

COUNTY OF SUFFOLK



STEVEN BELLONE
COUNTY EXECUTIVE

DEPARTMENT OF ECONOMIC DEVELOPMENT AND PLANNING
DIVISION OF PLANNING AND ENVIRONMENT
COUNCIL ON ENVIRONMENTAL QUALITY

TOM GULBRANSEN
CHAIRPERSON
CEQ

MEMORANDUM

TO: Honorable Steven Bellone, Suffolk County Executive
Honorable Robert Calarco, Presiding Officer

FROM: Tom Gulbransen, Chairperson *TG*

DATE: June 10, 2020

RE: Reaffirm Status of Inclusion of Suffolk County Tax Map Numbers: 0504-004.00-01.00-019.000 and 0504-009.00-01.00-035.000, which Are Owned by Pal-O-Mine Equestrian Inc., into a Certified Agricultural District

At a June 8, 2020 Special Meeting, the CEQ reviewed the above referenced matter. After reviewing the EAF, after making one acreage correction to the original EAF and the information received at the meeting from August Ruckdeschel, Farmland and Open Space Administrator with Suffolk County Department of Economic Development and Planning, and John Corral, Environmental Projects Coordinator and Staff to the CEQ, the Council advises the Suffolk County Legislature and County Executive, in CEQ Resolution No. 45-2020, a copy of which is attached, that the proposed project be considered an Unlisted Action under SEQRA that will not have significant adverse impacts on the environment.

If the Legislature concurs with the Council on Environmental Quality's recommendation that the project will not have a significant adverse impact on the environment, the Presiding Officer should cause to be brought before the Legislature for a vote, a resolution determining that the proposed action is an Unlisted Action pursuant to SEQRA that will not have significant adverse impacts on the environment (negative declaration). However, if the Legislature has further environmental concerns regarding this project and needs additional information, the Presiding Officer should remand the case back to the initiating unit for the necessary changes to the project and EAF or submit a resolution authorizing the initiating unit to prepare a draft environmental impact statement (positive declaration).

Enclosed for your information is a copy of CEQ Resolution No. 45-2020 which sets forth the Council's recommendations. The EAF as authorized by CEQ Resolution No. 45-2020 and supporting documentation can be viewed online at

<http://www.suffolkcountyny.gov/Departments/Planning/Boards/CouncilonEnvironmentalQuality>.

cc: All Suffolk County Legislators
Amy Ellis, Clerk of Legislature
Sarah Simpson, Counsel of the Legislature
Sarah Lansdale, Director of Planning, Department of Economic Development and Planning
Andrew Freleng, Chief Planner, Department of Economic Development and Planning
Dennis Cohen, Suffolk County Attorney

CEQ RESOLUTION NO. 45-2020, RECOMMENDATION CONCERNING A SEQRA CLASSIFICATION AND DETERMINATION FOR THE PURPOSES OF CHAPTER 450 OF THE SUFFOLK COUNTY CODE FOR THE PROPOSAL TO REAFFIRM STATUS OF INCLUSION OF SUFFOLK COUNTY TAX MAP NUMBERS: 0504-004.00-01.00-019.000 AND 0504-009.00-01.00-035.000, WHICH ARE OWNED BY PAL-O-MINE EQUESTRIAN INC, INTO A CERTIFIED AGRICULTURAL DISTRICT

WHEREAS, at the May 20, 2020 CEQ, the Suffolk County Council on Environmental Quality (CEQ) originally reviewed the above referenced proposal and decided to table its SEQRA review to allow the CEQ members and CEQ staff time to review the public comments received on May 19, 2020 from the Village of Islandia and the Pal-O-Mine applicant; and

WHEREAS, at the June 8, 2020 CEQ Special Meeting, the CEQ reviewed the EAF for the above referenced proposed action and associated information submitted by the Suffolk County Department of Economic Development and Planning as well as the received correspondence from the Village of Islandia dated May 19, 2020 and June 5, 2020 and from the Pal-O-Mine Equestrian Inc., applicant dated May 19, 2020 and May 27, 2020; and

WHEREAS, at the June 8, 2020 CEQ Special Meeting, the CEQ also received information from presentations by August Ruckdeschel, Farmland and Open Space Administrator with the Suffolk County Department of Economic Development and Planning and John Corral, Environmental Projects Coordinator and staff to the CEQ; and

WHEREAS, as indicated in the EAF and as discussed at the June 8, 2020 CEQ Special Meeting, the Suffolk County Agricultural and Farmland Protection Board, at its April 29, 2020 meeting, recommended that the Suffolk County Legislature reaffirm the inclusion of the above referenced property in a certified Agricultural District and determined that the parcel(s) consists of viable agricultural lands that would serve the public interest by assisting in maintaining a viable agricultural industry within the district; and

WHEREAS, as discussed at the June 8, 2020 Special Meeting, the CEQ has been requested to consider the environmental impacts for the proposed action, which is to reaffirm the status of inclusion of the above referenced property in an existing Agricultural District, and then make a SEQRA recommendation to the Legislature; and

WHEREAS, at the June 8, 2020 CEQ Special Meeting the CEQ reviewed information on and then discussed the environmental implications of the proposed action and what it means for a property to be included in an Ag District; and

WHEREAS, the CEQ, after reviewing the EAF and the information presented, recommended that the answer to Question 3.c. on Part I of the EAF be amended from 1.8 acres to 10.58 acres and with this amendment that the EAF should be forwarded to the Suffolk County Legislature with the CEQ SEQRA recommendation that proposed action should be classified as an Unlisted Action and will not have a significant adverse impact on the environment; now therefore, be it

1st RESOLVED, that based on the information received and presented, a quorum of the CEQ hereby recommends to the Suffolk County Legislature and County Executive that the

proposed action be classified as an Unlisted Action under the provisions of Title 6 NYCRR Part 617 and Chapter 450 of the Suffolk County Code; and, be it further

2nd RESOLVED, that based on the information received, a quorum of the CEQ recommends to the Suffolk County Legislature and County Executive, pursuant to Title 6 NYCRR Part 617 and Chapter 450 of the Suffolk County Code, that the proposed project will not have significant adverse impacts on the environment for the following reasons:

1. The proposed action will not exceed any of the criteria in Section 617.7 of Title 6 NYCRR which sets forth thresholds for determining significant effect on the environment, as demonstrated in the Environmental Assessment Form;
2. The proposal does not appear to significantly threaten any unique or highly valuable environmental or cultural resources as identified in or regulated by the Environmental Conservation Law of the State of New York or the Suffolk County Charter and Code;
3. The subject property does not appear to suffer from any severe environmental development constraints (limiting soil properties, a high groundwater table and/or unmanageable slopes);

and, be it further

3rd RESOLVED, that it is the recommendation of the Council that the Legislature and County Executive adopt a SEQRA determination of non-significance (negative declaration).

DATED: 6/8/2020

PROJECT #: PLN-39-2020
RESOLUTION #45-2020
DATE: May 20, 2020

RECORD OF CEQ RESOLUTION VOTES

<u>CEQ APPOINTED MEMBERS</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>NOT PRESENT</u>	<u>RECUSED</u>
Robert Carpenter Jr.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Frank De Rubeis	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Thomas C. Gulbransen	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hon. Kara Hahn	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Michael Kaufman	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Constance Kepert	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mary Ann Spencer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Andrea Spilka	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Larry Swanson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Recommendation: Unlisted Action, Negative Declaration

Motion: Mr. Kaufman

Second: Mr. Carpenter

Further information may be obtained by contacting:

Andrew P. Freleng, Chief Planner
Council on Environmental Quality
P.O. Box 6100
Hauppauge, New York 11788
Tel: (631) 853-5191