

COUNTY OF SUFFOLK



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DEPARTMENT OF HEALTH SERVICES

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**SUFFOLK COUNTY DEPARTMENT OF HEALTH SERVICES
GENERAL GUIDANCE MEMORANDUM #1
THE USE OF TEMPORARY ON-SITE SUBSURFACE SEWAGE
DISPOSAL SYSTEMS PRIOR TO CONSTRUCTION OF
A SEWAGE TREATMENT PLANT**

During the past year the requests for use of temporary sewage disposal systems have increased to the point to where a large percentage of projects with proposed sewage treatment plants have been applying to the Board of Review for variances. Presently, an applicant has the option of either submitting an overall plan showing all facilities and applying for a variance or submitting a lesser plan which conforms to density, coming back at a future date for more units. The problem with the latter approach is that layouts and designs for an overall smaller project may not easily transfer to a larger overall sewer design, and projects designed in this manner may violate requirements of the NYS attorney general's office.

Notice is taken that Part 653.4 of 6 NYCRR recognizes the need for temporary individual disposal systems in some cases (realty subdivisions) and provides for permission to utilize such systems. The department wishes to put forth the following guidelines to provide for the use of temporary sewage disposal systems.

Residential construction projects requiring a sewage treatment plant may be approved using temporary individual on-site subsurface sewage disposal systems if the applicant can demonstrate that all of the following criteria are met:

1. A separate complete application(s) for the use of the temporary system(s) showing only the dwelling units to be approved for temporary systems is on file at the Office of Wastewater Management.
2. The proposed number of dwelling units using temporary systems meets the site density requirements of Article 6 of the Suffolk County Sanitary Code.

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3. The use of such on-site subsurface sewage disposal systems is temporary, i.e., all Sewer Agency, Department of Public Works, and/or other permitting agency requirements and fees for construction of the permanent facilities have been satisfied, and an expected operational date for the STP is provided.
4. Covenants are placed on the undeveloped portions of the property prohibiting any further subdivision or construction until the sewage treatment plant is operational and prohibiting any further occupancy of units until all units on temporary systems have been connected to the plant and the temporary systems properly abandoned.
5. The proposed layout of the temporary subsurface sewage disposal systems will minimize downgradient groundwater contamination, and no public or private wells will be adversely impacted without provision of mitigation measures (e.g., extension of public water).
6. The proposed temporary subsurface sewage disposal systems meet all SCDHS construction standards, and will be installed so as to minimize interference with the construction of water mains and storm sewers, and to facilitate their final abandonment. (The provision for temporary disposal systems is best considered during the initial design and layout of dwelling units. Submission of a proper design will facilitate approval. The department's approval may provide for maintenance requirements on the temporary disposal systems.)
7. In the case of subdivision maps, the application is sectionalized. Section 1 contains only the temporary lots and contains an explicit legend outlining the covenanted conditions. Future sections shown as open space are on maps on file with the department. (Future sections with lots may be approved by the department upon initiation of construction of the treatment plant.)
8. All sewer service connections are to be constructed at the same time as the temporary facilities. Sanitary sewers are to be installed in the roadways prior to certification of the temporary systems.
9. All appropriate applications have been submitted and fees paid.

Issued by: Joseph Baier, P.E., Acting Director
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