

# **APPENDIX F**

**Suffolk County Department of Health Services Notice**  
**December 13, 2018**

SUFFOLK COUNTY DEPARTMENT OF HEALTH SERVICES  
 OFFICE OF WASTEWATER MANAGEMENT  
 360 YAPHANK AVENUE, SUITE 2C  
 YAPHANK, NEW YORK 11980  
 (631) 852-5700

NOTICE 7  
 GMZ 4

**NOTICE OF NON-CONFORMANCE – REALTY SUBDIVISION OR DEVELOPMENT**

TO: John Ehlers 6 East Main Street Riverhead, NY 11901	SUB NAME: The Orchards REF. NO.: S10-13-0005 ZONING: R80
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**This application is not being processed for approval because it does not conform with the requirements of Article 6 of the Suffolk County Sanitary Code. This code requires that a realty subdivision or development comply with the following as marked:**

- Parcels to be served by public water and individual sewerage systems must have minimum lot areas of 20,000 square feet or equivalent yield, Section 760-605, Paragraphs A.3 and B.1, or Section 760-607, Paragraphs A.2 and B.2.
- Parcels to be served by private wells and individual sewerage systems must have minimum lot areas of 40,000 square feet, Section 760-606, Paragraphs A.5 and C.1.
- Parcels to be served by individual sewerage systems must have minimum lot areas of 40,000 square feet or equivalent yield, Section 760-605, Paragraphs A.4 and B.2, or Section 760-607, Paragraphs A.1 and B.1.
- A community sewerage system method of sewage disposal is required when subsoil or groundwater conditions are not conducive to the proper functioning of individual sewage systems, Section 760-605, Paragraph A.2.
- A community water system method of water supply is required when the groundwaters in the area are non-potable, or potentially hazardous, Section 760-606, Paragraph A.4.
- Other/Comments: Variations are required for: (1) Private well water quality not meeting standards (Nitrates and Aldicarbs) and (2) Treatment for private wells in a Realty Subdivision.

Prior to scheduling a BOR hearing, provide the following: copy of the existing Conservation Easement, conceptual lot layouts with design for sanitary systems 3' min above highest expected groundwater, all proposed wells and neighboring wells with 150' radius, Technical Report detailing proposed treatment method, and sign/sealed maps by a PE/RA (as detailed in Notice of Incomplete comments 2 through 6). In addition, the variance form requires a revision to specify that the variance is from 760-606A4, 406.4-12(a) & 406.4-12(b), not 406.4-11 & 406.4-9.

For reconsideration, proof should be submitted that this project conforms with, or is exempt from, these requirements of Article 6 of the Suffolk County Sanitary Code. If this matter cannot be resolved, you may request a variance from these standards by applying to the Department's Board of Review (forms and instructions enclosed). Prior to applying to the Board of Review, the subdivision/development application must be complete.

CC: Steven A. Martocello  
 24 Miller Woods Drive  
 Miller Place, NY 11764

REVIEWED BY: Steven Churchill
DATE: December 13, 2018

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 YAPHANK, NEW YORK 11980  
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NOTICE 7  
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**NOTICE OF INCOMPLETE APPLICATION - SUBDIVISION**

TO: John Ehlers 6 East Main Street Riverhead, NY 11901	SUB NAME: The Orchards REF. NO.: S10-13-0005 SCTM NO: 1000-27-1-3
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**Your submission for the referenced subdivision has been reviewed. This office will require the following for further review and/or approval:**

- Application form signed by licensed design professional (7)
- Yield map, minimum \_\_\_\_\_ square foot lots.  Filing fee \$ \_\_\_\_\_ due.
- Test well(s) sampled by Health Department. Follow procedures enclosed. (Test well does **not** indicate a waiver of requirement for connection to public water) (1)
- Public water availability letter from water district (Include distance & cost if water main extension is required).
- Town Zoning Approval
- Covenants: Language to be determined following BOR hearing (pvt. well construction, treatment, open space, TBD)
- Board of Review variance. (1)  Well Treatment Method (5)
- SEQRA determination from Town.  Certificate of Authorization, or disclaimer.

**In addition, the following is required to be shown on a preliminary/final map or on a separate sewage disposal/water supply plan signed and sealed by a licensed design professional:**

- Metes and Bounds Description\* (2)  Suffolk County Tax Map Number\*
- Sewage disposal & water supply locations for all existing buildings on property (specify if none)
- Neighboring wells and sewage disposal systems within 150 feet of property (specify if none) (4)
- Design for the onsite sewage disposal and water supply per Department standards (3)
- Corner elevations and test hole elevation  Department approval stamp\* (8)
- Test hole details\*  Typical lot layout: water & sewage disposal\* (9)
- L.S. certification and  certification of sewage disposal & water supply design by P.E., R.A., or L.S. with exemption (original signatures & seals required)\*. (6)

[\*] **FINAL** maps to be filed with County Clerk require items marked above with asterisk (\*).

Other: (1) Water quality results do not meet SCDHS test well standards - see attached Notice of Non-Conformance for revisions required prior to scheduling BOR hearing. Also, note that new test well results will be required prior to approval of the subdivision map (< 1 year old at date of approval). (2) As per prior notice, submit a copy of existing Conservation Easement for Lot 1. Also, clearly label area of "future agricultural barn" as part of lot 1 and distinguish whether it is to remain open space or if is part of the buildable parcel. (3) Include a conceptual layout on map for each lot showing a dwelling, proposed well, and sewage disposal systems (provide elevation at grade for each system). Note that conceptual and typical lot layouts should be designed to Residential Standards in accordance with the highest expected groundwater and number of bedrooms to be proposed - specify # of bedrooms on dwelling footprints. (4) Verify whether or not there is a well at the vacant house - previous health department approvals indicate a well was given approval for construction at top right corner of the parcel. Show 150' radius around all proposed well (and all neighboring wells within 150' of property line) to demonstrate that the minimum setbacks can be maintained between the wells and leaching pools. (5) Provide a Technical Report detailing the proposed method of treatment for contaminants exceeding TW Standards/MCL - Nitrates and Aldicarb. (6) PE/RA must sign/seal/date below design professional statement on map. (7) Design professional (PE/RA) information required on application form p.1 along with original signature (p.3) -form previously returned. (8) Replace "Hauppauge" with "Great River" and remove "Vito A. Minei P.E.". Also, fill in SCDHS stamp with the name of the subdivision, town, and number of proposed lots. (9) Add minimum separation distances to septic system in typical lot layout. (10) Specify in title block that the subdivision is for 5 lots. Also, indicate the parcel is in Groundwater Management Zone 4.

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