE	Ocean End Apartments	3,300	1.4%	57.2%	11.0	\$10,284	\$448,160	\$33,890	\$22,090	\$18,150	\$16,190
22	76 S EDISON ST	RALPH MAYER	3,250	1.3%	58.5%	10.8	\$10,129	\$441,370	\$33,380	\$21,750	\$17,880	\$15,940
23	41 S EUCLID AVE	THE COAST	3,090	1.3%	59.8%	10.3	\$9,630	\$419,641	\$31,740	\$20,680	\$17,000	\$15,160
24	5 S EMERY ST	Lido Motel	3,090	1.3%	61.1%	10.3	\$9,629	\$419,599	\$31,730	\$20,680	\$17,000	\$15,160
25	45 S ELMWOOD AVE	JOAN LYCKE	3,000	1.2%	62.3%	10.0	\$9,350	\$407,419	\$30,810	\$20,080	\$16,500	\$14,720
26	95 S EMERSON AVE	Ocean Resort Inn	2,990	1.2%	63.6%	10.0	\$9,319	\$406,109	\$30,710	\$20,020	\$16,450	\$14,670
27	20 S ELMWOOD AVE	Albatross West	2,986	1.2%	64.8%	10.0	\$9,306	\$405,503	\$30,670	\$19,990	\$16,430	\$14,650
28	774 MONTAUK HWY	SHAGWONG TAVERN	2,760	1.1%	65.9%	9.2	\$8,602	\$374,825	\$28,350	\$18,470	\$15,180	\$13,540
29	710 MONTAUK HWY	CIRCLE RESTAURANT	2,490	1.0%	67.0%	8.3	\$7,760	\$338,157	\$25,570	\$16,670	\$13,700	\$12,210
30	4 S ELMWOOD AVE	ZUM SCHNEIDER MONTAUK	2,445	1.0%	68.0%	8.2	\$7,620	\$332,046	\$25,110	\$16,370	\$13,450	\$11,990
		Top 20	134,651	56%		449	\$ 419,643	\$ 18,286,491		\$ 901,310	\$ 740,760	\$ 660,490
		Top 30	164,052	68%		547	\$ 511,271	\$ 22,279,320		\$ 1,098,110	\$ 902,500	\$ 804,720

7. Implementation Schedule

The proposed schedule, Figure 1-3, for final development and implementation of a Downtown Montauk Wastewater Management District is as follows:

- | | | |
|----|--|----------------------|
| 1. | Preparation of Map & Plan | Dec. 2017–April 2018 |
| 2. | Public Hearing on District Formation | April 2018- May 2018 |
| 3. | District Formation – Board Resolution & Potential Vote | May – June 2018 |
| 4. | Design & Permitting & Additional Grant Applications | July 2018– Dec. 2019 |
| 5. | Construction | 2020 – 2022+ |

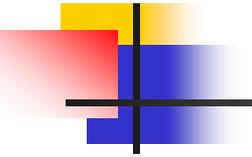
Figure 1-3 Preliminary Implementation Schedule

Downtown Montauk Wastewater Management District Implementation Schedule																	
Activity	Activity Description	Dec-17		Jan-18		Feb-18		Mar-18		Apr-18		May-18		Jun-18		Jul-18	
1	Authorization & Preparation of Map & Plan																
2	Public Hearing on District Formation																
3	Form District – Board Resolution & Potential Vote																
Full Scale Facilities		Aug-18		Apr-19		Dec-19		Jul-20		Feb-21		Sep-21		May-22		Dec-22	
4	Design, Permitting & Add'l Grant Applications																
5	Construction																
Interim Facilities		Jun-18		Aug-18		Oct-18		Jan-19		Feb-19		Mar-19		Apr-19		May-19	
4	Design, Permitting & Add'l Grant Applications																
5	Construction																

KEY DEADLINE – June 2018 APPLICATION FOR EXPECTED NYS \$5 MILLION GRANT PROGRAM

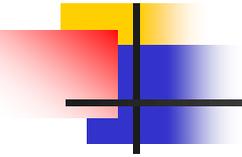
➤ DISTRICT FORMATION REQUIRED

➤ SEQRA



Map & Plan Elements

- ✓ Public Meetings
 - Montauk, NYC & Webinar
- ✓ Environmental Assessment
- ✓ Map and Plan Finalization
- ✓ Public Hearing on Map & Plan
- ✓ Grant Applications



Discussion
