COUNTY OF SUFFOLK

STEVEN BELLONE
COUNTY EXECUTIVE

DEPARTMENT OF ECONOMIC DEVELOPMENT AND PLANNING
DIVISION OF PLANNING AND ENVIRONMENT

COUNCIL ON ENVIRONMENTAL QUALITY

Gloria Russo
Chairperson
CEQ

MEMORANDUM

TO: Interested/Involved Parties

FROM: John Corral, Senior Planner JC

DATE: June 8, 2016

RE: Proposed IR 1479-2016: A Charter Law to Permit County-Owned Farmland to be Utilized for Alternative Energy Uses, Town of Brookhaven

Enclosed is an Environmental Assessment Form for the above referenced County project which has been submitted to the Council on Environmental Quality (CEQ) for review. Pursuant to Title 6 NYCRR Part 617 and Chapter 450 of the Suffolk County Code, the CEQ must recommend a SEQRA classification for the action and determine whether it may have a significant adverse impact on the environment which would require the preparation of a Draft Environmental Impact Statement (DEIS).

The Council would like to know your environmental concerns regarding this proposal and whether you think a DEIS or a determination of non-significance is warranted. This project will be discussed at the **June 15, 2016** CEQ meeting. If you are unable to attend the meeting to present your views, please forward any recommendations or criticisms to this office prior the date of the meeting. **If the Council has not heard from you by the meeting date, they will assume that you feel that the action will not have significant adverse environmental impacts and should proceed accordingly.**

JC/cd
Enc.

cc: Christopher Lubicich, Assoc. Public Health Engineer
Suffolk County Department of Health Services
Andrew P. Freleng, Chief Planner
Department of Economic Development and Planning

SUFFOLK COUNTY
FULL ENVIRONMENTAL ASSESSMENT FORM
6 NYCRR Part 617
State Environmental Quality Review

Part 1 – Environment and Setting

Instructions: Part 1 is to be completed by the applicant or project sponsor. 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; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information. If a question is not applicable to the proposed project indicate with "N/A".

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Sponsor Information

Name of Action/Project: IR 1479-2016: A Charter Law to Permit County-Owned Farmland to be Utilized for Alternative Energy Uses
Project Location (specify Town, Village, Hamlet and attach general location map*): Town of Brookhaven, Hamlet of Yaphank (See Exhibit A for the general location map)
Street Address: Property located west of Yaphank Avenue (County Road 21)
Name of Property or Waterway: Suffok County owned property

* Maps of Property and Project: Attach relevant available maps including a location map (note: use road map, Hagstrom Atlas, USGS topography map, tax map or equivalent) and preliminary site plans showing orientation, scale, buildings, roads, landmarks, drainage systems, area to be altered by project, etc.

Type of Project: New ☒ Expansion ☐

Capital Program: Item # Date Adopted: Amount: $

Brief Description of Proposed Action (include purpose or need/attach relevant design reports, plans, etc.): This proposed charter law would alienate two County-owned parcels comprising 25 acres of land that are dedicated as farmland from the County Conservation of Agricultural Lands to be considered as a site for alternative energy uses. The proposed action does not approve a specific alternative energy use project and any specific project would require permit approvals by Suffolk County and any other applicable regulatory agency.

Project Status:

	Start	Completion
Proposal		
Study		
Preliminary Planning		
Final Plans: Specs		
Site Acquisition		
Construction		
Other	11/8/2016 (Voter Refernedum)	01/01/2017

Departments Involved:

	Dept. Performing Design & Construction	Initiating Dept. (if different)
Name:	Suffolk County Legislature	
Street/PO:	725 Veterans Memorial Highway	
City, State:	Hauppauge, NY	
Zip:	11788	
Contact Person:	Leg. Kate Browning	
Business Phone:	631-852-1300	
Email:	kate.browning@suffolkcountyny.gov	

B. <u>Government Approvals, Funding or Sponsorship</u>
("Funding" includes grants, loans, tax relief and any other forms of financial assistance)

Government Entity			If "Yes": Identify Agency and Approval(s) Required	Application Date (Actual or Projected)
i. City Council, Town Board or Village Board of Trustees	Yes ☐	No ☒		
ii. City, Town or Village Planning Board or Commission	Yes ☐	No ☒		
iii. City, Town or Village Zoning Board of Appeals	Yes ☐	No ☒		
iv. Other local agencies	Yes ☐	No ☒		

v. County agencies	Yes ☒	No ☐	County Legislature, County Executive, mandatory voter referendum	
vi. Regional agencies	Yes ☐	No ☒		
vii. State agencies	Yes ☐	No ☒		
viii. Federal agencies	Yes ☐	No ☒		

ix. Coastal Resources Is the project site within a Coastal Area or the waterfront area of a Designated Inland Waterway? **If YES,** Is the project site located in a community with an approved Local Waterfront Revitalization Program? Yes ☐ No ☐ Is the project site within a Coastal Erosion Hazard Area? Yes ☐ No ☐	Yes ☐ No ☒

C. Planning and Zoning

C.1. Planning and Zoning Actions	
Will administrative or legislative adoption or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed?	Yes ☐ No ☒
C.2. Adopted Land Use Plans	
a. Do any municipally-adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? **If Yes:** Does the comprehensive plan include specific recommendations for the site where the proposed action would be located? Yes ☐ No ☒	Yes ☒ No ☐
b. Is the site of the proposed action within any local or regional special planning district (i.e. Greenway Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; et. al)? **If Yes**, identify the plan(s):	Yes ☐ No ☒
c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? **If Yes**, identify the plan(s): County Conservation of Agricultural Lands	Yes ☒ No ☐
C.3. Zoning	
a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance? **If Yes**, what is the zoning classification(s) including any applicable overlay district? A-1 Residential and L-1 Industrial	Yes ☒ No ☐

b. Is the use permitted or allowed by a special or conditional use permit?	Yes ☒ No ☐
c. Is a zoning change requested as part of the proposed action? **If Yes**, what is the proposed new zoning for the site?	Yes ☐ No ☒
C.4. Existing Community Services	
a. In what school district is the project site located? Longwood School District	
b. What police or other public protection forces serve the project site? Suffolk County Police Department	
c. Which fire protection and emergency medical services serve the project site? Yaphank Fire Department	
d. What parks serve the project site? N/A	

D. Project Details

D.1. Proposed and Potential Development	
a. What is the general nature of the proposed action? (if mixed, include all components) Residential ☐; Industrial ☐; Commercial ☒; Recreational☐; Other ☐:	
b. Total acreage of the site of the proposed action:	25 acres
c. Total acreage to be physically disturbed:	25 acres
d. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor:	+/- 875 acres
e. Is the proposed action an expansion of an existing project or use? **If Yes,** what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet, etc.)?	Yes ☐ No ☒
f. Is the proposed action a subdivision, or does it include a subdivision? **If Yes:** *i.* Purpose or type of subdivision? (if mixed, specify types) Residential ☐; Industrial ☐; Commercial ☐; Recreational ☐; Other ☐ *ii.*	Yes ☐ No ☒

Is a cluster/conservation layout proposed?	Yes ☐ No ☐
Number of lots proposed:	
Minimum and maximum proposed lot sizes:	

g. Will proposed action be constructed in multiple phases?

If No, What is the anticipated period of construction?

Undetermined

If Yes:

Total number of phases anticipated:
Anticipated commencement date of phase I (including demolition):
Anticipated completion date of final phase:
Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases:

Yes ☐ No ☒

h. Does the project include new residential uses?

If Yes, show number of units proposed.

	Single Family	Two Family	Three Family	Multi-Family (4+)
Initial Phase				
At Completion				

Yes ☐ No ☒

i. Does the proposed action include new non-residential construction (including expansions)?

If Yes:

Total Number of Structures: While the proposed action does not approve a specific alternative energy use project and any specific project would require permit approvals by Suffolk County and any other applicable regulatory agency the action does allow for the potential for alternative energy structures to be placed on the subject property.
Dimensions of largest proposed structure: Undetermined
Approximate extent of building space to be heated or cooled: N/A

Yes ☒ No ☐

j. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? **If Yes:** Purpose of the impoundment: If a water impoundment, the principal source of the water: Ground Water ☐; Surface Water Streams ☐; Other ☐ (specify): If other than water, identify the type of impounded/contained liquids and their source: Approximate size of the proposed impoundment (include units): Volume: Surface area: Dimensions of the proposed dam or impounding structure: Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock wood, concrete):	Yes ☐ No ☒
D.2. Project Operations	
a. Does the proposed action include any excavation, mining or dredging, during construction, operations or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) **If Yes:** What is the purpose of the excavation or dredging? How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site? Volume: Over what duration of time: Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them:	Yes ☐ No ☒

D.2.a (cont.) – only answer following if checked "Yes" above	
Will there be onsite dewatering or processing of excavated materials? **If Yes**, describe: What is the total area to be dredged or excavated? What is the maximum area to be worked at any one time? What would be the maximum depth of excavation or dredging? Will the excavation require blasting? Summarize site reclamation goals and plans:	

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, water body, shoreline, beach or adjacent area? **If Yes:** Identify the wetland or water body which would be affected (by name, water index number, wetland map number or geographic description): Describe how the proposed action would affect that water body or wetland, e.g. excavation, fill, placement of structures or creation of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres: Will proposed action cause or result in disturbance to bottom sediments? **If Yes**, describe: Will proposed action cause or result in the destruction or removal of aquatic vegetation? **If Yes:** Area of vegetation proposed to be removed: Expected acreage of aquatic vegetation remaining after project completion: Purpose of proposed removal (e.g., beach clearing, invasive control, boat access): Proposed method of plant removal: If chemical/herbicide treatment will be used, specify product(s): Describe any proposed reclamation/mitigation following disturbance:	Yes ☐ No ☒

c. Will the proposed action use or create a new demand for water? **If Yes:** Total anticipated water usage/demand per day: Will the proposed action obtain water from an existing public water supply? **If Yes:** Name of district/service area: Does the existing public water supply have capacity to serve the proposal? Yes ☐ No ☐ Is the project site in the existing district? Yes ☐ No ☐ Is expansion of the district needed? Yes ☐ No ☐ Do existing lines serve the project site? Yes ☐ No ☐ Will line extension within an existing district be necessary to supply the project? **If Yes:** Describe extensions or capacity expansions proposed to serve this project: Source(s) of supply for the district: Is a new water supply district or service area proposed to be formed to serve the project site? **If Yes:** Applicant/sponsor for new district: Date application submitted or anticipated: Proposed source(s) of supply for new district: If a public water supply will not be used, describe plans to provide water supply for the project: If water supply will be from wells (public or private), what will be the maximum pumping capacity?	Yes ☐ No ☒

d. Will the proposed action generate liquid wastes?

If Yes:

Total anticipated liquid waste generation per day:

Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each):

If sanitary wastewater identify proposed disinfection technology and treatment goals for the following:

Disinfection technology:
Nitrogen:
Phosphorus:
Total Suspended Soilds (TSS):
Biological Oxygen Demand (BOD):

Will the proposed action use any existing public wastewater treatment facilities?

If Yes:

Name of wastewater treatment plant to be used:

Name of district:

Does the existing wastewater treatment plant have capacity to serve the project?
Yes ☐ No ☐

Is the project site in the existing district?
Yes ☐ No ☐

Is expansion of the district needed?
Yes ☐ No ☐

Do existing sewer lines serve the project site?
Yes ☐ No ☐

Will line extension within an existing district be necessary to serve the project?

If Yes:

Describe extensions or capacity expansions proposed to serve this project:

Will a new wastewater (sewage) treatment district be formed to serve the project site?

If Yes:

Applicant/Sponsor for new district:

Date application submitted or anticipated:

What is the receiving water for the wastewater discharge?

If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge, or describe subsurface disposal plans):

Describe any plans or designs to capture, recycle or reuse liquid waste:

Yes ☐ No ☒

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? **If Yes:** How much impervious surface will the project create in relation to total size of project parcel? Area of Impervious Surface: Undetermined Area of Parcel: Undetermined Describe types of new point sources: Possible solar panel arrays Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)? All stormwater runoff will be required to be contained on site within the designated project area and ultimately will discharged to groundwater persuant to applicable stormwater regulations. If to surface waters, identify receiving water bodies or wetlands: Will stormwater runoff flow to adjacent properties? Yes ☐ No ☒ Does proposed plan minimize impervious surfaces use pervious materials or collect and re-use stormwater? Yes ☒ No ☐	Yes ☒ No ☐
f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? **If Yes,** identify: Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles): Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers): Stationary sources during operations (e.g., process emissions, large boilers, electric generation):	Yes ☐ No ☒
g. Will any air emission sources named in D.2.f (above) require a NY State Air Registration, Air Facility Permit or Federal Clean Air Act Title IV or Title V Permit? **If Yes:** Is the project site located in an Air Quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) Yes ☐ No ☐ In addition to emissions as calculated in the application, the project will generate: - Tons/year (metric) of Carbon Dioxide (CO_2) - Tons/year (metric) of Nitrous Oxide (N_2O) - Tons/year (metric) of Perfluorocarbons (PFCs) - Tons/year (metric) of Sulfur Hexafluoride (SF_6) - Tons/year (metric) of Carbon Dioxide equivalent of Hydroflorocarbons (HFCS) - Tons/year (metric) of Hazardous Air Pollutants (HAPs)	Yes ☐ No ☒

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? **If Yes:** Estimate methane generation in tons/year (metric): Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring):	Yes ☐ No ☒
i. Will the proposed action result in the release of air pollutants from open-air operations or processes such as quarry or landfill operations? **If Yes,** describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust):	Yes ☐ No ☒
j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? **If Yes:** When is the peak traffic expected? (check all that apply) Morning ☐; Evening ☐; Weekend ☐; Randomly ☐ between the hours of to For commercial activities only, projected number of semi-trailer truck trips/day: Parking spaces: Existing: Proposed: Net Increase/Decrease: Does the proposed action include any shared use parking? Yes ☐ No ☐ If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? Yes ☐ No ☐ Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? Yes ☐ No ☐ Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? Yes ☐ No ☐	Yes ☐ No ☒
k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? **If Yes:** Estimate annual electricity demand during operation of the proposed action: Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility or other): Will the proposed action require a new, or an upgrade to, an existing substation? Yes ☐ No ☐	Yes ☐ No ☒

l. Hours of operation (Answer all items which apply)

During Construction	During Operations
Monday-Friday: Undetermined	Monday-Friday: N/A
Saturday:	Saturday: N/A
Sunday:	Sunday: N/A
Holidays:	Holidays: N/A

N/A ☐

m. Does the proposed action produce noise that will exceed existing ambient noise levels during construction, operation or both?

If Yes:

Provide details including sources, time of day and duration: It is possible that during the construction of alternative energy facilities such as a solar facility will result in intermittent construction noise and will have a small noise output during operations.

Will proposed action remove existing natural barriers that could act as a noise barrier or screen?
Yes ☐ No ☒ Describe:

Yes ☒ No ☐

n. Will the proposed action have outdoor lighting?

If Yes:

Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:

Will proposed action remove existing natural barriers that could act as a light barrier or screen?
Yes ☐ No ☐ Describe:

Yes ☐ No ☒

o. Does the proposed action have the potential to produce odors for more than one hour per day?

If Yes:

Describe possible sources, potential frequency and duration of odor emissions and proximity to nearest occupied structures:

Yes ☐ No ☒

p. Will the proposed action include any bulk storage of petroleum (over 1,100 gallons) or chemical products (over 550 gallons)?

If Yes:

Product(s) to be stored:

Volume(s): per unit time: (e.g., month, year)

Generally describe proposed storage facilities:

Yes ☐ No ☒

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation?

If Yes:

Describe proposed treatment(s):

Will the proposed action use Integrated Pest Management Practices?
Yes ☐ No ☐

Yes ☐ No ☒

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? **If Yes:** Describe any solid waste(s) to be generated during construction or operation of the facility: Construction: tons per (unit of time) Operation: tons per (unit of time) Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste: Construction: Operation: Proposed disposal methods/facilities for solid waste generated on-site: Construction: Operation:	Yes ☐ No ☒
s. Does the proposed action include construction or modification of a solid waste management facility? **If Yes:** Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill or other disposal activities): Anticipated rate of disposal/processing: tons/month, if transfer or other non-combustion/thermal treatment, or tons/hour, if combustion or thermal treatment If landfill, anticipated site life: years	Yes ☐ No ☒
t. Will proposed action at the site involve the commercial generation, treatment, storage or disposal of hazardous waste? **If Yes:** Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: Generally describe processes or activities involving hazardous wastes or constituents: Specify amount to be handled or generated: tons/month Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? Yes ☐ No ☐ **If Yes:** Provide name and location of facility: **If No:** Describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:	Yes ☐ No ☒

u. Will proposed action adhere to Leadership in Energy and Environmental Design (LEED) or any other green building principals? **If Yes:** Describe proposed green building methods and attempted level of certification, if any:	Yes ☐ No ☒
v. Does the project sponsor propose the use of energy benchmarking to monitor and adjust project energy needs? **If Yes, explain:**	Yes ☐ No ☒
w. Will the proposed action use native plants for all landscaping needs? **Identify species to be used and method of irrigation:**	Yes ☐ No ☒
x. Does the proposed action promote local tourism? **If Yes, explain:**	Yes ☐ No ☒

E. Site and Setting of Proposed Action

E.1. Land Uses on and Surrounding the Project Site

a. Existing land uses (Check all uses the occur on, adjoining and near the project site): (include map)

Urban ☐ Industrial ☐ Commercial ☐ Residential ☐ Rural ☐
Forest ☐ Agriculture ☒ Aquatic ☐ Other ☒ Specify: Muncipal Land Use

If mix of uses, generally describe:

b. Land uses and cover types on the project site:

Land Use or Cover Type	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
Roads, buildings and other paved or impervious surfaces	0	25	+25
Forested			
Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	25	0	-25
Agricultural (includes active orchards, fields, greenhouse, etc.)			
Surface water features (lakes, ponds, streams, rivers, etc.)			
Wetlands (freshwater or tidal)			
Non-Vegetated (bare rock, earth or fill)			
Other Describe:			
TOTAL:	25	25	0

c. Is the project site presently used by members of the community for public recreation? **If Yes,** explain:	Yes ☐ No ☒
d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers or group homes) within 1,500 feet of the project site? **If Yes,** identify facilities:	Yes ☐ No ☒
e. Does the project site contain an existing dam? **If Yes:** Dimensions of the dam and impoundment: - Dam height: feet - Dam length: feet - Surface area: acres - Volume impounded: gallons or acre-feet Dam's existing hazard classification: Provide date and summarize results of last inspection:	Yes ☐ No ☒
f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? **If Yes:** Has the facility been formally closed? Yes ☐ No ☐ If Yes, cite sources/documentation: Describe the location of the project site relative to the boundaries of the solid waste management facility: Describe any development constraints due to the prior solid waste activities:	Yes ☐ No ☒
g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? **If Yes:** Describe waste(s) handled and waste management activities, including approximate time when activities occurred:	Yes ☐ No ☒

h. Has there been a reported contamination spill at the proposed project site or have any remedial actions been conducted at or adjacent to the proposed site?

Yes ☐ No ☒

If Yes:

Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? (Check all that apply)

☐ Yes – Spills Incidents database Provide DEC ID number(s):
☐ Yes – Environmental Site Remediation database Provide DEC ID number(s):
☐ Neither database

If site has been subject to RCRA corrective activities, describe control measures:

Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? Yes ☐ No ☐

If Yes:

DEC ID number(s):

Describe current status of site(s):

E.1.h. (cont.) – only answer following if checked "Yes" above

Is the project site subject to an institutional control limiting property uses?

If Yes:

DEC site ID number(s):

Describe the type of institutional control (e.g., deed restriction or easement):

Describe any use limitations:

Describe any engineering controls:

Will the project affect the institutional or engineering controls in place? Yes ☐ No ☐
Explain:

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site:
feet

b. Are there bedrock outcroppings on the project site?

Yes ☐ No ☒

If Yes:

What proportion of the site is comprised of bedrock outcroppings?
%

c. Predominant soil type(s) present on project site: (include map)

1. HaA (Haven Loam)	75 % of site
2. RdA	20% of site
3. PlA	5% of site
4.	% of site

d. What is the average depth to the water table on the project site?
Aproximately 11-30 feet below the land surface

e. Drainage status of project site soils:

1. ☒ Well Drained	100% of site
2. ☐ Moderately Well Drained	% of site
3. ☐ Poorly Drained	% of site

f. Approximate proportion of proposed action site with slopes: (include topographic map)

1. ☒ 0-10%	100% of site
2. ☐ 11-15%	% of site
3. ☐ 16% or greater	% of site

g. Are there any unique geologic features on the project site? Yes ☐ No ☒

If Yes, describe:

h. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? Yes ☐ No ☒

i. Do any wetlands or other waterbodies adjoin the project site? Yes ☐ No ☒

If Yes to either E.2.h or E.2.i, continue. If No, skip to E.2.m

j. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? (include map) Yes ☐ No ☐

k. For each identified wetland and waterbody on the project site, provide the following information:

Streams:	Name:	Classification:
Lakes or Ponds:	Name:	Classification:
Wetlands:	Name:	Approx. Size:
Wetland No. (if regulated by DEC):		

l. Are any of the above waterbodies listed in the most recent compilation of NYS water quality-impaired waterbodies? Yes ☐ No ☐

If Yes, name of impaired water body/bodies and basis for listing as impaired:

m. Is the project site in a designated floodway? Yes ☐ No ☒

n. Is the project site in the 100 year floodplain? Yes ☐ No ☒

o. Is the project site in the 500 year floodplain? Yes ☐ No ☒

p. Is the project site located over or immediately adjoining a primary, principal or sole source aquifer? Yes ☒ No ☐

If Yes:

Name of aquifer: Nassau-Suffolk Sole Source Aquifer
Source of information: EPA Region 2, Sole Sources Aquifers for NY and NJ

q. Identify the predominant wildlife species that occupy or use the project site:

Wildlife resources include typical "backyard species" including:	Various Bird Species (turkey, vultures, hawks)	Fox
Rabbit	Ground hog	Deer

r. Does the project site contain a designated significant natural community? Yes ☐ No ☒

If Yes:

Describe the habitat/community (composition, function and basis for designation:
Source(s) of description or evaluation:
Extent of community/habitat: - Currently: acres - Following completion of project as proposed: acres - Gain or loss (indicate + or –): acres

s. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? Yes ☐ No ☒

If Yes:

Species and listing (endangered or threatened):
Nature of use of site by the species (e.g., resident, seasonal, transient):

t. Does project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? Yes ☐ No ☒

If Yes:

Species and listing:
Nature of use of site by the species (e.g., resident, seasonal, transient):

u. Is the project site or adjoining area currently used for hunting, trapping, fishing or shellfishing? Yes ☐ No ☒

If Yes, give a brief description of how the proposed action may affect that use:

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? Yes ☐ No ☒

If Yes, provide county plus district name/number:

b. Are agricultural lands consisting of highly productive soils present? Yes ☒ No ☐

If Yes:

Acreage(s) on project site: Aprox. 25
Source(s) of soil rating(s): U.S. Department of Agriculture

c. Does the project site contain all or part of, or is it substantially contiguous to a registered National Natural Landmark? **If Yes:** Nature of the natural landmark: ☐ Biological Community; ☐ Geological Feature Provide brief description of landmark, including values behind designation and approximate size/extent:	Yes ☐ No ☒
d. Is the project site located in or does it adjoin a state listed Critical Environmental Area, including Special Groundwater Protection Areas? **If Yes:** CEA name: Basis for designation: Designating agency and date:	Yes ☐ No ☒
e. Does the project site contain, or is it substantially contiguous to, a building, archeological site, or district which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on the State or National Register of Historic Places? **If Yes:** Nature of historic/archaeological resource: ☐ Archaeological Site; ☐ Historic Building or district Name: Brief description of attributes on which listing is based:	Yes ☐ No ☒
f. 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?	Yes ☐ No ☒
g. Have additional archaeological or historic site(s) or resources been identified on the project site? **If Yes:** Describe possible resource(s): Basis for identification:	Yes ☐ No ☒
h. Would the project site be visible from any officially designated and publicly assessable federal, state or local scenic or aesthetic resource? **If Yes:** Identify resource: Nature of, or basis for designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): Distance between project and resource:	Yes ☐ No ☒
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR Part 666? **If Yes:** Identify the name of the river and its designation: Is the activity consistent with development restrictions contained in 6 NYCRR Part 666? Yes ☐ No ☐	Yes ☐ No ☒

F. Additional Information

Attach any additional information which may be needed to clarify your project.
If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name: Date: 6/7/16

Signature: Kate Brown Title: Legislator

SUFFOLK COUNTY
FULL ENVIRONMENTAL ASSESSMENT FORM
6 NYCRR Part 617
State Environmental Quality Review

Part 2 – Identification of Potential Project Impacts

Instructions: Part 2 is to be completed by the lead agency. It is designed to help the lead agency inventory all potential resources that could be affected by a proposed project or action. We recognize that the lead agency's reviewer(s) will not necessarily be environmental professionals. So, the questions are designed to walk a reviewer through the assessment process by providing a series of questions that can be answered using the information found in Part 1. To further assist the lead agency in completing Part 2, the form identifies the most relevant questions in Part 1 that will provide the information needed to answer the Part 2 question. When Part 2 is completed, the lead agency will have identified the relevant environmental areas that may be impacted by the proposed activity.

Tips for completing Part 2:

- _____ Review all of the information provided in Part 1.
- _____ Review any application, maps, supporting materials and the Full EAF Workbook.
- _____ Answer each of the 18 questions in Part 2.
- _____ If you answer "**YES**" to a numbered question, please complete all the questions that follow in that section.
- _____ If you answer "**NO**" to a numbered question, move on to the next numbered section.
- _____ Check appropriate column to indicate the anticipated size of the impact.
- _____ Proposed projects that would exceed a numeric threshold contained in a question should result in the reviewing agency checking the box "**Moderate to large impact may occur**."
- _____ The reviewer is not expected to be an expert in environmental analysis.
- _____ If you are not sure or undecided about the size of an impact, it may help to review the sub-questions for the general question and consult the workbook.
- _____ When answering a question consider all components of the proposed activity, that is, the "whole action."
- _____ Consider the possibility for long-term and cumulative impacts as well as direct impacts.
- _____ Answer the question in a reasonable manner considering the scale and context of the project.

1. _____ **Impact on Land** The proposed action may involve construction on, or physical alteration of the land surface of the proposed site. (See Part 1.D.1) *If "YES", answer questions a-h. If "NO", move on to Section 2.*		YES ☒ NO ☐	
	Relevant Part 1 Question(s)	**No, or small impact may occur**	**Moderate to large impact may occur**
a. _____ The proposed action may involve construction on land where depth to water table is less than 3 feet.	E.2.d	☒	☐
b. _____ The proposed actin may involve construction on slopes of 15% or greater.	E.2.f	☒	☐
c. _____ The proposed actin may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.	E.2.a	☒	☐
d. _____ The proposed action may involve the excavation and removal of more than 1,000 tons of natural	D.2.a	☒	☐

material.			
e. _____ The proposed action may involve construction that continues for more than one year or in multiple phases.	D.1.g	☒	☐
f. _____ The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).	D.2.e D.2.q	☒	☐
g. _____ The proposed action is, or may be, located within a Coastal Erosion hazard area.	B.*ix*	☒	☐
h. _____ Other impacts:		☐	☐

2. _____ Impact on Geological Features

The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). (See Part 1.E.2.g)

YES ☐ NO ☒

If "YES", answer questions a-c. If "NO", move on to Section 3.

	Relevant Part 1 Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. _____ Identify the specific land form(s):	E.2.g	☐	☐
b. _____ The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature:	E.3.c	☐	☐
c. _____ Other impacts:		☐	☐

3. _____ Impact on Surface Water

The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes).
(See Part 1.D.2 & E.2.h)

YES ☐ NO ☒

If "YES", answer questions a-l. If "NO", move on to Section 4.

	Relevant Part 1 Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. _____ The proposed action may create a new water body	D.1.j D.2.b	☐	☐
b. _____ The proposed action may result in an increase or decrease of over 10% or more than a 10 acre increase or decrease in the surface area of any body of water.	D.2.b	☐	☐
c. _____ The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.	D.2.a	☐	☐
d. _____ The proposed action may involve construction within or adjoining a freshwater or tidal wetland, or in the bed or banks of any other water body.	E.2.h E.2.i	☐	☐
e. _____ The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by	D.2.a D.2.h	☐	☐

disturbing bottom sediments.			
f. _____ The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.	D.2.c	☐	☐
g. _____ The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).	D.2.d	☐	☐
h. _____ The proposed action may cause soil erosion, or otherwise create a source of stormwater discharge that may lead to siltation or other degradation of receiving water bodies.	D.2.e	☐	☐
i._____ The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.	E.2.h – E.2.l	☐	☐
j._____ The proposed action may involve the application of pesticides or herbicides in or around any water body.	D.2.q E.2.h – E.2.l	☐	☐
k. _____ The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.	D.1.a D.2.d	☐	☐
l._____ Other impacts:		☐	☐

4. _____ **Impact on Groundwater** The proposed action may result in new or additional use of groundwater, or may have the potential to introduce contaminants to groundwater or an aquifer. (See Part 1.D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t) *If "YES", answer questions a-h. If "NO", move on to Section 5.*	YES ☐ NO ☒		
	Relevant Part 1 Question(s)	**No, or small impact may occur**	**Moderate to large impact may occur**
a. _____ The proposed action may require new water supply wells, or create additional demand on supplies from existing water supply wells.	D.2.c	☐	☐
b. _____ Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer. Cite Source:	D.2.c	☐	☐
c. _____ The proposed action may allow or result in residential uses in areas without water and sewer services.	D.1.a D.2.c – D.2.d	☐	☐
d. _____ The proposed action may include or require wastewater discharged to groundwater.	D.2.d E.2.p	☐	☐
e. _____ The proposed action may result in the construction of water supply wells in locations where groundwater is, or is suspected to be, contaminated.	D.2.c E.1.f – E.1.h	☐	☐
f. _____ The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.	D.2.p E.2.p	☐	☐
g. _____ The proposed action may involve the commercial application of pesticides within 100 feet of potable drinking water or irrigation sources.	D.2.q E.2.h – E.2.l E.2.p D.2.c	☐	☐

h. _____ Other impacts:		☐	☐

5. _____ **Impact on Flooding** The proposed action may result in development on lands subject to flooding. (See Part 1.E.2) *If "YES", answer questions a-g. If "NO", move on to Section 6.*	YES ☐ NO ☒		
	Relevant Part 1 Question(s)	**No, or small impact may occur**	**Moderate to large impact may occur**
a. _____ The proposed action may result in development in a designated floodway.	E.2.m	☐	☐
b. _____ The proposed action may result in development within a 100 year floodplain.	E.2.n	☐	☐
c. _____ The proposed action may result in development within a 500 year floodplain.	E.2.o	☐	☐
d. _____ The proposed action may result in, or require, modification of existing drainage patterns.	D.2.b D.2.e	☐	☐
e. _____ The proposed action may change flood water flows that contribute to flooding.	D.2.b E.2.m – E.2.o	☐	☐
f._____ If there is a dam located on the site of the proposed action, the dam has failed to meet one or more safety criteria on its most recent inspection.	E.1.e	☐	☐
g. _____ Other impacts:		☐	☐

6. _____ **Impact on Air** The proposed action may include a state regulated air emission source. (See Part 1.D.2.f, D.2.h, D.2.g) *If "YES", answer questions a-f. If "NO", move on to Section 7.*	YES ☐ NO ☒		
	Relevant Part 1 Question(s)	**No, or small impact may occur**	**Moderate to large impact may occur**
a. _____ If the proposed action requires federal or state air emission permits, the action may also emit one or more greenhouse gases at or above the following levels:			
i. _____ More than 1000 tons/year of carbon dioxide (CO2)	D.2.g	☐	☐
ii. _____ More than 3.5 tons/year of nitrous oxide (N20)	D.2.g	☐	☐
iii. _____ More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs)	D.2.g	☐	☐
iv. _____ More than .045 tons/year of sulfur hexafluoride (SF6)	D.2.g	☐	☐
v. _____ More than 1000 tons/year of carbon dioxide equivalent of hydrochloroflurocarbons (HCFCs) emissions	D.2.g	☐	☐
vi. 43 tons/year or more of methane	D.2.h	☐	☐
b. _____ The proposed action may generate 10 tons/year or more of any one designated hazardous air pollutant, or 25 tons/year or more of any combination of such hazardous	D.2.g	☐	☐

air pollutants.			
c. The proposed action may require a state air registration, or may produce an emissions rate of total contaminants that may exceed 5 lbs. per hour, or may include a heat source capable of producing more than 10 million BTU=s per hour.	D.2.f D.3.g	☐	☐
d. _____ The proposed action may reach 50% of any two or more of the thresholds in "a" through "c", above.	D.1.i D.2.k	☐	☐
e. _____ The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.	D.2.s	☐	☐
f. _____ Other impacts:		☐	☐

7. _____ Impact on Plants and Animals

The proposed action may result in a loss of flora or fauna. YES ☒ NO ☐

(See Part 1.E.2.q – E.2.u)

If "YES", answer questions a-j. If "NO", move on to Section 8.

	Relevant Part 1 Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. _____ The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E.2.s	☒	☐
b. _____ The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government.	E.2.s	☒	☐
c. The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E.2.t	☒	☐
d. _____ The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government.	E.2.t	☒	☐
e. _____ The proposed action may diminish the capacity of a registered National Natural Landmark to support the biological community it was established to protect.	E.3.c	☒	☐
f._____ The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community. Source:	E.2.r	☒	☐
g. _____ The proposed action may substantially interfere with nesting/breeding, foraging, or over-wintering habitat for the predominant species that occupy or use the project site.	E.2.q	☒	☐
h. _____ The proposed action requires the conversion of more than 10 acres of forest, grassland or any other regionally or locally important habitat. Habitat type & information source:	E.1.b	☒	☐
i._____ Proposed action (commercial, industrial or recreational projects, only) involves use of	D.2.q	☒	☐

herbicides or pesticides.			
j._____ Other impacts:	☒	☐	☐

8. _____ **Impact on Agricultural Resources** The proposed action may impact agricultural resources. (See Part 1.E.3.a & E.3.b) *If "YES", answer questions a-h. If "NO", move on to Section 9.*	YES ☒ NO ☐		
	Relevant Part 1 Question(s)	**No, or small impact may occur**	**Moderate to large impact may occur**
a. _____ The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System.	E.2.c E.3.b	☒	☐
b. _____ The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc.).	E.1.a E.1.b	☒	☐
c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.	E.3.b	☒	☐
d. _____ The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District or more than 10 acres if not within an Agricultural District.	E.1.b E.3.a	☒	☐
e. _____ The proposed action may disrupt or prevent installation of an agricultural land management system.	E.1.a E.1.b	☒	☐
f._____ The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.	C.2.c, C.3 D.2.c, D.2.d	☒	☐
g. _____ The proposed project is not consistent with the adopted municipal Farmland Protection Plan.	C.2.c	☒	☐
h. _____ Other impacts:		☐	☐

9. _____ **Impact on Aesthetic Resources** The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (See Part 1.E.1.a, E.1.b, E.3.h) *If "YES", answer questions a-g and complete Appendix B - Visual EAF Addendum. If "NO", move on to Section 10.*	YES ☐ NO ☒		
	Relevant Part 1 Question(s)	**No, or small impact may occur**	**Moderate to large impact may occur**
a. _____ Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.	E.3.h	☐	☐
b. _____ The proposed action may	C.2.b	☐	☐

result in the obstruction, elimination or significant screening of one or more officially designated scenic views.	E.3.h		
c. The proposed action may be visible from publicly accessible vantage points: i. Seasonally (e.g., screened by summer foliage, but visible during other seasons) ii. Year round	 E.3.h E.3.h	 ☐ ☐	 ☐ ☐
d. _____ The situation or activity in which viewers are engaged while viewing the proposed action is: i. Routine travel by residents, including travel to and from work ii. Recreational or tourism based activities	 E.3.h E.2.u E.1.c	 ☐ ☐	 ☐ ☐
e. _____ The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	E.3.h	☐	☐
f._____ There are similar projects visible within the following distance of the proposed project: 0 – ½ mile ½ – 3 mile 3 – 5 mile 5+ mile	 D.1.a D.1.h D.1.i E.1.a	 ☐ ☐ ☐ ☐	 ☐ ☐ ☐ ☐
g. _____ Other impacts:		☐	☐

10. _____ Impact on Historic and Archeological Resources The proposed action may occur in or adjacent to an historic or archaeological resource. (See Part 1.E.3.e, E.3.f, E.3.g) *If "YES", answer questions a-e. If "NO", move on to Section 11.*		YES ☒ NO ☐	
	Relevant Part 1 Question(s)	**No, or small impact may occur**	**Moderate to large impact may occur**
a. _____ The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on or has been nominated by the NYS Board of Historic Preservation for inclusion on the State or National Register of Historic Places.	E.3.e	☒	☐
b. _____ The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.	E.3.f	☒	☐
c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory. Source:	E.3.g	☒	☐
d. _____ Other impacts:		☐	☐
e. _____ If any of the above (a-d) are answered "Yes", continue with the following questions to help support conclusions in Part 3: i. The proposed action may result in the destruction or alteration of all or part of the site or property.	 E.3.e – E.3g	 ☐	 ☐

ii. The proposed action may result in the alteration of the property's setting or integrity. iii. The proposed action may result in the introduction of visual elements which are out of character with the site or property, or may alter its setting.	E.1.a, E.1.b E.3.e – E.3.g C2, C3 E.3.g, E.3.h	☐ ☐	☐ ☐

11. _____ Impact on Open Space and Recreation

The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan. (See Part 1.C.2.c, E.1.c, E.2.u)

If "YES", answer questions a-e. If "NO", move on to Section 12.

YES ☐ NO ☒

	Relevant Part 1 Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. _____ The proposed action may result in an impairment of natural functions, or "ecosystem services", provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, and wildlife habitat.	D.2.e, E.1.b E.2.h – E.2.l E.2.q – E.2.t	☐	☐
b. _____ The proposed action may result in the loss of a current or future recreational resource.	C.2.a, C.2.c E.1.c, E.2.u	☐	☐
c. The proposed action may eliminate open space or recreational resource in an area with few such resources.	C.2.a, C.2.c E.1.c, E.2.u	☐	☐
d. The proposed action may result in loss of an area now used informally by the community as an open space resource.	C.2.c, E.1.c	☐	☐
e. _____ Other impacts:		☐	☐

12. _____ Impact on Critical Environmental Areas

The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1.E.3.d)

If "YES", answer questions a-c. If "NO", move on to Section 13.

YES ☐ NO ☒

	Relevant Part 1 Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. _____ The proposed action may result in a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA.	E.3.d	☐	☐
b. The proposed action may result in a reduction in the quality of the resource or characteristic which was the basis for designation of the CEA.	E.3.d	☐	☐
c. _____ Other impacts:		☐	☐

13. _____ Impact on Transportation

The proposed action may result in a change to existing transportation systems. (See Part 1.D.2.j)

If "YES", answer questions a-f. If "NO", move on to Section 14.

YES ☐ NO ☒

	Relevant Part 1 Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. _____ Projected traffic increase	D.2.j	☐	☐

may exceed capacity of existing road network.			
b. _____ The proposed action may result in the construction of paved parking area for 500 or more vehicles.	D.2.j	☐	☐
c. _____ The proposed action will degrade existing transit access.	D.2.j	☐	☐
d. _____ The proposed action will degrade existing pedestrian or bicycle accommodations.	D.2.j	☐	☐
e. The proposed action may alter the present pattern of movement of people or goods.	D.2.j	☐	☐
f._____ Other impacts:		☐	☐

14. _____ Impact on Energy

The proposed action may cause an increase in the use of any form of energy (See Part 1.D.2.k) YES ☒ NO ☐

If "YES", answer questions a-e. If "NO", move on to Section 15.

	Relevant Part 1 Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. _____ The proposed action will require a new, or an upgrade to an existing, substation.	D.2.k	☒	☐
b. _____ The proposed action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two-family residences or to serve a commercial or industrial use.	D.1.h D.1.i D.2.k	☒	☐
c. _____ The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D.2.k	☒	☐
d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.	D.1.i	☒	☐
e. _____ Other impacts:		☐	☐

15. _____ Impact on Noise, Odor and Light

The proposed action may result in an increase in noise, odors or outdoor lighting (See Part 1.D.2.m, D.2.n, D.2.o) YES ☒ NO ☐

If "YES", answer questions a-f. If "NO", move on to Section 16.

	Relevant Part 1 Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. _____ The proposed action may produce sound above noise levels established by local regulation.	D.2.m	☒	☐
b. _____ The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home.	D.2.m E.1.d	☒	☐
c. _____ The proposed action may result in routine odors for more than one hour per day.	D.2.o	☒	☐
d. _____ The proposed action may result in light shining onto adjoining properties.	D.2.n	☒	☐
e. The proposed action may result in lighting that creates sky-glow brighter than existing-area conditions.	D.2.n E.1.a	☒	☐

f._____ Other impacts:	☒	☐	☐

16. _____ Impact on Human Health

The proposed action may have an impact on human health from exposure to new or existing sources of contaminants (See Part 1.D.2.q, E.1.d, E.1.f, E.1.g, E.1.h) YES ☐ NO ☒

If "YES", answer questions a-m. If "NO", move on to Section 17.

	Relevant Part 1 Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. _____ The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community.	E.1.d	☐	☐
b. _____ The site of the proposed action is currently undergoing remediation.	E.1.g, E.1.h	☐	☐
c. _____ There is a completed emergency spill remediation or a completed environmental site remediation on, or adjacent to, the site of the proposed action.	E.1.g E.1.h	☐	☐
d. _____ The site of the action is subject to an institutional control limiting the use of the property (e.g. easement, deed restriction)	E.1.g E.1.h	☐	☐
e. _____ The proposed action may affect institutional control measures that were put in place to ensure that the site remains protective of the environment and human health.	E.1.g E.1.h	☐	☐
f._____ The proposed action has adequate control measures in place to ensure that future generation, treatment and/or disposal of hazardous wastes will be protective of the environment and human health.	D.2.t	☐	☐
g. _____ The proposed action involves construction or modification of a solid waste management facility.	D.2.q E.1.f	☐	☐
h. _____ The proposed action may result in the unearthing of solid or hazardous waste.	D.2.q E.1.f	☐	☐
i._____ The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.	D.2.r D.2.s	☐	☐
j._____ The proposed action may result in excavation or other disturbance within 2000 feet of a site used for the disposal of solid or hazardous waste.	E.1.f – E.1.h	☐	☐
k. _____ The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures.	E.1.f E.1.g	☐	☐
l. The proposed action may result in the release of contaminated leachate from the project site.	D.2.r, D.2.s E.1.f	☐	☐
m._____ Other impacts:	☒	☐	☐

17. _____ Consistency with Community Plans

The proposed action is not consistent with adopted land use plans. (See Part 1.C.1, C.2, C.3) YES ☒ NO ☐

If "YES", answer questions a-h. If "NO", move on to Section 18.

	Relevant Part 1 Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. _____ The proposed action's land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).	C.2, C.3, D.1.a, E.1.a, E.1.b	☒	☐
b. _____ The proposed action will cause the permanent population of the city, town or village in which the project is located to grow by more than 5%.	C.2	☒	☐
c. _____ The proposed action is inconsistent with local land use plans or zoning regulations.	C.2, C.3	☒	☐
d. _____ The proposed action is inconsistent with any County plans, or other regional land use plans.	C.2	☒	☐
e. The proposed action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure.	C.3 D.1.e, D.1.f, D.1.h, E.1.b	☒	☐
f. The proposed action is located in an area characterized by low density development that will require new or expanded public infrastructure.	C.4, D.2.c, D.2.d, D.2.j	☒	☐
g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)	C.2.a	☒	☐
h. _____ Other impacts:		☐	☐

18. _____ Consistency with Community Character

The proposed action is inconsistent with the existing community character (See Part 1.C.2, C.3, D.2, E.3) YES ☐ NO ☒

If "YES", answer questions a-g. If "NO", move on to Part 3.

	Relevant Part 1 Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. _____ The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community.	E.3.e, E.3.f, E.3.g	☐	☐
b. _____ The proposed action may create a demand for additional community services (e.g. schools, police and fire)	C.4	☐	☐
c. _____ The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing.	C.2, C.3,D.1.h, D.1.i, E.1.a	☐	☐
d. _____ The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.	C.2, E.3	☐	☐
e. The proposed action is inconsistent with the predominant architectural scale and character.	C.2, C.3	☐	☐
f. Proposed action is inconsistent with the character of the existing natural landscape.	C.2, C.3, E.1.a, E.1.b, E.2.g – E.2.l	☐	☐
g. _____ Other impacts:		☐	☐

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Part 3 – Evaluation of the Magnitude and Importance of Project Impacts and Determination of Significance

Part 3 provides the reasons in support of the determination of significance. The lead agency must complete Part 3 for every question in Part 2 where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.

Based on the analysis in Part 3, the lead agency must decide whether to require an environmental impact statement to further assess the proposed action or whether available information is sufficient for the lead agency to conclude that the proposed action will not have a significant adverse environmental impact. By completing the certification on the next page, the lead agency can complete its determination of significance.

Reasons Supporting This Determination:
To complete this section:

* _____ Identify the impact based on the Part 2 responses and describe its magnitude. Magnitude considers factors such as severity, size or extent of an impact.
* _____ Assess the importance of the impact. Importance relates to the geographic scope, duration, probability of the impact occurring, number of people affected by the impact and any additional environmental consequences if the impact were to occur.
* _____ The assessment should take into consideration any design element or project changes.
* _____ Repeat this process for each Part 2 question where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.
* _____ Provide the reason(s) why the impact may, or will not, result in a significant adverse environmental impact
* _____ For Conditional Negative Declarations identify the specific condition(s) imposed that will modify the proposed action so that no significant adverse environmental impacts will result.
* _____ Attach additional sheets, as needed.

See the Attached Part III for an Evaluation of the Magnitude and Importance of Project Impacts and Determination of Signficance

EAF- Part III for IR 1479-2016:
A Charter Law to Permit County-Owned Farmland to be Utilized for Alternative Energy Uses

Below is an analysis of the identified EAF Part II questions which were found to be areas where a small potential impact may occur (no questions were identified as having a potentially moderate to large impact). While not required, this analyis indicates why the proposed action is not expected to have a signficant adverse impact on the environment.

Impact on Land, Impact on Plants and Animals, Impact on Energy, and Impact on Noise

The Part II section of this EAF identified the Impact on Land, Impact on Plants and Animals, Impact on Energy and Impact on Noise as potential areas where an alternative energy use project may have a small impact. No potentially moderate to large impacts are anticipated due to the fact that the subject property has previously been cleared and is surrounded by Suffolk County municipal land and privately owned industrial land. In addition, the subject property is not located in a Critical Enviornmenal Area or located in or adjacent to weltands/surface waters. Furthermore, while the proposed action would allow two County-owned dedicated farmland parcels to be considered as a site for alternative energy, the proposed action does not approve a specific alternative energy use project. Any specific project would require permit approvals by Suffolk County (and any other appicable regulatory agency) and thus require additional regulatory and environmental review.

Impact on Historic and Archeological Resources

The Part II Section of the EAF identified that the project may have a small potential impact on Historic and Archeological Resources. This small potential impact was identified because of the presence of the Suffolk County Almshouse Barn which is located to the north of the subject property (See Exhibit B). However, the project is not expected to have a signficant impact on Historic or Archeological Resources due to the fact that the subject proeprty is located at least 1,500 feet from this historic structure and is also seperated from the historic structure by the Long Island Rail Road train tracks. Other impacts to Historic and Archeological resources are not anticpated due to the fact that the property is not identified as a Suffolk County Historic Trust Property and is not located in a designated State or National Historic District or in an Archeological Sensitive Area.

Impact on Argricultural Resources and Community Plans

The Part II Section of the EAF identified the possibility of small impacts to Argriculatural Resources and Community Plans due to the fact that the proposed action will allow the alienation of a portion of the County Farm. The proposed action is not expected to have a signficant impact on Agricultural Resources and Community Plans due to the subject property's realtively small size (aprox. 25 acres) compared to the overall size of the County Farm (aprox. 250 acres). In addition, the proposed location is currently not used for agricultural practices and is cut off from the remainder of the Suffolk County Farm by the Long Island Rail Road Tracks. The subject property can only be accessed by the remainder of the Suffolk County Farm by driving farm vehicals on Yaphank Highway which is a relatively high speed, high traffic volume roadway with limited sight distances. It is also noted that this action can only move forward with the support of the Suffolk County residents in the form of a voter referendum.

As demonstrated in Part II of the EAF and for these above reasons it is determined that the proposed action will not have a significant adverse impact on the environment.

Determination of Significance
Type 1 and Unlisted Actions

SEQR Status: Type I ☒ Unlisted ☐

Identify portions of EAF completed for this project: Part 1 ☒ Part 2 ☒ Part 3 ☒

Upon review of the information recorded on this EAF, as noted, plus this additional support information

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of as lead agency that:

☒ A. This project will result in no significant adverse impacts on the environment, and, therefore, an environmental impact statement need not be prepared. Accordingly, this negative declaration is issued.

☐ B. Although this project could have a significant adverse impact on the environment, that impact will be avoided or substantially mitigated because of the following conditions which will be required by the lead agency:

There will, therefore, be no significant adverse impacts from the project as conditioned, and therefore, this conditioned negative declaration is issued. A conditioned negative declaration may be used only for UNLISTED actions (see 6 NYCRR 617.7(d)).

☐ C. This Project may result in one or more significant adverse impacts on the environment, and an environmental impact statement must be prepared to further assess the impact(s) and possible mitigation and to explore alternatives to avoid or reduce those impacts. Accordingly, this positive declaration is issued.

Name of Action: IR 1479 - A Charter Law to Permit County-Owned Farmland to be Utilized for Alternative Energy Uses

Name of Lead Agency: Suffolk County Legislature

Name of Responsible Officer in Lead Agency: Leg. Kate Browning

Title of Responsible Officer in Lead Agency: Legislator, 3rd District

Signature of Responsible Officer in Lead Agency: Date:

Signature of Preparer (if different from Responsible Officer) Date:

For Further Information:
Contact Person: Leg. Kate Browning
Address: 1120 Montauk Hwy - Suite G, Mastic, NY 11950
Telephone Number: 631-853-1300
Email: kate.browning@suffolkcountyny.gov

For Type 1 Actions and Conditioned Negative Declarations, a copy of this Notice is sent to:
Chief Executive Officer of the political subdivision in which the action will be principally located (Town/City/Village)
Other involved agencies (if any)
Applicant (if any)
Environmental Notice Bulletin: http://www.dec.ny.gov/enb/enb.html

Exhibit A - General Location Map

COPYRIGHT 2012, 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.). This rendering is a DRAFT MAP in that 1) the data displayed is an interagency or intra agency work* produced for the purpose of identifying and correcting data. It is not a final agency determination. It is not statistical or factual compilation of data. In some cases correct data has been left out and questionable or inaccurate data has been exaggerated to help identify errors. In short, this is a DRAFT MAP produced in an effort to aid in the correction of data and is not held out as being complete or accurate in any way.

*excerpted from (F.O.I.L.) the provisions of the Freedom of Information Law [Public Officers Law Article 6 Section 84-90] by section 87.2.g

1,000 500 0 1,000 Feet

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COUNTY OF SUFFOLK

STEVEN BELLONE
COUNTY EXECUTIVE

DEPARTMENT OF ECONOMIC DEVELOPMENT AND PLANNING
DIVISION OF PLANNING AND ENVIRONMENT

COUNCIL ON ENVIRONMENTAL QUALITY

Gloria Russo
Chairperson
CEQ

MEMORANDUM

TO: Interested/Involved Parties

FROM: John Corral, Senior Planner JC

DATE: June 8, 2016

RE: Proposed Pre-Engineered Storage Buildings for Sheriff's Office Riverhead Correctional Facility CP 3014, Town of Southampton

Enclosed is an Environmental Assessment Form for the above referenced County project which has been submitted to the Council on Environmental Quality (CEQ) for review. Pursuant to Title 6 NYCRR Part 617 and Chapter 450 of the Suffolk County Code, the CEQ must recommend a SEQRA classification for the action and determine whether it may have a significant adverse impact on the environment which would require the preparation of a Draft Environmental Impact Statement (DEIS).

The Council would like to know your environmental concerns regarding this proposal and whether you think a DEIS or a determination of non-significance is warranted. This project will be discussed at the **June 15, 2016** CEQ meeting. If you are unable to attend the meeting to present your views, please forward any recommendations or criticisms to this office prior the date of the meeting. **If the Council has not heard from you by the meeting date, they will assume that you feel that the action will not have significant adverse environmental impacts and should proceed accordingly.**

JC/cd
Enc.

cc: Christopher Lubicich, Assoc. Public Health Engineer
Suffolk County Department of Health Services
Andrew P. Freleng, Chief Planner
Department of Economic Development and Planning

H. LEE DENNISON BUILDING 11TH FLOOR • 100 VETERANS MEMORIAL HWY., HAUPPAUGE, NY 11788 • P: (631) 853-5191 • F: (631) 853-4044

COUNTY OF SUFFOLK

STEVEN BELLONE
SUFFOLK COUNTY EXECUTIVE

DEPARTMENT OF PUBLIC WORKS

PHILIP A. BERDOLT
DEPUTY COMMISSIONER

GILBERT ANDERSON, P.E.
COMMISSIONER

DARNELL TYSON, P.E.
DEPUTY COMMISSIONER

May 31, 2016

Ms. Gloria Russo, Chairperson
Council on Environmental Quality
Suffolk County Planning Department
H. Lee Dennison Building – 11th floor
100 Veterans Memorial Highway
Hauppauge, New York 11788

Re: CP 3014-CEQ Review for 2 Proposed Pre-Engineered Storage Buildings for Sheriff's Office Riverhead Correctional Facility

Dear Ms. Russo:

Enclosed herewith please find 15 copies of the proposed preliminary aerial site plan, LEED checklist and Short Environmental Assessment Form for the above referenced project to be presented at the next scheduled meeting. The project involves the addition of two 5,000 sf., one-story pre-engineered metal storage buildings, one for storage of vehicles and boats and the other for non-perishable jail supplies. Both buildings are located within the secure fenced rear yard areas of the Jail and will replace old unfit trailer structures scheduled to be removed as part of the project.

Since the entire Riverhead County Center site is within the "Community" designated Wild and Scenic River Corridor, the project has been submitted to the NYSDEC for permitting. The Cheney Pond freshwater wetland line was flagged as part of the process and the new building placements will exceed the minimum required wetland setbacks as indicated on the aerial plan. Please review and forward the Council's SEQRA recommendation to the County Executive and Legislature.

Please contact me at 852-4690 should you need any additional information. Thank you.

Best Regards,

James J. Ingenito, R.A.
County Architect

JJI/kl/bj
Attachments
cc: Gilbert Anderson, P.E., Commissioner
Philip A. Berdolt, Deputy Commissioner
John Corral, Senior Planner
Chief Michael Sharkey, Sheriff's Office
KL Keith Larsen, R.A., Capital Projects Manager

H:\BDC\Projects\CPs\CP 3014 Imp to the Cty Corr Fac C-141- Riverhead-KL\Metal Storage Bldgs 2015\CEQ\CP3014 CEQ Memo Metal Bldgs 5-31-16- 2.doc

SUFFOLK COUNTY
SHORT ENVIRONMENTAL ASSESSMENT FORM
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Instructions: 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 available 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/Project: CP3014 - Riverhead Correctional Facility Storage Buildings		
Project Location (include map): Project located at the Riverhead Correctional Facility within fenced area south of the Jail Facility.		
Brief Description of Proposed Action (include purpose, intent and the environmental resources that may be affected): This project proposes to replace existing accessory storage containers and deteriorating prefab trailer buildings with two new modern pre-engineered style insulated metal buildings at the Riverhead Correctional Facility. Each building will be 50 ft. x 100 ft. on reinforced concrete foundations with interior concrete slabs. Both buildings are to be located within the fenced, disturbed area of the Correctional Facility. Each building will be connected to the existing on-site utilities (gas, electric, water and sanitary sewer). Each building shall contain one toilet facility which will be connected to the on-site sanitary sewer system. All roof runoff will be contained in subsurface drywells.		
Name of Applicant/Project Sponsor: Suffolk County DPW	Email: keith.larsen@suffolkcountyny.gov Telephone #: 631-852-4074	
Address: 335 Yaphank Avenue		
City/P.O.: Yaphank	State: NY	Zip Code: 11980
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.		Yes ☐ No ☒
2. Does the proposed action require a permit, approval or funding from any other governmental agency? **If Yes**, list agency(s) name and permit or approval: Suffolk County funding. Building permit through Suffolk County DPW. NYSDEC permit.		Yes ☒ No ☐
3a. Total acreage of the site of the proposed action: 81		
3b. Total acreage to be physically disturbed: 0.5		

3c. Total acreage (project site and contiguous properties) owned or controlled by the applicant or project sponsor: 81	
4. Check all land uses that occur on, adjoining and near the proposed action: ☐ Urban ☒ Forest ☒ Parkland ☐ Agriculture ☐ Rural (non-agriculture) ☐ Industrial ☒ Aquatic ☒ Commercial ☐ Residential (suburban) ☐ Other:	
5a. Is the proposed action a permitted use under the zoning regulations?	Yes ☒ No ☐ N/A ☐
5b. Is the proposed action consistent with an adopted comprehensive plan?	Yes ☒ No ☐ N/A ☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	Yes ☒ No ☐ N/A ☐
7. Is the site of the proposed action located in, or adjoining a state listed Critical Environmental Area (CEA)? **If Yes**, identify CEA: Area designated as "community" in the Peconic River Corridor (WSSR); Central Suffolk Pine Barrens; Special Groundwater Protection Area; Peconic Bay and Environs.	Yes ☒ No ☐
8a. Will the proposed action result in a substantial increase in traffic above present levels?	Yes ☐ No ☒
8b. Are public transportation services available at or near the site of the proposed action?	Yes ☒ No ☐
8c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	Yes ☒ No ☐
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies:	Yes ☒ No ☐ N/A ☐
10. Will the proposed action connect to an existing public/private water supply? **If Yes**, does the existing system have capacity to provide service? Yes ☒ No ☐ **If No**, describe method for providing potable water:	Yes ☒ No ☐ N/A ☐
11. Will the proposed action connect to existing wastewater utilities? **If Yes**, does the existing system have capacity to provide service? Yes ☒ No ☐ **If No**, describe method for providing wastewater treatment:	Yes ☒ No ☐ N/A ☐
12a. Does the site contain a structure that is listed on either the State or National Register of Historic Places or dedicated to the Suffolk County Historic Trust?	Yes ☐ No ☒
12b. Is the proposed action located in an archeological sensitive area?	Yes ☒ No ☐

13a. 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?	Yes ☒ No ☐
13b. 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:	Yes ☐ No ☒
14. Identify the typical habitat types that occur on, or are likely to be found on the project site (check all that apply): ☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early/mid-successional ☐ Wetland ☒ Urban ☐ Suburban	
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?	Yes ☒ No ☐
16. Is the project site located in the 100 year flood plain?	Yes ☐ No ☒
17. Will the proposed action create storm water discharge, either from point or non-point sources? **If Yes,** a. Will storm water discharges flow to adjacent properties? Yes ☐ No ☐ b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? Yes ☐ No ☐ **If Yes,** describe:	Yes ☐ No ☒
18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? **If Yes,** explain size and purpose:	Yes ☐ No ☒
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? **If Yes,** describe:	Yes ☐ No ☒
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? **If Yes,** describe:	Yes ☐ No ☒

I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/Sponsor Name: Suffolk County DPW Date: 5/31/16

Signature:

SUFFOLK COUNTY
SHORT ENVIRONMENTAL ASSESSMENT FORM
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Part 2 – Impact Assessment (To be completed by Lead Agency)

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	☒	☐
2. Will the proposed action result in a change in the use or intensity of use of land?	☒	☐
3. Will the proposed action impair the character or quality of the existing community?	☒	☐
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	☒	☐
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	☒	☐
6. Will the proposed action cause an increase in the use of energy and fail to incorporate reasonably available energy conservation or renewable energy opportunities?	☒	☐
7. Will the proposed action impact existing public/private water supplies?	☒	☐
8. Will the proposed action impact existing public/private wastewater treatment utilities?	☒	☐
9. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	☒	☐
10. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	☒	☐
11. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	☒	☐
12. Will the proposed action create a hazard to environmental resources or human health?	☒	☐

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Part 3 – Determination of Significance

The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts. Attach additional pages as necessary.

☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required. (Positive Declaration)

☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation that the proposed action will not result in any significant adverse environmental impacts. (Negative Declaration)

Name of Lead Agency	Date
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PREREQUISITE	POSSIBLE POINTS	SUSTAINABLE SITES	POSSIBLE POINTS: 14	ATTEMPTNG	NOT ATTEMPTING
1		**SS Prerequisite 1: Construction Activity Pollution Prevention**		x	

Intent: Reduce pollution from construction activities by controlling soil erosion, waterway sedimentation and airborne dust generation

Requirements: Create and implement an Erosion and Sedimentation Control (ESC) Plan for all construction activities associated with the project

Project Solution: Prerequisite

	1	**SS Credit 1: Site Selection**		1	

Intent: Avoid development of inappropriate sites and reduce the environmental impact from the location of a building on a site.

Requirements: Do not develop buildings, hardscape, roads or parking areas on portions of sites that meet any one of the following criteria: prime farmland; under elevation 5 FT in 100 YR flood zone; land with endangered species; 50 FT of water body; former parkland.

Project Solution: Existing site is developed.

	1	**SS Credit 2: Development Density & Community Connectivity**		1	

Intent: Channel development to urban areas with existing infrastructure, protect greenfields and preserve habitat and natural resources.

Requirements: Construct or renovate building on a previously developed site AND in a community with a minimum density of 60,000 square feet per acre net.

Project Solution: Existing site is developed. Existing infrastructure in place.

PREREQUISITE	POSSIBLE POINTS	SUSTAINABLE SITES	POSSIBLE POINTS: 14	ATTEMPTNG	NOT ATTEMPTING
	1	**SS Credit 3: Brownfield Redevelopment**			X

Intent: Rehabilitate damaged sites where development is complicated by environmental contamination, reducing pressure on undeveloped land.

Requirements: Develop on a site documented as contaminated OR on a site defined as a brownfield by a local, state or federal government agency.

Project Solution: Not attempted

	1	**SS Credit 4.1: Alternative Transportation: Public Transportation Access**		1	

Intent: Reduce pollution and land development impacts from automobile use.

Requirements: Locate project within 1/4 mile of one or more stops for two or more public or campus bus lines usable by building occupants.

Project Solution: Located within 1/4 mile of two bus stops.

	1	**SS Credit 4.2: Alternative Transportation: Bicycle Storage & Changing Rooms**			x

Intent: Reduce pollution and land development impacts from automobile use.

Requirements: For commercial or institutional buildings, provide secure bicycle racks and/or storage, AND, provide shower and changing facilities in the building, or within 200 yards of a building entrance.

Project Solution: Not attempted

PREREQUISITE	POSSIBLE POINTS	SUSTAINABLE SITES	POSSIBLE POINTS: 14	ATTEMPTNG	NOT ATTEMPTING
	1	**SS Credit 4.3: Alternative Transportation: Low Emitting & Fuel Efficient Vehicles**			x

Intent: Reduce pollution and land development impacts from automobile use.

Requirements: Provide preferred parking for low-emitting and fuel-efficient vehicles for 5% of the total vehicle parking capacity of the site.

Project Solution: Not attempted

	1	**SS Credit 4.4: Alternative Transportation: Parking Capacity**		1	

Intent: Reduce pollution and land development impacts from single occupancy vehicle use.

Requirements: Provide no new parking.

Project Solution: No parking being added.

	1	**SS Credit 5.1: Site Development: Protect or Restore Habitat**			x

Intent: Conserve existing natural areas and restore damaged areas to provide habitat and promote biodiversity.

Requirements: On previously developed or graded sites, restore or protect a minimum of 50% of the site area (excluding the building footprint) with native or adapted vegetation.

Project Solution: Not attempted

PREREQUISITE	POSSIBLE POINTS	SUSTAINABLE SITES	POSSIBLE POINTS: 14	ATTEMPTNG	NOT ATTEMPTING
	1	**SS Credit 5.2: Site Development: Maximize Open Space**			x

Intent: Provide a high ratio of open space to development footprint to promote biodiversity.

Requirements: Reduce the development footprint and/or provide vegetated open space within the project boundary to exceed the local zoning's open space requirement for the site by 25%.

Project Solution: Not attempted

	1	**SS Credit 6.1: Stormwater Design: Quantity Control**		1	

Intent: Limit disruption of natural water hydrology by reducing impervious cover, increasing on-site infiltration, reducing or eliminating pollution from stormwater runoff, and eliminating contaminants.

Requirements: Implement a stormwater management plan that results in a 25% decrease in the volume of stormwater runoff from the two-year 24-hour design storm.

Project Solution: Stormwater run-off to be either collected by existing storm system or proposed subsurface collection system.

	1	**SS Credit 6.2: Stormwater Design: Quality Control**		1	

Intent: Limit disruption and pollution of natural water flows by managing stormwater runoff.

Requirements: Implement a stormwater management plan that reduces impervious cover, promotes infiltration, and captures and treats the stormwater runoff from 90% of the average annual rainfall using acceptable best management practices (BMPs).

Project Solution: Stormwater run-off to be either collected by existing storm system or proposed subsurface collection system.

PREREQUISITE	POSSIBLE POINTS	SUSTAINABLE SITES	POSSIBLE POINTS: 14	ATTEMPTNG	NOT ATTEMPTING
	1	**SS Credit 7.1: Heat Island Effect: Non-Roof**		1	

Intent: Reduce heat islands (thermal gradient differences between developed and undeveloped areas) to minimize impact on microclimate and human and wildlife habitat.

Requirements: Provide Paving materials with a Solar Reflectance Index (SRI) of at least 29 for 50% of the site hardscape (including roads, sidewalks, courtyards and parking lots.

Project Solution: Providing poured concrete paving and RCA paving.

	1	**SS Credit 7.2: Heat Island Effect: Roof**	1	

Intent: Reduce heat islands (thermal gradient differences between developed and undeveloped areas) to minimize impact on microclimate and human and wildlife habitat.

Requirements: Use roofing materials having a Solar Reflectance Index (SRI) equal to or greater than the values in the table below for a minimum of 75% of the roof surface.

Project Solution: Use Energy Star complaint and high emissivity roofing for 100% of new roof.

	1	**SS Credit 8: Light Pollution Reduction**	1	

Intent: Minimize light trespass from the building and site, reduce sky-glow to increase night sky access, improve nighttime visibility through glare reduction, and reduce development impact on nocturnal environments.

Requirements: Provide lower light levels and uniformity ratios. Design exterior lighting so that all exterior luminaries meet the Full Cutoff IESNA Classification.

Project Solution: Possible. May not be able to attempt due to security lighting restrictions.

Sustainable Sites Total	9	

PREREQUISITE	POSSIBLE POINTS	WATER EFFICIENCY — POSSIBLE POINTS: 5	ATTEMPTNG	NOT ATTEMPTING
	1	**WE Credit 1.1: Water Efficient Landscaping: Reduce by 50%**	1	

Intent: Limit or eliminate the use of potable water, or other natural surface or subsurface water resources available on or near the project site, for landscape irrigation.

Requirements: Reduce potable water consumption for irrigation by 50% from a calculated mid-summer baseline case.

Project Solution: No irrigation. Reduced by 100%.

	1	**WE Credit 1.2: Water Efficient Landscaping: No Potable Water Use or No Irrigation**	1	

Intent: Eliminate the use of potable water, or other natural surface or subsurface water resources available on or near the project site, for landscape irrigation.

Requirements: Install landscaping that does not require permanent irrigation systems. Temporary irrigation systems used for plant establishment are allowed only if removed within one year of installation.

Project Solution: No irrigation. Reduced by 100%.

	1	**WE Credit 2: Innovative Wastewater Technologies**		x

Intent: Reduce generation of wastewater and potable water demand, while increasing the local aquifer recharge.

Requirements: Reduce potable water use for building sewage conveyance by 50% through the use of water-conserving fixtures (water closets, urinals) or non-potable water (captured rainwater, recycled greywater, and on-site or municipally treated wastewater).

Project Solution: Not attempted

PREREQUISITE	POSSIBLE POINTS	WATER EFFICIENCY — POSSIBLE POINTS: 5	ATTEMPTNG	NOT ATTEMPTING
	1	**WE Credit 3.1: Water Use Reduction: 20% Reduction**	1	

Intent: Maximize water efficiency within buildings to reduce the burden on municipal water supply and wastewater systems.

Requirements: Employ strategies that in aggregate use 20% less water than the water use baseline calculated for the building (not including irrigation) after meeting the Energy Policy Act of 1992 fixture performance requirements.

Project Solution: Provide dual flush toilets and low-flow lavatories.

	1	**WE Credit 3.2: Water Use Reduction: 30% Reduction**	1	

Intent: Maximize water efficiency within buildings to reduce the burden on municipal water supply and wastewater systems.

Requirements: Employ strategies that in aggregate use 30% less water than the water use baseline calculated for the building (not including irrigation) after meeting the Energy Policy Act of 1992 fixture performance requirements.

Project Solution: Provide dual flush toilets and low-flow lavatories.

Water Efficiency Total	4	

PREREQUISITE	POSSIBLE POINTS	ENERGY AND ATMOSPHERE	POSSIBLE POINTS: 17	ATTEMPTNG	NOT ATTEMPTING
1		**EA Prerequisite 1: Fundamental Commissioning of the Building Energy Systems**		x	

Intent: Verify that the building's energy related systems are installed, calibrated and perform according to the owner's project requirements, basis of design, and construction documents.

Requirements: Commissioning process activities shall be completed by the commissioning team, in accordance with the LEED for New Construction 2.2 Reference Guide.

Project Solution: Prerequisite

1		**EA Prerequisite 2: Minimum Energy Performance**	x	

Intent: Establish the minimum level of energy efficiency for the proposed building and systems.

Requirements: Design the building to comply with ASHRAE/IESNA standard 90.1-2004.

Project Solution: Building to comply.

1		**EA Prerequisite 3: Fundamental Refrigerant Management**	x	

Intent: Reduce ozone depletion.

Requirements: Zero use of CFC-based refrigerants in new base building HVAC&R systems.

Project Solution: No CFC-based refrigerants to be used.

PREREQUISITE	POSSIBLE POINTS	ENERGY AND ATMOSPHERE	POSSIBLE POINTS: 17	ATTEMPTNG	NOT ATTEMPTING
	10	**EA Credit 1: Optimize Energy Performance**		1	

Intent: Achieve increasing levels of energy performance above the baseline in the prerequisite standard to reduce environmental and economic impacts associated with excessive energy use.

Requirements: Demonstrate a percentage improvement in the proposed building performance rating compared to the baseline building performance rating per ASHRAE/IESNA Standard 90.1-2004 by a whole building project simulation using the Building Performance Rating Method in Appendix G of the Standard. The minimum energy cost savings percentage for each point threshold is as follows:

New Buildings	Existing Building Renovations	Points
10.5%	3.5%	1
14%	7%	2
17.5%	10.5%	3
21%	14%	4
24.5%	7.5%	5
28%	21%	6
31.5%	24.5%	7
35%	28%	8
38.5%	31.5%	9
42%	35%	10

Project Solution: Possibly exceed specified insulation values

PREREQUISITE	POSSIBLE POINTS	ENERGY AND ATMOSPHERE	POSSIBLE POINTS: 17	ATTEMPTNG	NOT ATTEMPTING
	3	**EA Credit 2: On-Site Renewable Energy**			x

Intent: Encourage and recognize increasing levels of on-site renewable energy self-supply in order to reduce environmental and economic impacts associated with fossil fuel energy use.

Requirements: Use on-site renewable energy systems to offset building energy cost.

Project Solution: Not attempting

	1	**EA Credit 3: Enhanced Commissioning**			x

Intent: Begin the commissioning process early during the design process and execute additional activities after systems performance verification is completed.

Requirements: Implement additional commissioning process activities in addition to the requirements of EA Prerequisite 1 and in accordance with the LEED for New Construction 2.2 Reference Guide.

Project Solution: Not attempting

	1	**EA Credit 4: Enhanced Refrigerant Management**		1	

Intent: Reduce ozone depletion and support early compliance with the Montreal Protocol while minimizing direct contributions to global warming.

Requirements: Do not use refrigerants.

Project Solution: No refrigerants proposed.

PREREQUISITE	POSSIBLE POINTS	ENERGY AND ATMOSPHERE	POSSIBLE POINTS: 17	ATTEMPTNG	NOT ATTEMPTING
	1	**EA Credit 5: Measurement & Verification**			x

Intent: Provide for the ongoing accountability of building energy consumption over time.

Requirements: Develop and implement a Measurement & Verification (M&V) Plan

Project Solution: Not attempting

	1	**EA Credit 6: Green Power**		1	

Intent: Encourage the development and use of grid-source, renewable energy technologies on a net zero pollution basis.

Requirements: Provide at least 35% of the building's electricity from renewable sources by engaging in at least a two-year renewable energy contract.

Project Solution: Owner to apply Green Power from 3 other sites based on LIPA's Green-Choice Program.

Energy and Atmosphere Total	3	

PREREQUISITE	POSSIBLE POINTS	MATERIALS AND RESOURCES	POSSIBLE POINTS: 13	ATTEMPTNG	NOT ATTEMPTING
1		**MR Prerequisite 1: Storage & Collection of Recyclables**		x	

Intent: Facilitate the reduction of waste generated by building occupants that is hauled to and disposed of in landfills.

Requirements: Provide an easily accessible area that serves the entire building and is dedicated to the collection and storage of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics and metals.

Project Solution: Prerequisite

	1	**MR Credit 1.1: Building Reuse: Maintain 75% of Existing Walls, Floors & Roof**		x

Intent: Extend the life cycle of existing building stock, conserve resources, retain cultural resources, reduce waste and reduce environmental impacts of new buildings as they relate to materials manufacturing and transport.

Requirements: Maintain at least 75% (based on surface area) of existing building structure (including structural floor and roof decking) and envelope (exterior skin and framing, excluding window assemblies and non-structural roofing material).

Project Solution: Not attempted

	1	**MR Credit 1.2: Building Reuse: Maintain 95% of Existing Walls, Floors & Roof**		x

Intent: Extend the life cycle of existing building stock, conserve resources, retain cultural resources, reduce waste and reduce environmental impacts of new buildings as they relate to materials manufacturing and transport.

Requirements: Maintain an additional 20% (95% total, based on surface area) of existing building structure (including structural floor and roof decking) and envelope (exterior skin and framing, excluding window assemblies and non-structural roofing material).

Project Solution: Not attempted

PREREQUISITE	POSSIBLE POINTS	MATERIALS AND RESOURCES — POSSIBLE POINTS: 13	ATTEMPTNG	NOT ATTEMPTING
	1	**MR Credit 1.3: Building Reuse: Maintain 50% of Interior Non-Structural Elements**		X

Intent: Extend the life cycle of existing building stock, conserve resources, retain cultural resources, reduce waste and reduce environmental impacts of new buildings as they relate to materials manufacturing and transport.

Requirements: Use existing interior non-structural elements (interior walls, doors, floor coverings and ceiling systems) in at least 50% (by area) of the completed building (including additions).

Project Solution: Not attempted

	1	**MR Credit 2.1: Construction Waste Management: Divert 50% From Disposal**	1	

Intent: Divert construction, demolition and land-clearing debris from disposal in landfills and incinerators. Redirect recyclable recovered resources back to the manufacturing process. Redirect reusable materials to appropriate sites.

Requirements: Recycle and/or salvage at least 50% of non-hazardous construction and demolition debris.

Project Solution: Provide separate containers for individual waste materials for recycling.

	1	**MR Credit 2.2: Construction Waste Management: Divert 75% From Disposal**	1	

Intent: Divert construction and demolition debris from disposal in landfills and incinerators. Redirect recyclable recovered resources back to the manufacturing process. Redirect reusable materials to appropriate sites.

Requirements: Recycle and/or salvage an additional 25% beyond MR Credit 2.1 (75% total) of non-hazardous construction and demolition debris.

Project Solution: Provide separate containers for individual waste materials for recycling.

PREREQUISITE	POSSIBLE POINTS	MATERIALS AND RESOURCES	POSSIBLE POINTS: 13	ATTEMPTNG	NOT ATTEMPTING
	1	**MR Credit 3.1: Materials Reuse: 5%**			x

Intent: Reuse building materials and products in order to reduce demand for virgin materials and to reduce waste, thereby reducing impacts associated with the extraction and processing of virgin resources.

Requirements: Use salvaged, refurbished or reused materials such that the sum of these materials constitutes at least 5%, based on cost, of the total value of materials on the project.

Project Solution: Not attempted

	1	**MR Credit 3.2: Materials Reuse: 10%**			x

Intent: Reuse building materials and products in order to reduce demand for virgin materials and to reduce waste, thereby reducing impacts associated with the extraction and processing of virgin resources.

Requirements: Use salvaged, refurbished or reused materials for an additional 5% beyond MR Credit 3.1 (10% total, based on cost).

Project Solution: Not attempted

	1	**MR Credit 4.1: Recycled Content: 10% (post-consumer + 1/2 pre-consumer)**		1	

Intent: Increase demand for building products that incorporate recycled content materials, thereby reducing impacts resulting from extraction and processing of virgin materials.

Requirements: Use materials with recycled content such that the sum of post-consumer recycled content plus one-half of the pre-consumer content constitutes at least 10% (based on cost) of the total value of the materials in the project.

Project Solution: Use of recycled materials

PREREQUISITE	POSSIBLE POINTS	MATERIALS AND RESOURCES	POSSIBLE POINTS: 13	ATTEMPTNG	NOT ATTEMPTING
	1	**MR Credit 4.2: Recycled Content: 20% (post-consumer + 1/2 pre-consumer)**		1	

Intent: Increase demand for building products that incorporate recycled content materials, thereby reducing the impacts resulting from extraction and processing of virgin materials.

Requirements: Use materials with recycled content such that the sum of post-consumer recycled content plus one-half of the pre-consumer content constitutes an additional 10% beyond MR Credit 4.1 (total of 20%, based on cost) of the total value of the materials in the project.

Project Solution: Use of recycled materials

	1	**MR Credit 5.1: Regional Materials: 10% Extracted, Processed & Manufactured Regionally**		1	

Intent: Increase demand for building materials and products that are extracted and manufactured within the region, thereby supporting the use of indigenous resources and reducing the environmental impacts resulting from transportation.

Requirements: Use building materials or products that have been extracted, harvested or recovered, as well as manufactured, within 500 miles of the project site for a minimum of 10% (based on cost) of the total materials value.

Project Solution: Possible through local concrete supplies

	1	**MR Credit 5.2: Regional Materials: 20% Extracted, Processed & Manufactured Regionally**		1	

Intent: Increase demand for building materials and products that are extracted and manufactured within the region, thereby supporting the use of indigenous resources and reducing the environmental impacts resulting from transportation.

Requirements: Use building materials or products that have been extracted, harvested or recovered, as well as manufactured, within 500 miles of the project site for an additional 10% beyond MR Credit 5.1 (total of 20%, based on cost) of the total materials value.

Project Solution: Possible through local concrete supplies

PREREQUISITE	POSSIBLE POINTS	MATERIALS AND RESOURCES	POSSIBLE POINTS: 13	ATTEMPTNG	NOT ATTEMPTING
	1	**MR Credit 6: Rapidly Renewable Materials**			x

Intent: Reduce the use and depletion of finite raw materials and long-cycle renewable materials by replacing them with rapidly renewable materials.

Requirements: Use rapidly renewable building materials and products (made from plants that are typically harvested within a ten-year cycle or shorter) for 2.5% of the total value of all building materials and products used in the project, based on cost.

Project Solution: Not attempted

	1	**MR Credit 7: Certified Wood**			x

Intent: Encourage environmentally responsible forest management.

Requirements: Use a minimum of 50% of wood-based materials and products, which are certified in accordance with the Forest Stewardship Council's (FSC) Principles and Criteria, for wood building components

Project Solution: Not attempted

Materials and Resources Total	6	

PREREQUISITE	POSSIBLE POINTS	INDOOR ENVIRONMENTAL QUALITY — POSSIBLE POINTS: 15	ATTEMPTNG	NOT ATTEMPTING
1		**EQ Prerequisite 1: Minimum IAQ Performance**	X	

Intent: Establish minimum indoor air quality (IAQ) performance to enhance indoor air quality in buildings, thus contributing to the comfort and well-being of the occupants.

Requirements: Meet the minimum requirements of Sections 4 through 7 of ASHRAE 62.1-2004, Ventilation for Acceptable Indoor Air Quality. Mechanical ventilation systems shall be designed using the Ventilation Rate Procedure or the applicable local code, whichever is more stringent.

Project Solution: Prerequisite

1		**EQ Prerequisite 2: Environmental Tobacco Smoke (ETS) Control**	x	

Intent: Minimize exposure of building occupants, indoor surfaces, and ventilation air distribution systems to Environmental Tobacco Smoke (ETS).

Requirements: Prohibit smoking in the building. Locate any exterior designated smoking areas at least 25 feet away from entries, outdoor air intakes and operable windows.

Project Solution: Prerequisite

	1	**EQ Credit 1: Outdoor Air Delivery Monitoring**	1	

Intent: Provide capacity for ventilation system monitoring to help sustain occupant comfort and well-being.

Requirements: Install permanent monitoring systems that provide feedback on ventilation system performance to ensure that ventilation systems maintain design minimum ventilation requirements.

Project Solution: Providing a permanent carbon dioxide monitoring system

PREREQUISITE	POSSIBLE POINTS	INDOOR ENVIRONMENTAL QUALITY	POSSIBLE POINTS: 15	ATTEMPTNG	NOT ATTEMPTING
	1	**EQ Credit 2: Increased Ventilation**			x

Intent: Provide additional outdoor air ventilation to improve indoor air quality for improved occupant comfort, wellbeing and productivity.

Requirements: Increase breathing zone outdoor air ventilation rates to all occupied spaces by at least 30% above the minimum rates required by ASHRAE Standard 62.1-2004 as determined by EQ Prerequisite 1.

Project Solution: Not attempted

	1	**EQ Credit 3.1: Construction IAQ Management Plan: During Construction**	1	

Intent: Reduce indoor air quality problems resulting from the construction/renovation process in order to help sustain the comfort and well-being of construction workers and building occupants.

Requirements: Develop and implement an Indoor Air Quality (IAQ) Management Plan for the construction and pre occupancy phases of the building.

Project Solution: Implement an indoor air quality plan during construction. Protect stored on site or installed absorptive materials from moisture damage

	1	**EQ Credit 3.2: Construction IAQ Management Plan: Before Occupancy**	1	

Intent: Reduce indoor air quality problems resulting from the construction/renovation process in order to help sustain the comfort and well-being of construction workers and building occupants.

Requirements: Develop and implement an Indoor Air Quality (IAQ) Management Plan for the pre-occupancy phase (flush out).

Project Solution: Implement an indoor air quality management plan prior to occupancy.

PREREQUISITE	POSSIBLE POINTS	INDOOR ENVIRONMENTAL QUALITY	POSSIBLE POINTS: 15	ATTEMPTNG	NOT ATTEMPTING
	1	**EQ Credit 4.1: Low-Emitting Materials: Adhesives & Sealants**		1	

Intent: Reduce the quantity of indoor air contaminants that are odorous, irritating and/or harmful to the comfort and well-being of installers and occupants.

Requirements: All adhesives and sealants used on the interior of the building (defined as inside of the weatherproofing system and applied on-site) shall comply with the requirements of the reference standards listed in v 2.2.

Project Solution: Provide low V.O.C. adhesives, sealants, and cementitious products.

	1	**EQ Credit 4.2: Low-Emitting Materials: Paints & Coatings**	1	

Intent: Reduce the quantity of indoor air contaminants that are odorous, irritating and/or harmful to the comfort and well-being of installers and occupants.

Requirements: Paints and coatings used on the interior of the building (defined as inside of the weatherproofing system and applied on-site) shall comply with criteria set forth in v2.2.

Project Solution: Provide low V.O.C. paints, stains, and coatings.

	1	**EQ Credit 4.3: Low-Emitting Materials: Carpet Systems**		x

Intent: Reduce the quantity of indoor air contaminants that are odorous, irritating and/or harmful to the comfort and well-being of installers and occupants.

Requirements: All carpet installed in the building interior shall meet the testing and product requirements of the Carpet and Rug Institute's Green Label Plus program.

Project Solution: Not attempted. No carpet.

PREREQUISITE	POSSIBLE POINTS	INDOOR ENVIRONMENTAL QUALITY	POSSIBLE POINTS: 15	ATTEMPTNG	NOT ATTEMPTING
	1	**EQ Credit 4.4: Low-Emitting Materials: Composite Wood & Agrifiber Products**			x

Intent: Reduce the quantity of indoor air contaminants that are odorous, irritating and/or harmful to the comfort and well-being of installers and occupants.

Requirements: Composite wood and agrifiber products used on the interior of the building shall contain no added urea-formaldehyde resins. Laminating adhesives used to fabricate on-site and shop-applied composite wood and agrifiber assemblies shall contain no added urea-formaldehyde resins.

Project Solution: Not attempted.

	1	**EQ Credit 5: Indoor Chemical & Pollutant Source Control**			x

Intent: Minimize exposure of building occupants to potentially hazardous particulates and chemical pollutants.

Requirements: Design to minimize and control pollutant entry into buildings and later cross-contamination of regularly occupied areas.

Project Solution: Not attempted

	1	**EQ Credit 6.1: Controllability of Systems: Lighting**			x

Intent: Provide a high level of lighting system control by individual occupants or by specific groups in multi-occupant spaces to promote the productivity, comfort and well-being of building occupants.

Requirements: Provide individual lighting controls for 90% (minimum) of the building occupants to enable adjustments to suit individual task needs and preferences. Provide lighting system controllability for all shared multi-occupant spaces to enable lighting adjustment that meets group needs and preferences. Provide comfort system controls for all shared multi-occupant spaces to enable adjustments to suit group needs and preferences.

Project Solution: Not attempted

PREREQUISITE	POSSIBLE POINTS	INDOOR ENVIRONMENTAL QUALITY	POSSIBLE POINTS: 15	ATTEMPTNG	NOT ATTEMPTING
	1	**EQ Credit 6.2: Controllability of Systems: Thermal Comfort**			x

Intent: Provide a high level of thermal comfort system control by individual occupants or by specific groups in multioccupant spaces to promote the productivity, comfort and well-being of building occupants.

Requirements: Provide individual comfort controls for 50% (minimum) of the building occupants to enable adjustments to suit individual task needs and preferences.

Project Solution: Not attempted

	1	**EQ Credit 7.1: Thermal Comfort: Design**			x

Intent: Provide a comfortable thermal environment that supports the productivity and well-being of building occupants.

Requirements: Design HVAC systems and the building envelope to meet the requirements of ASHRAE Standard 55-2004, Thermal Comfort Conditions for Human Occupancy. Demonstrate design compliance in accordance with the Section 6.1.1 Documentation.

Project Solution: Not attempted

PREREQUISITE	POSSIBLE POINTS	INDOOR ENVIRONMENTAL QUALITY	POSSIBLE POINTS: 15	ATTEMPTNG	NOT ATTEMPTING
	1	**EQ Credit 7.2: Thermal Comfort: Verification**			x

Intent: Provide for the assessment of building thermal comfort over time.

Requirements: Agree to implement a thermal comfort survey of building occupants within a period of 6 to 18 months after occupancy.

Project Solution: Not attempted

	1	**EQ Credit 8.1: Daylight & Views: Daylight 75% of Spaces**			x

Intent: Provide for the building occupants a connection between indoor spaces and the outdoors through the introduction of daylight and views into the regularly occupied areas of the building.

Requirements: Achieve a minimum glazing factor of 2% in a minimum of 75% of all regularly occupied areas.

Project Solution: Not attempted

	1	**EQ Credit 8.2: Daylight & Views: Views for 90% of Spaces**			x

Intent: Provide for the building occupants a connection between indoor spaces and the outdoors through the introduction of daylight and views into the regularly occupied areas of the building.

Requirements: Achieve direct line of sight to the outdoor environment via vision glazing between 2’6” and 7’6” above finish floor for building occupants in 90% of all regularly occupied areas.

Project Solution: Not attempted

Indoor Environmental Quality Total	5	

PREREQUISITE	POSSIBLE POINTS	INNOVATION AND DESIGN PROCESS — POSSIBLE POINTS: 5	ATTEMPTNG	NOT ATTEMPTING
	4	**ID Credit 1–1.4: Innovation in Design**		x

Intent: To provide design teams and projects the opportunity to be awarded points for exceptional performance above the requirements set by the LEED for New Construction Green Building Rating System and/or innovative performance in Green Building categories not specifically addressed by the LEED for New Construction Green Building Rating System.

Requirements: Credit 1.1 (1 point) In writing, identify the intent of the proposed innovation credit, the proposed requirement for compliance, the proposed submittals to demonstrate compliance, and the design approach (strategies) that might be used to meet the requirements.
Credit 1.2 (1 point) Same as Credit 1.1
Credit 1.3 (1 point) Same as Credit 1.1
Credit 1.4 (1 point) Same as Credit 1.1

Project Solution: Not attempted

	1	**ID Credit 2: LEED Accredited Professional**	1	

Intent: To support and encourage the design integration required by a LEED for New Construction green building project and to streamline the application and certification process.

Requirements: At least one principal participant of the project team shall be a LEED Accredited Professional (AP).

Project Solution: LEED Accredited Professionals: Matthew C. Jedlicka, LEED AP (L.K. McLean Associates)

Innovation and Design Proces Total	1	

Minimum required	26
Total possible	69

CP 3014 Total All Categories	**28**

SITE PLAN

1"=150'

0 150 300 Feet

DATE	BY	DESCRIPTION	APPROV. BY
		REVISIONS	

SUFFOLK COUNTY DEPT. OF PUBLIC WORKS
SUFFOLK COUNTY, NY

CP3014–SUFFOLK COUNTY CORRECTIONAL FACILITY

EXISTING CONDITIONS OVERALL SITE PLAN

L. K. McLEAN ASSOCIATES, P.C.
CONSULTING ENGINEERS 437 SOUTH COUNTRY RD., BROOKHAVEN, NEW YORK 11719

				Sheet No.
Designed By:	YCR/MJ	Scale:	AS NOTED	C1
Drawn By:	YCR	Date:	MAY 2016	
Approved By:	RGD	File No.	15076.000	

May 16, 2016 – 11:42am
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PHOTO NO. 1

PHOTO NO. 2

PHOTO NO. 3

PHOTO NO. 4

PHOTO NO. 5

PHOTO NO. 6

PHOTO NO. 7

PHOTO NO. 8

PHOTO NO. 9

PHOTO NO. 10

WESTERN PARTIAL SITE PLAN

SCALE:1"=20'

0 20 40 Feet

EASTERN PARTIAL SITE PLAN

SCALE:1"=20'

0 20 40 Feet

LEGEND:

DIRECTION OF PHOTO TAKEN

DATE	BY	DESCRIPTION	APPROV. BY

REVISIONS

SUFFOLK COUNTY DEPT. OF PUBLIC WORKS

SUFFOLK COUNTY, NY

CP3014–SUFFOLK COUNTY CORRECTIONAL FACILITY

PHOTO SHEET

L. K. McLEAN ASSOCIATES, P.C.

CONSULTING ENGINEERS 437 SOUTH COUNTRY RD., BROOKHAVEN, NEW YORK 11719

Designed By:	YCR/MJ	Scale:	AS NOTED	Sheet No.
Drawn By:	YCR	Date:	MAY 2016	C2
Approved By:	RGD	File No.	15076.000	

May 16, 2016 – 11:42am
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COUNTY OF SUFFOLK

STEVEN BELLONE
COUNTY EXECUTIVE

DEPARTMENT OF ECONOMIC DEVELOPMENT AND PLANNING
DIVISION OF PLANNING AND ENVIRONMENT

COUNCIL ON ENVIRONMENTAL QUALITY

Gloria Russo
Chairperson
CEQ

MEMORANDUM

TO: Interested/Involved Parties

FROM: John Corral, Senior Planner JC

DATE: June 8, 2016

RE: Proposed Improvements to Suffolk County Farm – Education Center, CP 1796, Town of Brookhaven

Enclosed is an Environmental Assessment Form for the above referenced County project which has been submitted to the Council on Environmental Quality (CEQ) for review. Pursuant to Title 6 NYCRR Part 617 and Chapter 450 of the Suffolk County Code, the CEQ must recommend a SEQRA classification for the action and determine whether it may have a significant adverse impact on the environment which would require the preparation of a Draft Environmental Impact Statement (DEIS).

The Council would like to know your environmental concerns regarding this proposal and whether you think a DEIS or a determination of non-significance is warranted. This project will be discussed at the **June 15, 2016** CEQ meeting. If you are unable to attend the meeting to present your views, please forward any recommendations or criticisms to this office prior the date of the meeting. **If the Council has not heard from you by the meeting date, they will assume that you feel that the action will not have significant adverse environmental impacts and should proceed accordingly.**

JC/cd
Enc.

cc: Christopher Lubicich, Assoc. Public Health Engineer
Suffolk County Department of Health Services
Andrew P. Freleng, Chief Planner
Department of Economic Development and Planning

H. LEE DENNISON BUILDING 11TH FLOOR • 100 VETERANS MEMORIAL HWY., HAUPPAUGE, NY 11788 • P: (631) 853-5191 • F: (631) 853-4044

COUNTY OF SUFFOLK

STEVEN BELLONE
SUFFOLK COUNTY EXECUTIVE

DEPARTMENT OF PUBLIC WORKS

PHILIP A. BERDOLT
DEPUTY COMMISSIONER

GILBERT ANDERSON, P.E.
COMMISSIONER

DARNELL TYSON, P.E.
DEPUTY COMMISSIONER

May 31, 2016

Ms. Gloria Russo, Chairperson
Council on Environmental Quality
Suffolk County Planning Department
H. Lee Dennison Building – 11th floor
100 Veterans Memorial Highway
Hauppauge, New York 11788

Re: CP 1796 Improvement to Suffolk County Farm- Education Center- CEQ Review

Dear Ms. Russo:

Enclosed herewith please find 15 copies of the proposed preliminary aerial site plan, floor plans, elevations and Short Environmental Assessment Form for the above referenced project to be presented at the next scheduled meeting. The project proposes to replace existing outdated office trailers with a new Education/Visitors Center. Please review and forward the Council's SEQRA recommendation to the County Executive and Legislature.

Please contact me at 852-4690 should you need any additional information. Thank you.

Best Regards,

James J. Ingenito, R.A.
County Architect

JJI:KP:bj
cc: Gilbert Anderson, P.E., Commissioner
Philip A. Berdolt, Deputy Commissioner
John Corral, Senior Planner, Division of Planning & Environment
KL Keith Larsen, R.A., Capital Projects Manager
Kenneth E. Phalen, R.A., Architect
Christine DeSalvo, Division of Planning & Environment

H:\Bdc\Projects\CPs\CP 1796 Improvements to the Suffolk County Farm\Education Center\Correspondence\L. 16-05-31 CEQ ltr.doc
SUFFOLK COUNTY IS AN EQUAL OPPORTUNITY / AFFIRMATIVE ACTION EMPLOYER

335 YAPHANK AVENUE ■ **YAPHANK, N.Y. 11980** ■ **(631) 852-4010**
FAX (631) 852-4150

SUFFOLK COUNTY
SHORT ENVIRONMENTAL ASSESSMENT FORM
6 NYCRR Part 617
State Environmental Quality Review

Instructions: 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 available 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/Project: CP 1796 Improvements to Suffolk County Farm-New Education Center		
Project Location (include map): Project located at the Suffolk County Farm, Yaphank Ave., Yaphank. Adjacent to the 4H-Program Center.		
Brief Description of Proposed Action (include purpose, intent and the environmental resources that may be affected): This project proposes to replace existing office trailers that have long surpassed their useful life expectancy. The new facility will help provide working facilities, consolidate staff and program space, accommodate visitors and Agritourism exhibits. The building is to be designed utilizing energy saving and sustainable design as a model laboratory for educating people on the subject by integrating the sustainable features of the facility with the education mission. The new building will be designed to blend in to its surroundings by having the appearance of a 2 story barn of approximately 4,800 s.f. The location will make the facility more visible from Yaphank Ave. to attract attenion of passers-by to the Farm. The building will connect to existing on site utilities (gas, electric, water and sanitary sewer). All roof run off will be directed to native vegetated rain gardens.		
Name of Applicant/Project Sponsor: Suffolk County DPW	Email: kphalen@suffolkcountyny.gov Telephone #: 631-852-4222	
Address: 335 Yaphank Avenue		
City/P.O.: Yaphank	State: NY	Zip Code: 11980
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.		Yes ☐ No ☒
2. Does the proposed action require a permit, approval or funding from any other governmental agency? **If Yes**, list agency(s) name and permit or approval: Building Permit through Suffolk County DPW		Yes ☒ No ☐
3a. Total acreage of the site of the proposed action: .95 +/-		
3b. Total acreage to be physically disturbed: .2 +/-		

3c. Total acreage (project site and contiguous properties) owned or controlled by the applicant or project sponsor: 166 +/-	
4. Check all land uses that occur on, adjoining and near the proposed action: ☐ Urban ☐ Forest ☐ Parkland ☒ Agriculture ☐ Rural (non-agriculture) ☐ Industrial ☐ Aquatic ☒ Commercial ☐ Residential (suburban) ☒ Other:	
5a. Is the proposed action a permitted use under the zoning regulations?	Yes ☒ No ☐ N/A ☐
5b. Is the proposed action consistent with an adopted comprehensive plan?	Yes ☒ No ☐ N/A ☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	Yes ☒ No ☐ N/A ☐
7. Is the site of the proposed action located in, or adjoining a state listed Critical Environmental Area (CEA)? **If Yes**, identify CEA:	Yes ☐ No ☒
8a. Will the proposed action result in a substantial increase in traffic above present levels?	Yes ☐ No ☒
8b. Are public transportation services available at or near the site of the proposed action?	Yes ☒ No ☐
8c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	Yes ☒ No ☐
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: Possible soalr, geothermal, highly insulated building	Yes ☒ No ☐ N/A ☐
10. Will the proposed action connect to an existing public/private water supply? **If Yes**, does the existing system have capacity to provide service? Yes ☒ No ☐ **If No,** describe method for providing potable water:	Yes ☒ No ☐ N/A ☐
11. Will the proposed action connect to existing wastewater utilities? **If Yes,** does the existing system have capacity to provide service? Yes ☒ No ☐ **If No,** describe method for providing wastewater treatment:	Yes ☒ No ☐ N/A ☐
12a. Does the site contain a structure that is listed on either the State or National Register of Historic Places or dedicated to the Suffolk County Historic Trust?	Yes ☒ No ☐
12b. Is the proposed action located in an archeological sensitive area?	Yes ☐ No ☒

13a. 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?	Yes ☐ No ☒
13b. 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:	Yes ☐ No ☒
14. Identify the typical habitat types that occur on, or are likely to be found on the project site (check all that apply): ☐ Shoreline ☐ Forest ☒ Agricultural/grasslands ☐ Early/mid-successional ☐ Wetland ☐ Urban ☒ Suburban	
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?	Yes ☐ No ☒
16. Is the project site located in the 100 year flood plain?	Yes ☐ No ☒
17. Will the proposed action create storm water discharge, either from point or non-point sources? **If Yes,** a. Will storm water discharges flow to adjacent properties? Yes ☐ No ☐ b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? Yes ☐ No ☐ **If Yes,** describe:	Yes ☐ No ☒
18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? **If Yes,** explain size and purpose:	Yes ☐ No ☒
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? **If Yes,** describe:	Yes ☐ No ☒
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? **If Yes,** describe:	Yes ☐ No ☒

I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/Sponsor Name: Suffolk County DPW Date: 5/31/16

Signature: Kenneth E Walker

SUFFOLK COUNTY
SHORT ENVIRONMENTAL ASSESSMENT FORM
6 NYCRR Part 617
State Environmental Quality Review

Part 2 – Impact Assessment (To be completed by Lead Agency)

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	☒	☐
2. Will the proposed action result in a change in the use or intensity of use of land?	☒	☐
3. Will the proposed action impair the character or quality of the existing community?	☒	☐
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	☒	☐
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	☒	☐
6. Will the proposed action cause an increase in the use of energy and fail to incorporate reasonably available energy conservation or renewable energy opportunities?	☒	☐
7. Will the proposed action impact existing public/private water supplies?	☒	☐
8. Will the proposed action impact existing public/private wastewater treatment utilities?	☒	☐
9. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	☒	☐
10. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	☒	☐
11. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	☒	☐
12. Will the proposed action create a hazard to environmental resources or human health?	☒	☐

SUFFOLK COUNTY
SHORT ENVIRONMENTAL ASSESSMENT FORM
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Part 3 – Determination of Significance

The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts. Attach additional pages as necessary.

☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required. (Positive Declaration)

☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation that the proposed action will not result in any significant adverse environmental impacts. (Negative Declaration)

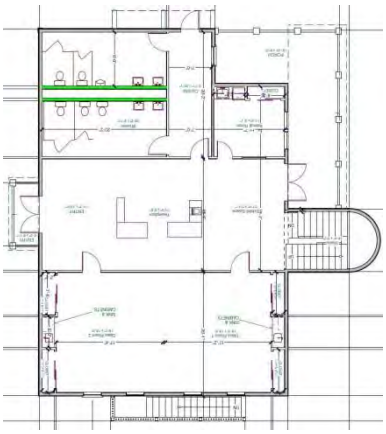
Name of Lead Agency	Date
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

The New Suffolk County Education & Visitor Center - The Layout:

The County presented basic building plans to represent the building program and desired spaces. According to our opinion, these initial plans represent a workable building layout with exception of the ***facility orientation.*** *We believe that the rich building architectural features (silo stairwell, 2nd story "bump-out", back porch, etc.) should be facing towards Yaphank Avenue & service road north for a maximum "curb appeal." Also, the orientation of the new facility will be defined by the location of main entrance.*

Although the final layout will be developed during the schematic design phase of the project, we have taken the liberty of presenting this "mirrored" floor layout as a basis of our preliminary concepts and schematics.

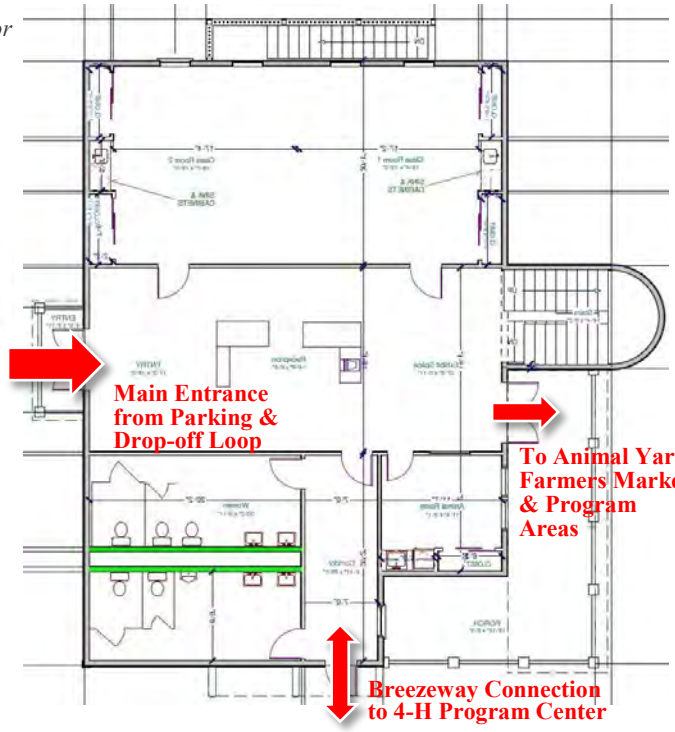
Original Layout (as per RFP):



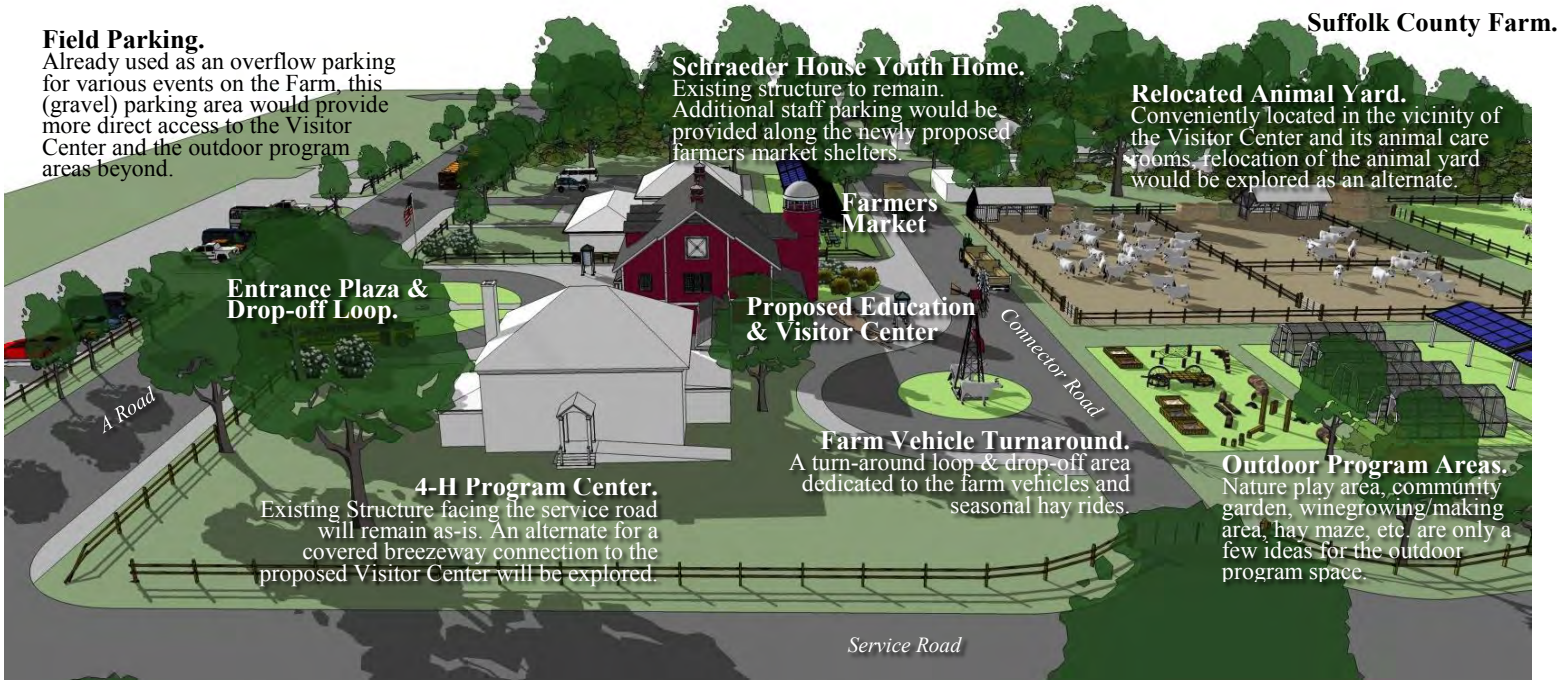
Suggested Layout:

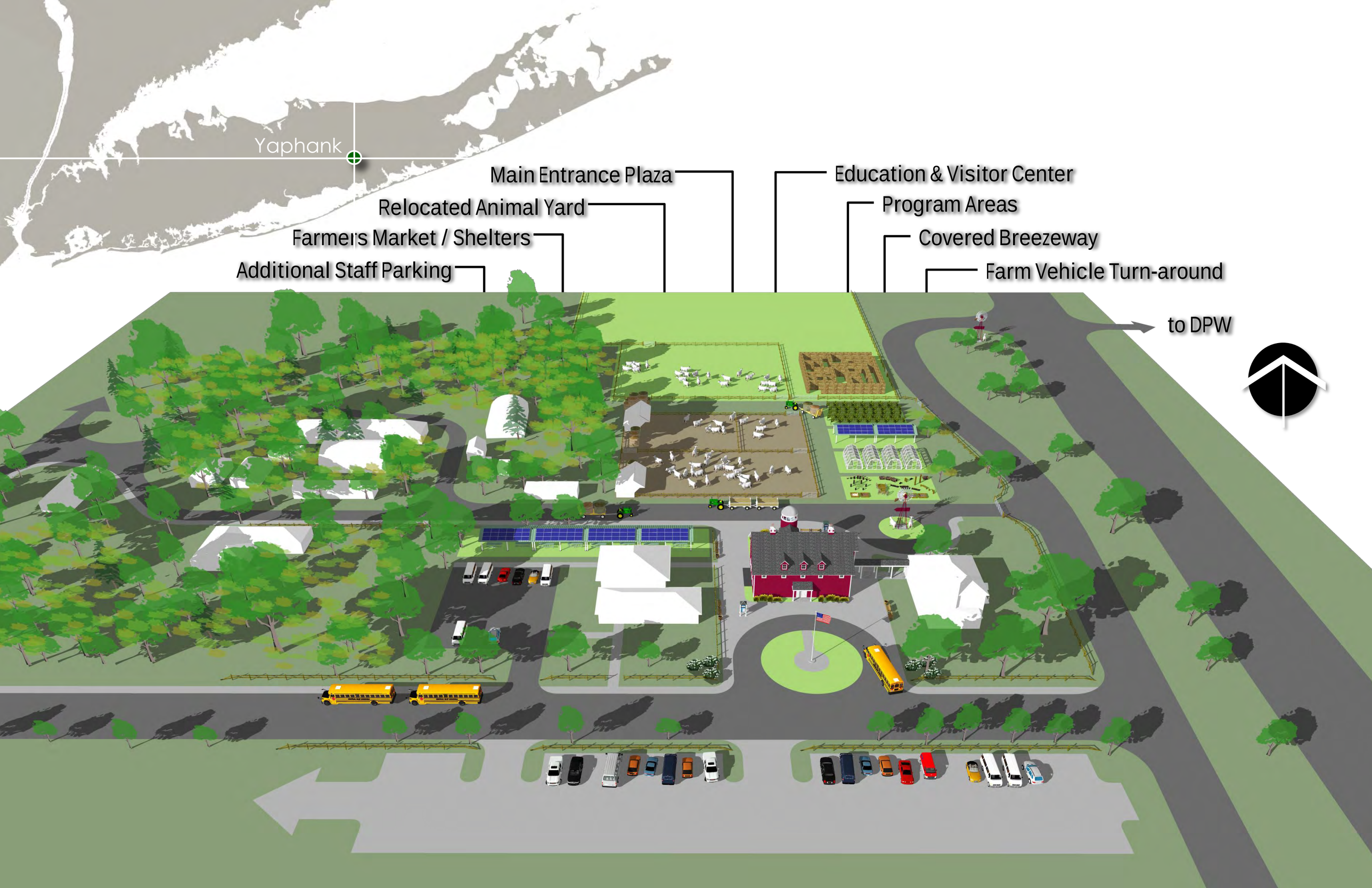
2nd floor

1st floor



Maximum "Curb Appeal": Site View from the Yaphank Avenue overpass.




Yaphank
Main Entrance Plaza
Relocated Animal Yard
Farmers Market / Shelters
Additional Staff Parking
Education & Visitor Center
Program Areas
Covered Breezeway
Farm Vehicle Turn-around
to DPW

CP 1796 Improvement s to the Suffolk County Farm
New Education/Visitors Center