

COUNTY OF SUFFOLK



STEVEN BELLONE
SUFFOLK COUNTY EXECUTIVE

DEPARTMENT OF ECONOMIC DEVELOPMENT AND PLANNING
DIVISION OF PLANNING AND ENVIRONMENT

COUNCIL ON ENVIRONMENTAL QUALITY

Gloria Russo
Chairperson
CEQ

NOTICE OF PUBLIC MEETING

Notice is hereby given that the Council on Environmental Quality will convene a regular public meeting at 9:30 a.m. on Wednesday, November 16, 2016 at the Arthur Kunz Library, H. Lee Dennison Building, Second Floor, Veterans Memorial Highway, Hauppauge, NY 11788. Pursuant to the Citizens Public Participation Act, all citizens are invited to submit testimony, either orally or in writing at the meeting. Written comments can also be submitted prior to the meeting to the attention of:

**Andrew P. Freleng, Chief Planner
Council on Environmental Quality
Suffolk County Planning Department
P.O. Box 6100
Hauppauge, NY 11788
631-853-5191**

**Council of Environmental Quality
Gloria Russo, Chairperson**

COUNTY OF SUFFOLK



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REVISED AGENDA

MEETING NOTIFICATION

Wednesday, November 16, 2016 9:30 a.m.

**Arthur Kunz Library
H. Lee Dennison Bldg. – 2nd Floor
Veterans Memorial Highway, Hauppauge**

All project materials can be found at:

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

Call to Order:

Minutes:

October 19, 2016

Correspondence:

Public Portion:

Historic Trust Docket:

Director's Report:

Updates on Housing Program for Historic Trust Sites
Updates on Historic Trust Custodial Agreements

Project Review:

Recommended Type I Action:

- A. Proposed Adoption of Suffolk County Resolution, “Accepting the Comprehensive Master Plan for the Yaphank County Complex”, Town of Brookhaven

Recommended Unlisted Actions:

- A. Proposed Acquisition of Land Under the New Suffolk County Drinking Water Protection Program – Open Space Component and the Old Suffolk County Drinking Water Protection Program – Brushes Creek Addition – for the Capital Asset Retirement Fund, LLC and Tristate Capital Holdings, LLC Property, Town of Southold

Project Review:

Recommendations for LADS Report:

- A. Recommendations for Legislative Resolutions Laid on the Table November 9, 2016

Other Business:

CAC Concerns:

***CAC MEMBERS:** The above information has been forwarded to your local Legislators, Supervisors and DEC personnel. Please check with them prior to the meeting to see if they have any comments or concerns regarding these projects that they would like brought to the CEQ’s attention.

****CEQ MEMBERS:** PLEASE NOTIFY THIS OFFICE AS SOON AS POSSIBLE IF YOU WILL BE UNABLE TO ATTEND.

*****FOLLOWING THE MEETING PLEASE LEAVE BEHIND ALL PROJECT MATERIAL THAT YOU DO NOT WANT OR NEED AS WE CAN RECYCLE THESE MATERIALS LATER ON.**

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SUFFOLK COUNTY COUNCIL ON ENVIRONMENTAL QUALITY MINUTES

DATE: November 16, 2016

TIME: 9:35 am – 11:20 am

LOCATION: Arthur Kunz Library

H. Lee Dennison Bldg. – 2nd Floor

Veterans Memorial Highway, Hauppauge, New York

PRESENT:

Michael Kaufman, Vice Chair

Robert Carpenter Jr.

Frank De Rubeis

Michael Doall

Eva Grownney

Constance Kepert

Mary Ann Spencer

Hon. Al Krupski

ABSENT:

Gloria Russo, Chair

Thomas Gulbransen

Hon. Kara Hahn

Larry Swanson

CAC REPRESENTATIVES:

None

STAFF:

Andrew Freleng, Chief Planner

John Corral, Senior Planner

Christine DeSalvo, Senior Clerk Typist

GUESTS:

Richard Martin, Director of Historic Services, Suffolk County Department of Parks,
Recreation and Conservation

Nick Gibbons, Principal Environmental Analyst, Suffolk County Department of Parks,
Recreation and Conservation

Lauretta Fischer, Chief Environmental Analyst, Suffolk County Department of Economic
Development and Planning

Daniel Gulizio, Peconic Baykeeper

Correspondence:

None

Project Review:

Recommended Unlisted Actions: (Taken Out of Order)

- A. Proposed Acquisition of Land Under the New Suffolk County Drinking Water Protection Program – Open Space Component and the Old Suffolk County Drinking Water Protection Program – Brushes Creek Addition – for the Capital Asset Retirement Fund, LLC and Tristate Capital Holdings, LLC Property, Town of Southold.

Lauretta Fischer, Chief Environmental Analyst for the Suffolk County Department of Economic Development and Planning, Division of Planning and Environment, gave a presentation to the CEQ. The project involves the acquisition of 0.67 acre parcel, identified by Suffolk County Tax Map number 1000-127.00-08.00-017.002, to be dedicated to Suffolk County Parks in order to assure it remain in open space for passive recreational use. The 0.67 acre parcel is part of an assemblage of six parcels being acquired as part of the overall 25.87 acre Brushes Creek acquisition. The other five parcels are Master List parcels for which Suffolk County has previously issued a SEQRA Negative Declaration in connection with the parcels' future acquisition for open space purposes.

Mr. De Rubeis made a motion to recommend classification of the proposed project as an Unlisted Action with a Negative Declaration. The motion was seconded by Legislator Krupski. Motion carries.

Minutes:

The minutes for the October 19, 2016, CEQ were tabled until the December 14, 2016 CEQ meeting.

Historic Trust Docket:

Director's Report:

Mr. Martin updated the Council on the following:

- **Housing Program:**
Mr. Martin noted that Suffolk County Parks is continuing to work on the interior renovations at Blydenburgh Cottage in Blydenburgh County Park. Once finished with the improvements the property will be reappraised for a new rental rate. Mr. Martin also noted that the tenant moved out of the property at 300 Old River Road in Manorville and Parks will be renovating this property before it is rented again to a new tenant in the early spring.
- **Custodial Agreements:**
There were no new updates on the custodial agreements.

Mr. Martin informed the Council that the Big Duck lighting in Flanders will take place on November 30, 2016 at 7 p.m.. He reminded everyone that the Big Duck is owned by Suffolk County and is likely the most famous County landmark.

Project Review:

Recommendations for LADS Report:

Recommendations for Legislative Resolutions Laid on the Table November 9, 2016.

Mr. Corral noted that the staff's SEQRA recommendations are listed on the November 9, 2016 LADS reports. Mr. Corral also noted that CEQ staff has been working with the Suffolk County Department of Public Work on Introductory Resolution 1968-2016 which is for the rehabilitation of Guggenheim Lake. Mr. Corral explained that the Department of Public Works is working with the hired consultant to prepare an EAF for this project and that it will be submitted to the CEQ for their review. As a result, Mr. Corral noted that the recommendation on the LADS report next to IR 1968-2016 is to submit an EAF to CEQ for review.

Mr. Carpenter made a motion to accept staff recommendations for the November 9, 2016 Legislative Resolutions. The motion was seconded by Ms. Growney. Motion carried.

Project Review:

Recommended Type I Actions:

- A. Proposed Adoption of Suffolk County Resolution, "Accepting the Comprehensive Master Plan for the Yaphank County Complex", Town of Brookhaven

Josh Slaughter Legislative Aide for Legislator Kate Browning gave a presentation regarding the Master Plan for the Yaphank County Complex. The proposed action involves the adoption of a Legislative Resolution to accept the Comprehensive Master Plan for the Yaphank County Complex which was prepared by the Yaphank County Center Planning Committee. The Comprehensive Master Plan for the Yaphank County Complex is a land use plan that was developed to provide a long term development guide for the Yaphank County Complex. The Comprehensive Master Plan for the Yaphank County Complex allows for the development of up to 30 to a maximum of 60 acres of the existing developable land (aprox. 197 acres) at the Yaphank County center for future County needs and the preservation of the remaining land. The Master Plan does not designate where the development areas should be located but does includes development guidelines to fulfill the goals of maintaining a “campus-style” design for the Yaphank County Complex, protecting the Complex’s natural resources and protecting the character of the surrounding community.

As part of its project review the CEQ discussed the following topics in detail:

- The feasibility of having solar energy production at the Yaphank County Complex. It was noted that there are possibilities for solar production at the Yaphank County Center. It was noted that solar is being considered for the County Jail roof. In addition, the Plan recommends that solar be considered on roofs and parking lots but does also allow for a maximum of 5 acres increments of solar development on the areas that have been designated for future County development use.
- Clarification that the Suffolk County Farm is not included in this Comprehensive Plan and the Plan’s recommendations do not apply to the County Farm. The CEQ also requested that the acreage and references to the County Farm should be checked and clarified to accurately represent the historic nature of the Farm and the preservation protections that are currently in place. The CEQ also felt that the Plan’s reference that the County Farm may have resulted in Nitrogen impacts to the groundwater should be removed because unlike the other groundwater plums referenced in the Plan which were based on the groundwater sampling and scientific analysis this reference was speculative in nature.

Ms. Kepert made a motion to recommend classification of the proposed project as a Type I Action with a Negative Declaration. The motion was seconded by Ms. Spencer. Motion carries. Mr. Kaufman abstained from the vote.

Other Business:

The CEQ discussed the upcoming public scoping sessions for the Subwatersheds Management Plan that are scheduled for November 29, 2016 in Hauppauge and December 1, 2016 in Riverhead. Mr. Kaufman, the CEQ Vice Chair, discussed the process and how the County has conducted public scoping sessions in the past. Mr. De Rubies provided some of the comments he had on the draft scope.

Public Portion: (Taken Out of Order)

Before the end of the CEQ meeting Mr. Gulizio with the Peconic Baykeeper organization commented on the testimony that was given yesterday at the Suffolk County Legislature's Environment, Planning and Agriculture (EPA) meeting. Mr. Gulizio noted that there was testimony at the EPA Committee meeting on the Ronkonkoma Hub sewer connection project by Chris Kent, the applicant's attorney, that noted that there were two Environmental Impact Statements (EIS) done, one for the Ronkonkoma Hub development project and one for the Bergen Point Sewage Treatment Plant expansion. Mr. Gulizio noted that this was incorrect and wanted to know if the CEQ had based their SEQRA recommendation to the Legislature on this information. Mr. Kaufman, Vice Chair of the CEQ, stated that he had also testified before the EPA committee yesterday regarding the Ronkonkoma Hub sewer connection project. Mr. Kaufman noted that there was an EIS done for the Ronkonkoma Hub Project and this EIS discussed two possibilities for wastewater treatment. The plan discussed the possibility of a constructed Sewage Treatment Plant located near the project in the Town of Islip and also discussed the possibility of a connection to the Bergen Point Sewage Treatment Plant. Mr. Kaufman noted that there had also been a SEQRA review done for the Bergen Point Sewage Treatment Plant but there was not an Environmental Impact Statement done for that project. Mr. Kaufman also discussed the CEQ's recent review of the Ronkonkoma Hub sewer connection project. CEQ Staff also clarified what was discussed as part of the CEQ's SEQRA review for the Ronkonkoma Hub sewer connection project. Mr. Kaufman then noted that Mr. Guilizio's public comments have been heard by the CEQ and that he may wish to also make these comments to the Town of Brookhaven and the Suffolk County Legislature.

CAC Concerns:

None

Meeting Adjourned

COUNTY OF SUFFOLK



Steven Bellone
SUFFOLK COUNTY EXECUTIVE

**Department of
Economic Development and Planning**

Theresa Ward
Acting Commissioner

**Division of Planning
and Environment**

November 3, 2016

Ms. Gloria Russo, Chairperson
Council On Environmental Quality
H. Lee Dennison Building - 11th Floor
100 Veterans Memorial Highway
Hauppauge, New York 11788

Dear Ms. Russo:

Attached for your review and consideration is an Introductory Resolution authorizing the acquisition of land for open space preservation purposes known as the Brushes Creek Addition – Capital Asset Retirement Fund, LCL and Tristate Capital Holdings, LLC property in the Town of Southold. Please review the proposal and forward the Council's SEQRA recommendation to the County Executive and Legislature. Attached is a short EAF for your consideration.

Sincerely,

Sarah Lansdale
Director of Planning

cc: Laretta R. Fischer, Chief Environmental Analyst
Andrew Freleng, Chief Planner
John Corral, Senior Planner
Melissa Kangas, Planning Aide

**RESOLUTION NO. -2016 AUTHORIZING
THE ACQUISITION OF LAND UNDER THE NEW
SUFFOLK COUNTY DRINKING WATER
PROTECTION PROGRAM (EFFECTIVE
DECEMBER 1, 2007) – OPEN SPACE
COMPONENT AND THE OLD SUFFOLK
COUNTY DRINKING WATER PROTECTION
PROGRAM [C12-5(D)] – FOR THE
CAPITAL ASSET RETIREMENT FUND, LLC AND
TRISTATE CAPITAL HOLDINGS, LLC
PROPERTY – BRUSHES CREEK (TOWN OF
SOUTHOLD - SCTM#'S 1000-127.00-03.00-
009.002 & 1000-127.00-08.00-017.002)**

WHEREAS, Local Law No. 24-2007, “A Charter Law Extending and Accelerating the Suffolk County ¼% Drinking Water Protection Program for Environmental Protection,” Section C12-2(A)(1) authorized the use of 31.10 percent of sales and compensating tax proceeds generated each year for environmental protection, as determined by duly enacted Resolutions of the County of Suffolk; and

WHEREAS, adequate funding is provided for, pursuant to Section C12-2(A)(1) of the SUFFOLK COUNTY CHARTER, from 31.10 percent of the sales and compensating tax proceeds, for the acquisition of such land; and

WHEREAS, Article XII of the SUFFOLK COUNTY CHARTER established the Old Suffolk County Drinking Water Protection Program, as amended and effective as of November 30, 2000, the first priority of which being the acquisition of qualified lands to be funded by revenues generated by the quarter percent (1/4%) sales and compensating use tax; and

WHEREAS, in compliance with Sections C12-3(B) and (C) of the SUFFOLK COUNTY CHARTER, as amended and effective as of November 30, 2000, prior to the Division Director of the Division of Real Property Acquisition and Management entering into any negotiations for the acquisition of, and consummation of acquisition of any such parcel, the Board of Trustees of the Department of Parks, Recreation and Conservation shall review and recommend its acquisition; and

WHEREAS, adequate funding is provided for, under the Old Suffolk County Drinking Water Protection Program, pursuant to Section C12-5(D) of Article XII of the SUFFOLK COUNTY CHARTER, as amended and effective as of November 30, 2000, for the acquisition of such land; and

WHEREAS, Resolution No. 248-2015 and Resolution No. 877-2005 authorized planning steps and Procedural Motion No. 5-2016 authorized acquisition of said property; and

WHEREAS, the Town of Southold (“Town”) has approved Resolution No. 2016-791 on August 23, 2016 authorizing the acquisition of the subject property in partnership with the County of Suffolk; and

WHEREAS, the Environmental Trust Review Board has reviewed the appraisals and the report of the Internal Appraisal Review Board and has approved the purchase price and authorized the Director of Real Estate and/or his designee to negotiate the acquisition; and

WHEREAS, based upon the Environmental Trust Review Board approved value, an offer to acquire the subject property was made to and accepted by the owner of said property; and

WHEREAS, contracts to acquire said property were prepared by the office of the County Attorney, executed by the owner of the subject property, the Town, and the Director of Real Estate and/or his designee and approved as to legality by the Office of the County Attorney; and

WHEREAS, on November 20, 2007, Suffolk County, as SEQRA Lead Agency, in Resolution 1083-2007, issued a SEQRA negative declaration in connection with the proposed future acquisitions of properties for the preservation of open space for passive park purposes as set forth in Resolution No. 625-2004 – Mastic/Shirley Conservation Area Phase I and Resolutions Nos. 621-2004 and/or 877-2005 – Master Lists I and II Reports, respectively; and

WHEREAS, the following property, 1000-127.00-03.00-009.002, as described in the 1st Resolved, is listed in Resolution No. 625-2004 – Mastic/Shirley Conservation Area Phase I and/or Resolutions Nos. 621-2004 and/or 877-2005 – Master Lists I and/or II Reports, respectively; now, therefore, be it;

1st RESOLVED, that the County of Suffolk hereby approves the acquisition of the subject property set forth below under the New Suffolk County Drinking Water Protection Program, effective as of December 1, 2007, Open Space component, and the Old Suffolk County Drinking Water 12.5D Program, for a total purchase price of [REDACTED] Lot 009.002 total is [REDACTED] [REDACTED] Lot 017.002 total is [REDACTED] [REDACTED] at [REDACTED] per acre for 0.67± acres, which cost is to be shared by the County of Suffolk and the Town, with the County of Suffolk's share, totaling [REDACTED] for a [REDACTED] undivided interest; and the Town's share, totaling [REDACTED] for a [REDACTED] undivided interest, subject to a final survey; and hereby authorizes additional expenses, which shall include, but not be limited to, the cost of surveys, appraisals, environmental audits, title reports and insurance, and tax adjustments:

<u>PARCEL:</u>	<u>SUFFOLK COUNTY</u>	<u>ACRES:</u>	<u>REPUTED OWNER</u>
	<u>TAX MAP NUMBER:</u>		<u>AND ADDRESS:</u>
No. 1	District 1000	2.08±	Capital Asset Retirement Fund, LLC
	Section 127.00		& Tristate Capital Holdings, LLC
	Block 03.00		37 Drew Drive
	Lot 009.002		Eastport, NY 11941
No. 2	District 1000	0.67±	
	Section 127.00		
	Block 08.00		
	Lot 017.002		

; and, be it further

2nd RESOLVED, that the Director of Real Estate and/or his designee, is hereby authorized, empowered, and directed, pursuant to Section C42-3(C)(3) of the SUFFOLK COUNTY CHARTER, to acquire the parcel(s) listed herein above from the reputed owner, the funding for which shall be provided under the New Suffolk County Drinking Water Protection Program, effective as of December 1, 2007, Open Space component, Section C12-2(A)(1) of the SUFFOLK COUNTY CHARTER and under the Old Suffolk County Drinking Water Protection Program, Section C12-5(D) of the SUFFOLK COUNTY CHARTER, as amended and effective as of November 30, 2000, [REDACTED], subject to a final survey, said amount representing the County's share of the total purchase price; and, be it further

3rd RESOLVED, that the County Comptroller is hereby authorized to reserve and to pay [REDACTED] subject to a final survey, from previously appropriated funds in capital project 525-CAP-8714.211 for the New Suffolk County Drinking Water Protection Program, effective as of December 1, 2007, Open Space component, Section C12-2(A)(1) of the SUFFOLK COUNTY CHARTER and pay [REDACTED] subject to a final survey, from previously appropriated funds in MY-176-PLNGBW1 under the Old Drinking Water Protection Program, Section C12-5(D) of the SUFFOLK COUNTY CHARTER, as amended and effective as of November 30, 2000, for this acquisition; and, be it further

4th RESOLVED, that the title to this acquisition shall be held by the County of Suffolk and the Town, as tenants-in-common, with the County owning a [REDACTED] undivided interest and the Town owning a [REDACTED] undivided interest; and, be it further

5th RESOLVED, that the Director of Real Estate and/or his designee; the County Planning Department; and the County Department of Public Works are hereby authorized, empowered, and directed to take such actions and to pay such additional expenses as may be necessary and appropriate to consummate such acquisition, including, but not limited to, securing appraisals, title insurance and title reports, obtaining surveys, engineering reports and environmental audits, making tax adjustments and executing such other documents as are required to acquire such County interest in said lands; and, be it further

6th RESOLVED, that pursuant to Section C12-2(A)(2)(c) this property is not to be developed and Zero (0) Workforce Housing Development Rights, representing the County's percent [REDACTED] interest in the total number of development rights allocated to the property, shall be removed and placed in the Suffolk County Workforce Housing Transfer of Development Rights Program registry pursuant to the Workforce Housing Development Rights Program as developed by the Department of Planning, consistent with Resolution No. 412-2005, as amended, and approved by the Suffolk County Executive and the Suffolk County Legislature; and, be it further

7th RESOLVED, that the acquisition of such parcel(s) meets the following criteria as required under Section C12-2(A)(1) of the SUFFOLK COUNTY CHARTER:

- b). lands within the watershed of the coastal stream, as determined by a reasonable planning or hydrological study; and, be it further

8th RESOLVED, that the subject parcel(s) shall be transferred to the County Department of Parks, Recreation and Conservation for passive recreational use; and, be it further

9th RESOLVED, that the Director of Real Estate and/or his designee is hereby authorized to negotiate and to enter into any necessary collateral agreements with the Town to effectuate the terms of this resolution; and, be it further

10th RESOLVED, if desired, the County of Suffolk, through its Department of Parks, Recreation and Conservation is hereby authorized to negotiate and to enter into a municipal cooperation agreement with the Town for the management of this acquisition, consistent with this program, and the terms and conditions thereof shall be approved by the Suffolk County Attorney in consultation with the respective Commissioner of the County Department of Parks, Recreation and Conservation, who is charged with the management and operation of said property; and, be it further

11th RESOLVED, that the above activity is an unlisted action pursuant to the provisions of Title 6 NYCRR, Part 617; and, be it further

12th RESOLVED, that the project will not have a significant effect on the environment for the following reasons:

- 1.) the proposed action will not exceed any of the criteria of 6 NYCRR, Section 617.7, which sets forth thresholds for determining significant effect on the environment, as demonstrated in the Environmental Assessment Form; and
- 2.) the proposed use of the subject parcel(s) is passive recreation; and
- 3.) if not acquired, the property will most likely be developed for residential purposes; incurring far greater environmental impact that the proposed acquisition and preservation of the site would have; and, be it further

13th RESOLVED, that in accordance with Section 450-5(C)(4) of the SUFFOLK COUNTY CODE, the Suffolk County Council on Environmental Quality is hereby directed to prepare and circulate any appropriate notices or determinations in accordance with this resolution.

14th RESOLVED, that this Legislature, being the State Environmental Quality Review Act (SEQRA) lead agency, hereby finds and determines that this resolution constitutes a Type II Action pursuant to 6 NYCRR Sections 617.5(c)(20) and (27) of the New York Code of Rules and Regulations since such actions are simply legislative decisions administering and implementing the acquisition of property for passive park purposes which will mainly result in a beneficial impact and for which SEQRA Determination of Non-Significance has already been issued in Suffolk County Resolution No. 1083-2007

DATED:

APPROVED BY:

County Executive of Suffolk County

Date of Approval:

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

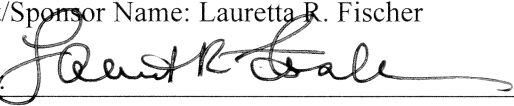
Instructions: The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review and may be subject to further verification. Complete Part 1 based on information currently available. If additional 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: Authorizing the Acquisition of Land Under the New Suffolk County Drinking Water Protection Program - Open Space Component and the Old Suffolk County Drinking Water Protection Program [C12-5(D)] - Brushes Creek Addition - for the Capital Assest Retirement Fund, LLC and Tristate Capital Holdings, LLC Property for passive recreational use		
Project Location (include map): The property is located north of Peconic Bay Boulevard and east of N. Oakwood Road in the hamlet of Laurel, Town of Southold; SCTM# 1000-127.00-08.00-017.002.		
Brief Description of Proposed Action (include purpose, intent and the environmental resources that may be affected): Acquisition of land by Suffolk County under the New Suffolk County Drinking Water Protection Program and the Old Suffolk County Drinking Water Protection Program and its dedication to the County Parks Department in order to assure it remain in open space for passive recreational use.		
Name of Applicant/Project Sponsor: Suffolk County Division of Planning and Environment/Lauretta R. Fischer, Chief Environmental Analyst		Email: lauretta.fischer@suffolkcountyny.gov Telephone #: 631-853-6044
Address: 100 Veterans Memorial Highway, H. Lee Denssion Bldg. - 2 nd Floor		
City/P.O.: Hauppauge	State: New York	Zip Code: 11788
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: Town of Southold - partner for 21%		Yes ☒ No ☐
3a. Total acreage of the site of the proposed action: 0.67		
3b. Total acreage to be physically disturbed: 0		
3c. Total acreage (project site and contiguous properties) owned or controlled by the applicant or project sponsor: 0.67		

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: Wetlands	
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: Brush's Creek Critical Environmental Area	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: Lauretta R. Fischer Signature:  Date: 11-3-2016	

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)

SUFFOLK COUNTY
FULL ENVIRONMENTAL ASSESSMENT FORM
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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: Adoption of Legislative Resolution, “Accepting the Comprehensive Master Plan for the Yaphank County Complex”
Project Location (specify Town, Village, Hamlet and attach general location map*): Yaphank County Center, Hamlet of Yaphank, Town of Brookhaven
Street Address: Located on the east and west side of Yaphank Avenue (County Road 21)
Name of Property or Waterway: Yaphank County Center Complex

* 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: N/A	Item #	Date Adopted:	Amount: \$

Brief Description of Proposed Action (include purpose or need/attach relevant design reports, plans, etc.): This proposed resolution would adopt the Comprehensive Master Plan for the Yaphank County Center. The Plan allows for the development of up to 30 to 60 acres of the existing developable land (aprox. 197 acres) at the Yaphank County Center and the preservation of the remaining land.

Project Status:

	Start	Completion
Proposal		
Study	March, 2016	Dec., 2016 (anticipated)
Preliminary Planning		
Final Plans: Specs		
Site Acquisition		
Construction		
Other		

Departments Involved:

	Dept. Performing Design & Construction	Initiating Dept. (if different)
Name:	N/A	Suffolk County Legislature
Street/PO:		William H. Rodgers Bldg. 725 Veterans Memorial Highway
City, State:		Smithtown
Zip:		11787
Contact Person:		
Business Phone:		
Email:		

B. Government Approvals, Funding or Sponsorship

("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 ☐	Suffolk County Legislature	

v.	County agencies	Yes ☐	No ☒						
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, <table border="1"> <tr> <td>Is the project site located in a community with an approved Local Waterfront Revitalization Program?</td> <td>Yes ☐ No ☐</td> </tr> <tr> <td>Is the project site within a Coastal Erosion Hazard Area?</td> <td>Yes ☐ No ☐</td> </tr> </table>				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 ☒
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 ☐								

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: <table border="1"> <tr> <td>Does the comprehensive plan include specific recommendations for the site where the proposed action would be located?</td> <td>Yes ☒ No ☐</td> </tr> <tr> <td>Yes ☒ No ☐ 1996 Town of Brookhaven Comprehensive Plan recommends a “public and semi-public” land use</td> <td></td> </tr> </table>	Does the comprehensive plan include specific recommendations for the site where the proposed action would be located?	Yes ☒ No ☐	Yes ☒ No ☐ 1996 Town of Brookhaven Comprehensive Plan recommends a “public and semi-public” land use		Yes ☒ No ☐
Does the comprehensive plan include specific recommendations for the site where the proposed action would be located?	Yes ☒ No ☐				
Yes ☒ No ☐ 1996 Town of Brookhaven Comprehensive Plan recommends a “public and semi-public” land use					
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): 	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? <table border="1"> <tr> <td>A-1 Residential Zoning District and L-1 (Light Industrial) Zoning District</td> </tr> </table>	A-1 Residential Zoning District and L-1 (Light Industrial) Zoning District	Yes ☒ No ☐			
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b. Is the use permitted or allowed by a special or conditional use permit? N/A	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 District	
c. Which fire protection and emergency medical services serve the project site? Yaphank Fire Department	
d. What parks serve the project site? Southaven County Park	

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 ☒ : Master Plan allows for the development of up to 30 to 60 acres of the existing developable land (aprox. 197 acres) at the Yaphank County Center and the preservation of the remaining land.							
b. Total acreage of the site of the proposed action:	197.87 acres						
c. Total acreage to be physically disturbed:	Up to 30-60 acres						
d. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor:	683.43 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.)? Master Plan which allows for the additional development of up to 30 to 60 acres at the Yaphank County Center and the preservation of the remaining land.	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. <table border="1" style="width: 100%;"><tr><td>Is a cluster/conservation layout proposed?</td><td>Yes ☐ No ☐</td></tr><tr><td>Number of lots proposed:</td><td></td></tr><tr><td>Minimum and maximum proposed lot sizes:</td><td></td></tr></table>	Is a cluster/conservation layout proposed?	Yes ☐ No ☐	Number of lots proposed:		Minimum and maximum proposed lot sizes:		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? If Yes: Total number of phases anticipated: Master Plan allows for the development of up to 30 to 60 acres of the existing developable land (aprox. 197 acres) at the Yaphank County Center for future County needs and the preservation of the remaining land. 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. <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th style="width: 20%;"></th> <th style="width: 20%;">Single Family</th> <th style="width: 20%;">Two Family</th> <th style="width: 20%;">Three Family</th> <th style="width: 20%;">Multi-Family (4+)</th> </tr> </thead> <tbody> <tr> <td>Initial Phase</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>At Completion</td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>		Single Family	Two Family	Three Family	Multi-Family (4+)	Initial Phase					At Completion					Yes ☐ No ☒
	Single Family	Two Family	Three Family	Multi-Family (4+)												
Initial Phase																
At Completion																
i. Does the proposed action include new non-residential construction (including expansions)? While no specific construction is planned the Master Plan does allow for the development of up to 30 to 60 acres of the existing developable land (aprox. 197 acres) at the Yaphank County Center for future County needs and the preservation of the remaining land. If Yes: Total Number of Structures: Dimensions of largest proposed structure: Approximate extent of building space to be heated or cooled:	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:		Yes ☐ No ☒
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):		

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:		Yes ☐ No ☒
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:		

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?

While no specific construction is planned the Master Plan does allow for the development of up to 30 to 60 acres of the existing developable land (aprox. 197 acres) at the Yaphank County Center for future County needs and the preservation of the remaining land.

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?

Yes ☒ No ☐

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?

d. Will the proposed action generate liquid wastes?

While no specific construction is planned the Master Plan does allow for the development of up to 30 to 60 acres of the existing developable land (aprox. 197 acres) at the Yaphank County Center for future County needs and the preservation of the remaining land.

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 Solids (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, reuse 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? While no specific construction is planned the Master Plan does allow for the development of up to 30 to 60 acres of the existing developable land (aprox. 197 acres) at the Yaphank County Center for future County needs and the preservation of the remaining land. If Yes: <table border="1"> <tr> <td>How much impervious surface will the project create in relation to total size of project parcel? Area of Impervious Surface: Area of Parcel:</td> </tr> <tr> <td>Describe types of new point sources:</td> </tr> <tr> <td>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)?</td> </tr> <tr> <td>If to surface waters, identify receiving water bodies or wetlands:</td> </tr> <tr> <td>Will stormwater runoff flow to adjacent properties? Yes ☐ No ☐</td> </tr> <tr> <td>Does proposed plan minimize impervious surfaces use pervious materials or collect and re-use stormwater? Yes ☐ No ☐</td> </tr> </table>	How much impervious surface will the project create in relation to total size of project parcel? Area of Impervious Surface: Area of Parcel:	Describe types of new point sources:	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)?	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 ☐
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Does proposed plan minimize impervious surfaces use pervious materials or collect and re-use stormwater? 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: <table border="1"> <tr> <td>Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles):</td> </tr> <tr> <td>Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers):</td> </tr> <tr> <td>Stationary sources during operations (e.g., process emissions, large boilers, electric generation):</td> </tr> </table>	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 ☒			
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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 (CO₂) - Tons/year (metric) of Nitrous Oxide (N₂O) - Tons/year (metric) of Perfluorocarbons (PFCs) - Tons/year (metric) of Sulfur Hexafluoride (SF₆) - 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: <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td colspan="3">When is the peak traffic expected? (check all that apply)</td> </tr> <tr> <td style="width: 33%;">Morning ☐</td> <td style="width: 33%;">Evening ☐</td> <td style="width: 33%;">Randomly ☐</td> </tr> <tr> <td colspan="3" style="text-align: center;">between the hours of to</td> </tr> <tr> <td colspan="3">For commercial activities only, projected number of semi-trailer truck trips/day:</td> </tr> <tr> <td>Parking spaces: Existing:</td> <td>Proposed:</td> <td>Net Increase/Decrease:</td> </tr> <tr> <td colspan="3">Does the proposed action include any shared use parking? Yes ☐ No ☐</td> </tr> <tr> <td colspan="3">If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:</td> </tr> <tr> <td colspan="3">Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? Yes ☐ No ☐</td> </tr> <tr> <td colspan="3">Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? Yes ☐ No ☐</td> </tr> <tr> <td colspan="3">Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? Yes ☐ No ☐</td> </tr> </table>	When is the peak traffic expected? (check all that apply)			Morning ☐	Evening ☐	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 ☒
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m. Does the proposed action produce noise that will exceed existing ambient noise levels during construction, operation or both? While no specific construction is planned the Master Plan does allow for the development of up to 30 to 60 acres of the existing developable land (aprox. 197 acres) at the Yaphank County Center for future County needs and the preservation of the remaining land. Construction of this development may result in temporary exceedances of ambient noise levels. If Yes: <table border="1"> <tr> <td>Provide details including sources, time of day and duration:</td> </tr> <tr> <td>Will proposed action remove existing natural barriers that could act as a noise barrier or screen? Yes ☐ No ☐ Describe:</td> </tr> </table>	Provide details including sources, time of day and duration:	Will proposed action remove existing natural barriers that could act as a noise barrier or screen? Yes ☐ No ☐ Describe:	Yes ☒ No ☐	
Provide details including sources, time of day and duration:				
Will proposed action remove existing natural barriers that could act as a noise barrier or screen? Yes ☐ No ☐ Describe:				
n. Will the proposed action have outdoor lighting? While no specific construction is planned the Master Plan does allow for the development of up to 30 to 60 acres of the existing developable land (aprox. 197 acres) at the Yaphank County Center for future County needs and the preservation of the remaining land. While new development may have outdoor lighting, the Master Plan recommends that new development be well buffered from the surrounding Yaphank community. If Yes: <table border="1"> <tr> <td>Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:</td> </tr> <tr> <td>Will proposed action remove existing natural barriers that could act as a light barrier or screen? Yes ☐ No ☐ Describe:</td> </tr> </table>	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 ☐	
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:				
o. Does the proposed action have the potential to produce odors for more than one hour per day? If Yes: <table border="1"> <tr> <td>Describe possible sources, potential frequency and duration of odor emissions and proximity to nearest occupied structures:</td> </tr> </table>	Describe possible sources, potential frequency and duration of odor emissions and proximity to nearest occupied structures:	Yes ☐ No ☒		
Describe possible sources, potential frequency and duration of odor emissions and proximity to nearest occupied structures:				
p. Will the proposed action include any bulk storage of petroleum (over 1,100 gallons) or chemical products (over 550 gallons)? If Yes: <table border="1"> <tr> <td>Product(s) to be stored:</td> </tr> <tr> <td>Volume(s): per unit time: (e.g., month, year)</td> </tr> <tr> <td>Generally describe proposed storage facilities:</td> </tr> </table>	Product(s) to be stored:	Volume(s): per unit time: (e.g., month, year)	Generally describe proposed storage facilities:	Yes ☐ No ☒
Product(s) to be stored:				
Volume(s): per unit time: (e.g., month, year)				
Generally describe proposed storage facilities:				

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? If Yes: <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="height: 30px; vertical-align: top;">Describe proposed treatment(s):</td> </tr> <tr> <td style="height: 30px; vertical-align: top;">Will the proposed action use Integrated Pest Management Practices? Yes ☐ No ☐</td> </tr> </table>	Describe proposed treatment(s):	Will the proposed action use Integrated Pest Management Practices? Yes ☐ No ☐	Yes ☐ No ☒																
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Will the proposed action use Integrated Pest Management Practices? 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)? While no specific construction is planned the Master Plan does allow for the development of up to 30 to 60 acres of the existing developable land (aprox. 197 acres) at the Yaphank County Center for future County needs and the preservation of the remaining land. If Yes: <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td colspan="2" style="height: 30px; vertical-align: top;">Describe any solid waste(s) to be generated during construction or operation of the facility:</td> </tr> <tr> <td style="width: 30%;">Construction:</td> <td style="width: 70%;">tons per (unit of time)</td> </tr> <tr> <td>Operation:</td> <td>tons per (unit of time)</td> </tr> <tr> <td colspan="2" style="height: 30px; vertical-align: top;">Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:</td> </tr> <tr> <td style="height: 20px; vertical-align: top;">Construction:</td> <td></td> </tr> <tr> <td style="height: 20px; vertical-align: top;">Operation:</td> <td></td> </tr> <tr> <td colspan="2" style="height: 30px; vertical-align: top;">Proposed disposal methods/facilities for solid waste generated on-site:</td> </tr> <tr> <td style="height: 20px; vertical-align: top;">Construction:</td> <td></td> </tr> <tr> <td style="height: 20px; vertical-align: top;">Operation:</td> <td></td> </tr> </table>	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 ☐
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Operation:																			
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Construction:																			
Operation:																			
s. Does the proposed action include construction or modification of a solid waste management facility? If Yes: <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td colspan="2" style="height: 30px; vertical-align: top;">Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill or other disposal activities):</td> </tr> <tr> <td colspan="2" style="height: 30px; vertical-align: top;">Anticipated rate of disposal/processing:</td> </tr> <tr> <td colspan="2" style="height: 30px; vertical-align: top;">tons/month, if transfer or other non-combustion/thermal treatment, or</td> </tr> <tr> <td colspan="2" style="height: 30px; vertical-align: top;">tons/hour, if combustion or thermal treatment</td> </tr> <tr> <td colspan="2" style="height: 30px; vertical-align: top;">If landfill, anticipated site life: years</td> </tr> </table>	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 ☒								
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tons/hour, if combustion or thermal treatment																			
If landfill, anticipated site life: years																			

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: The Plan recommends that new development adhere to the 2016 Suffolk County Energy RFP regarding renewables.	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: Transportation

If mix of uses, generally describe:

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

While no specific construction is planned the Master Plan does allow for the development of up to 30 to 60 acres of the existing developable land (aprox. 197 acres) at the Yaphank County Center for future County needs and the preservation of the remaining land.

Land Use or Cover Type	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
Roads, buildings and other paved or impervious surfaces			
Forested	Aprox 175 acres	TBD	
Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
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)	Aprox 2 Acres	TBD	
Other Describe: grass surface	Aprox 20 Acres	TBD	
TOTAL:	197	TBD	

c. Is the project site presently used by members of the community for public recreation?

If Yes, explain:

Aprox 20 acre area of the study area is leased to a local youth soccer league.

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:

Former John J Foley Skilled Nursing Home is located adjacent to the study area. This facility is proposed to be an outpatient medical facility operated by Brookhaven Memorial Hospital.

Yes ☒ No ☐

e. Does the project site contain an existing dam? If Yes: <table border="1"> <tr> <td colspan="2">Dimensions of the dam and impoundment:</td> </tr> <tr> <td>- Dam height:</td> <td>feet</td> </tr> <tr> <td>- Dam length:</td> <td>feet</td> </tr> <tr> <td>- Surface area:</td> <td>acres</td> </tr> <tr> <td>- Volume impounded:</td> <td>gallons or acre-feet</td> </tr> </table> <table border="1"> <tr> <td>Dam's existing hazard classification:</td> </tr> </table> <table border="1"> <tr> <td>Provide date and summarize results of last inspection:</td> </tr> </table>	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 ☒
Dimensions of the dam and impoundment:													
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- 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:													
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: <table border="1"> <tr> <td>Has the facility been formally closed?</td> </tr> <tr> <td>Yes ☐ No ☐</td> </tr> <tr> <td>If Yes, cite sources/documentation:</td> </tr> </table> <table border="1"> <tr> <td>Describe the location of the project site relative to the boundaries of the solid waste management facility:</td> </tr> </table> <table border="1"> <tr> <td>Describe any development constraints due to the prior solid waste activities:</td> </tr> </table>	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 ☒							
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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:													
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? See pages If Yes: <table border="1"> <tr> <td>Describe waste(s) handled and waste management activities, including approximate time when activities occurred:</td> </tr> </table>	Describe waste(s) handled and waste management activities, including approximate time when activities occurred:	Yes ☐ No ☒											
Describe waste(s) handled and waste management activities, including approximate time when activities occurred:													

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? As described on pages 10 -12 of the Master Plan there are 4 environmental investigations in or adjacent to the study area. 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 ☒ Yes – Environmental Site Remediation database ☐ Neither database Provide DEC ID number(s): Provide DEC ID number(s): 152246 If site has been subject to RCRA corrective activities, describe control measures: Ongoing Suffolk County Department of Health Services private well survey 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):	Yes ☒ No ☐
E.1.h. (cont.) – only answer following if checked “Yes” above	
Is the project site subject to an institutional control limiting property uses? Suffolk County Health Department recommends that future development of the County Center be connected to public water. 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:	

c. Predominant soil type(s) present on project site: (include map)													
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td style="padding: 2px;">1. HaA - Haven loam</td><td style="padding: 2px;">25 % of site</td></tr> <tr><td style="padding: 2px;">2. RdA - Riverhead sandy loam</td><td style="padding: 2px;">60 % of site</td></tr> <tr><td style="padding: 2px;">3. PIA – Plymouth loamy sand</td><td style="padding: 2px;">15 % of site</td></tr> <tr><td style="padding: 2px;">4.</td><td style="padding: 2px;">% of site</td></tr> </table>	1. HaA - Haven loam	25 % of site	2. RdA - Riverhead sandy loam	60 % of site	3. PIA – Plymouth loamy sand	15 % of site	4.	% of site					
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d. What is the average depth to the water table on the project site? Approximately 11- 30 feet													
e. Drainage status of project site soils:													
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td style="padding: 2px;">1. ☒ Well Drained</td><td style="padding: 2px;">100 % of site</td></tr> <tr><td style="padding: 2px;">2. ☐ Moderately Well Drained</td><td style="padding: 2px;">% of site</td></tr> <tr><td style="padding: 2px;">3. ☐ Poorly Drained</td><td style="padding: 2px;">% of site</td></tr> </table>	1. ☒ Well Drained	100 % of site	2. ☐ Moderately Well Drained	% of site	3. ☐ Poorly Drained	% of site							
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2. ☐ Moderately Well Drained	% of site												
3. ☐ Poorly Drained	% of site												
f. Approximate proportion of proposed action site with slopes: (include topographic map)													
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td style="padding: 2px;">1. ☒ 0-10%</td><td style="padding: 2px;">100 % of site</td></tr> <tr><td style="padding: 2px;">2. ☐ 11-15%</td><td style="padding: 2px;">% of site</td></tr> <tr><td style="padding: 2px;">3. ☐ 16% or greater</td><td style="padding: 2px;">% of site</td></tr> </table>	1. ☒ 0-10%	100 % of site	2. ☐ 11-15%	% of site	3. ☐ 16% or greater	% of site							
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? If Yes, describe: 	Yes ☐ No ☒												
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:													
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;">Streams:</td> <td style="width: 30%;">Name:</td> <td style="width: 40%;">Classification:</td> </tr> <tr> <td>Lakes or Ponds:</td> <td>Name:</td> <td>Classification:</td> </tr> <tr> <td>Wetlands:</td> <td>Name:</td> <td>Approx. Size:</td> </tr> <tr> <td colspan="3">Wetland No. (if regulated by DEC):</td> </tr> </table>		Streams:	Name:	Classification:	Lakes or Ponds:	Name:	Classification:	Wetlands:	Name:	Approx. Size:	Wetland No. (if regulated by DEC):		
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? If Yes, name of impaired water body/bodies and basis for listing as impaired: 	Yes ☐ No ☒												
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? If Yes: <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 2px;">Name of aquifer: Nassau Suffolk Sole Source Aquifer</td> </tr> <tr> <td style="padding: 2px;">Source of information: NYSDEC</td> </tr> </table>	Name of aquifer: Nassau Suffolk Sole Source Aquifer	Source of information: NYSDEC	Yes ☒ No ☐				
Name of aquifer: Nassau Suffolk Sole Source Aquifer							
Source of information: NYSDEC							
q. Identify the predominant wildlife species that occupy or use the project site: <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 33%; padding: 2px;">White tailed deer</td> <td style="width: 33%; padding: 2px;">Gray squirrel</td> <td style="width: 34%; padding: 2px;">Variety of songbird species</td> </tr> <tr> <td style="height: 20px;"></td> <td></td> <td></td> </tr> </table>		White tailed deer	Gray squirrel	Variety of songbird species			
White tailed deer	Gray squirrel	Variety of songbird species					
r. Does the project site contain a designated significant natural community? If Yes: <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 2px;">Describe the habitat/community (composition, function and basis for designation: Coastal Plain Pond located in the northeastern corner of the study area</td> </tr> <tr> <td style="padding: 2px;">Source(s) of description or evaluation: NYSDEC</td> </tr> <tr> <td style="padding: 2px;">Extent of community/habitat: - Currently: 3.52 acres - Following completion of project as proposed: acres - Gain or loss (indicate + or -): acres </td> </tr> </table>	Describe the habitat/community (composition, function and basis for designation: Coastal Plain Pond located in the northeastern corner of the study area	Source(s) of description or evaluation: NYSDEC	Extent of community/habitat: - Currently: 3.52 acres - Following completion of project as proposed: acres - Gain or loss (indicate + or -): acres	Yes ☒ No ☐			
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Source(s) of description or evaluation: NYSDEC							
Extent of community/habitat: - Currently: 3.52 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? None identified however the northeast corner of the site is identified by the NYSDEC as being in the vicinity of one or more rare animals and or rare plants and the Persius Duskywing, Comet Darner species have been identified in the hamlet of Yaphank. If Yes: <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 2px;">Species and listing (endangered or threatened):</td> </tr> <tr> <td style="padding: 2px;">Nature of use of site by the species (e.g., resident, seasonal, transient):</td> </tr> </table>	Species and listing (endangered or threatened):	Nature of use of site by the species (e.g., resident, seasonal, transient):	Yes ☐ No ☒				
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? Northeast corner of the study area is identified by the NYSDEC as being in the vicinity of one or more rare animals and or rare plants. If Yes: <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 2px;">Species and listing:</td> </tr> <tr> <td style="padding: 2px;">Nature of use of site by the species (e.g., resident, seasonal, transient):</td> </tr> </table>	Species and listing:	Nature of use of site by the species (e.g., resident, seasonal, transient):	Yes ☒ No ☐				
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? If Yes, give a brief description of how the proposed action may affect that use: <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="height: 20px;"></td> </tr> </table>		Yes ☐ No ☒					
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? If Yes, provide county plus district name/number:	Yes ☐ No ☒
b. Are agricultural lands consisting of highly productive soils present? If Yes: Acreage(s) on project site: Source(s) of soil rating(s):	Yes ☐ No ☒
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: Suffolk County Almshouse Barn Brief description of attributes on which listing is based: Historic building located on the County Honor Farm	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? Northeast corner of the study area is located in an area designated in an archeological sensitive area.	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: <table border="1"> <tr> <td>Identify resource:</td> </tr> <tr> <td>Nature of, or basis for designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.):</td> </tr> <tr> <td>Distance between project and resource:</td> </tr> </table>	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 ☒
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:				
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: <table border="1"> <tr> <td>Identify the name of the river and its designation:</td> </tr> <tr> <td>Is the activity consistent with development restrictions contained in 6 NYCRR Part 666? Yes ☐ No ☐</td> </tr> </table>	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 ☒	
Identify the name of the river and its designation:				
Is the activity consistent with development restrictions contained in 6 NYCRR Part 666? 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: Kate Browning

Date: 11/10/16

Signature: *Kate Browning*

Title: Legislator

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

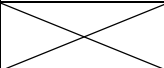
Part 2 – Identification of Potential Project Impacts

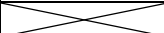
Instructions: Part 2 is to be completed by the lead agency. It is designed to help the lead agency inventory all potential resources that could be affected by a proposed project or action. We recognize that the lead agency's reviewer(s) will not necessarily be environmental professionals. So, the questions 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:

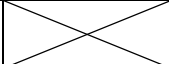
- _____ Review all of the information provided in Part 1.
- _____ Review any application, maps, supporting materials and the Full EAF Workbook.
- _____ Answer each of the 18 questions in Part 2.
- _____ If you answer “**YES**” to a numbered question, please complete all the questions that follow in that 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) <i>If “YES”, answer questions a-h. If “NO”, move on to Section 2.</i> 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 action may involve construction on slopes of 15% or greater.	E.2.f	☒	☐
c. _____ The proposed action 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) If "YES", answer questions a-c. If "NO", move on to Section 3. YES ☐ NO ☒			
	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) If "YES", answer questions a-l. If "NO", move on to Section 4. YES ☐ NO ☒			
	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	☐	☐

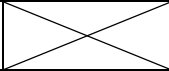
disturbing bottom sediments.			
f. _____ The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.	D.2.c	☐	☐
g. _____ The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).	D.2.d	☐	☐
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) <i>If “YES”, answer questions a-h. If “NO”, move on to Section 5.</i> 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	☒	☐

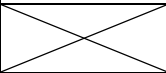
h. _____ Other impacts:		☐	☐
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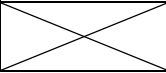
5. _____ Impact on Flooding The proposed action may result in development on lands subject to flooding. (See Part 1.E.2) YES ☐ NO ☒ <i>If "YES", answer questions a-g. If "NO", move on to Section 6.</i>			
	Relevant Part 1 Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. _____ 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) YES ☐ NO ☒ <i>If "YES", answer questions a-f. If "NO", move on to Section 7.</i>			
	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 (N2O)	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 hydrochlorofluorocarbons (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	☐	☐

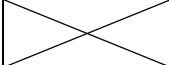
air pollutants.			
c. The proposed action may require a state air registration, or may produce an emissions rate of total contaminants that may exceed 5 lbs. per hour, or may include a heat source capable of producing more than 10 million BTU=s per hour.	D.2.f D.3.g	☐	☐
d. _____ The proposed action may 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:		☐	☐

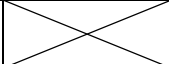
7. _____ Impact on Plants and Animals The proposed action may result in a loss of flora or fauna. YES ☒ NO ☐ (See Part 1.E.2.q – E.2.u) <i>If “YES”, answer questions a-j. If “NO”, move on to Section 8.</i>			
	Relevant Part 1 Question(s)	No, or small impact may occur	Moderate to large impact may occur
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. YES ☐ NO ☒ (See Part 1.E.3.a & E.3.b) <i>If "YES", answer questions a-h. If "NO", move on to Section 9.</i>			
	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) YES ☐ NO ☒ <i>If "YES", answer questions a-g and complete Appendix B - Visual EAF Addendum. If "NO", move on to Section 10.</i>			
	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:		☐	☐

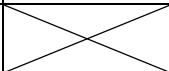
10. _____ Impact on Historic and Archeological Resources The proposed action may occur in or adjacent to an historic or archaeological resource. (See Part 1.E.3.e, E.3.f, E.3.g) YES ☒ NO ☐ <i>If "YES", answer questions a-e. If "NO", move on to Section 11.</i>			
	Relevant Part 1 Question(s)	No, or small 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.	E.1.a, E.1.b E.3.e – E.3.g	☒	☐
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.	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) YES ☐ NO ☒

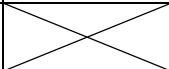
If "YES", answer questions a-e. If "NO", move on to Section 12.

	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) YES ☐ NO ☒

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

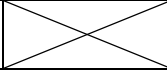
	Relevant Part 1 Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. _____ The proposed action may result in a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA.	E.3.d	☐	☐
b. The proposed action may result in a reduction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

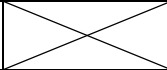
13. _____ Impact on Transportation

The proposed action may result in a change to existing transportation systems. (See Part 1.D.2.j) YES ☐ NO ☒

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

	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:		☐	☐

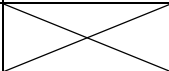
14. _____ Impact on Energy The proposed action may cause an increase in the use of any form of energy (See Part 1.D.2.k) YES ☒ NO ☐ <i>If "YES", answer questions a-e. If "NO", move on to Section 15.</i>			
	Relevant Part 1 Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. _____ 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:		☐	☐

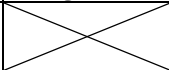
15. _____ Impact on Noise, Odor and Light The proposed action may result in an increase in noise, odors or outdoor lighting (See Part 1.D.2.m, D.2.n, D.2.o) YES ☒ NO ☐ <i>If "YES", answer questions a-f. If "NO", move on to Section 16.</i>			
	Relevant Part 1 Question(s)	No, or small impact may occur	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:		☐	☐
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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) If "YES", answer questions a-m. If "NO", move on to Section 17. YES ☒ NO ☐			
	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) If "YES", answer questions a-h. If "NO", move on to Section 18. YES ☐ NO ☒

	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 YES ☐ NO ☒ (See Part 1.C.2, C.3, D.2, E.3) <i>If "YES", answer questions a-g. If "NO", move on to Part 3.</i>			
	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:		☐	☐

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

**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.

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:		
Name of Lead Agency:		
Name of Responsible Officer in Lead Agency:		
Title of Responsible Officer in Lead Agency:		
Signature of Responsible Officer in Lead Agency:		Date:
Signature of Preparer (if different from Responsible Officer)		Date:
For Further Information: Contact Person: Address: Telephone Number: Email: 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		

**SUFFOLK COUNTY
ENVIRONMENTAL ASSESSMENT FORM**

**Appendix A
Suffolk County Historic Trust**

**Application for Determination of Appropriateness for Alteration to
Suffolk County Historic Trust Landmark or Site**

1. APPLICANT

Agency:
Contact Person:
Address:
Telephone:

2. PROPERTY

Structure Name:
Location:
Historic Trust Status: ☐ Designated; ☐ Eligible
Use Category:
Current Use:
Proposed Use:
Is the structure listed on or eligible for the National Register of Historic Places? ☐ Yes; ☐ No

3. PROPOSED WORK

Scope of Work:
Reason for Work:
Architect/Engineer:
Contractor:
Construction Schedule:

4. FUNDING

Estimated Cost of Project:
Source(s) of Funding:

5. PROPERTY HISTORY

Date of Original Construction:
Original Architect/Builder:
History of Use:
History of Alterations:

6. SUBMISSIONS (check all that apply)

☐ Map	☐ Specifications	☐ Samples
☐ Drawings	☐ Environmental Assessment Form	☐ Other:
☐ HP-1 Form	☐ Photographs	

7. RELATED INFORMATION AND COMMENT:

The Suffolk County Historic Trust is hereby requested to review the scope of work proposed for the above mentioned landmark structure, owned by the County of Suffolk, New York, to determine the appropriateness of design and/or use as regulated by the Suffolk County Charter. Design review guidelines have been made available for reference and it is understood that submission or approval of this application does not relieve applicant's responsibility for securing any and all other permits and approvals as required by law.

SUFFOLK COUNTY ENVIRONMENTAL ASSESSMENT FORM

Appendix B Visual EAF Addendum

This form may be used to provide additional information relating to Question 9 of Part 1 of the Full Environmental Assessment Form

VISIBILITY

1. Would the project be visible from:	Distance Between Project and Resource (in miles)				
	0 - ¼	¼ - ½	½ - 3	3-5	5+
a. A parcel of land which is dedicated to and available to the public for the use, enjoyment and appreciation of natural or man-made scenic qualities	☐	☐	☐	☐	☐
b. An overlook or parcel of land dedicated to public observation, enjoyment and appreciation of natural or man-made scenic qualities	☐	☐	☐	☐	☐
c. A site or structure listed on the National or State Registers of Historic Places	☐	☐	☐	☐	☐
d. State Parks	☐	☐	☐	☐	☐
e. The State Forest Preserve	☐	☐	☐	☐	☐
f. National Wildlife Refuges and State Game Refuges	☐	☐	☐	☐	☐
g. National Natural Landmarks and other outstanding natural features	☐	☐	☐	☐	☐
h. National Park Service lands	☐	☐	☐	☐	☐
i. Rivers designated as National or State Wild, Scenic or Recreational	☐	☐	☐	☐	☐
j. Any transportation corridor of high exposure, such as part of the Interstate System or Amtrak	☐	☐	☐	☐	☐
k. A governmentally established or designated interstate or inter-county foot trail, or one formally proposed for establishment or designation	☐	☐	☐	☐	☐
l. A site, area, lake, reservoir or highway designated as scenic	☐	☐	☐	☐	☐
m. Municipal park or designated open space	☐	☐	☐	☐	☐
n. County road	☐	☐	☐	☐	☐
o. State road	☐	☐	☐	☐	☐
p. Local road	☐	☐	☐	☐	☐

2. Is the visibility of the project seasonal? (i.e., screened by summer foliage but visible during other seasons)
☐ Yes ☐ No

3. Are any of the resources checked in question 1 used by the public during the time of year during which the project will be visible?
☐ Yes ☐ No

DESCRIPTION OF EXISTING VISUAL ENVIRONMENT

4. From each item checked in question 1, check those which generally describe the surrounding environment.

	Within	
	¼ mile*	1 mile*
Essentially undeveloped	☐	☐
Forested	☐	☐
Agricultural	☐	☐
Suburban Residential	☐	☐
Industrial	☐	☐
Commercial	☐	☐
Urban	☐	☐
River, Lake, Pond	☐	☐
Cliffs, Overlooks	☐	☐
Designated Open Space	☐	☐
Flat	☐	☐
Hilly	☐	☐
Mountainous	☐	☐
Other:	☐	☐

NOTE: Add attachments as needed.

5. Are there visually similar projects within*:

½ mile: ☐ Yes ☐ No 1 mile: ☐ Yes ☐ No 2 miles: ☐ Yes ☐ No 3 miles: ☐ Yes ☐ No

* Distance from project site is provided for assistance. Substitute other distances as appropriate.

EXPOSURE

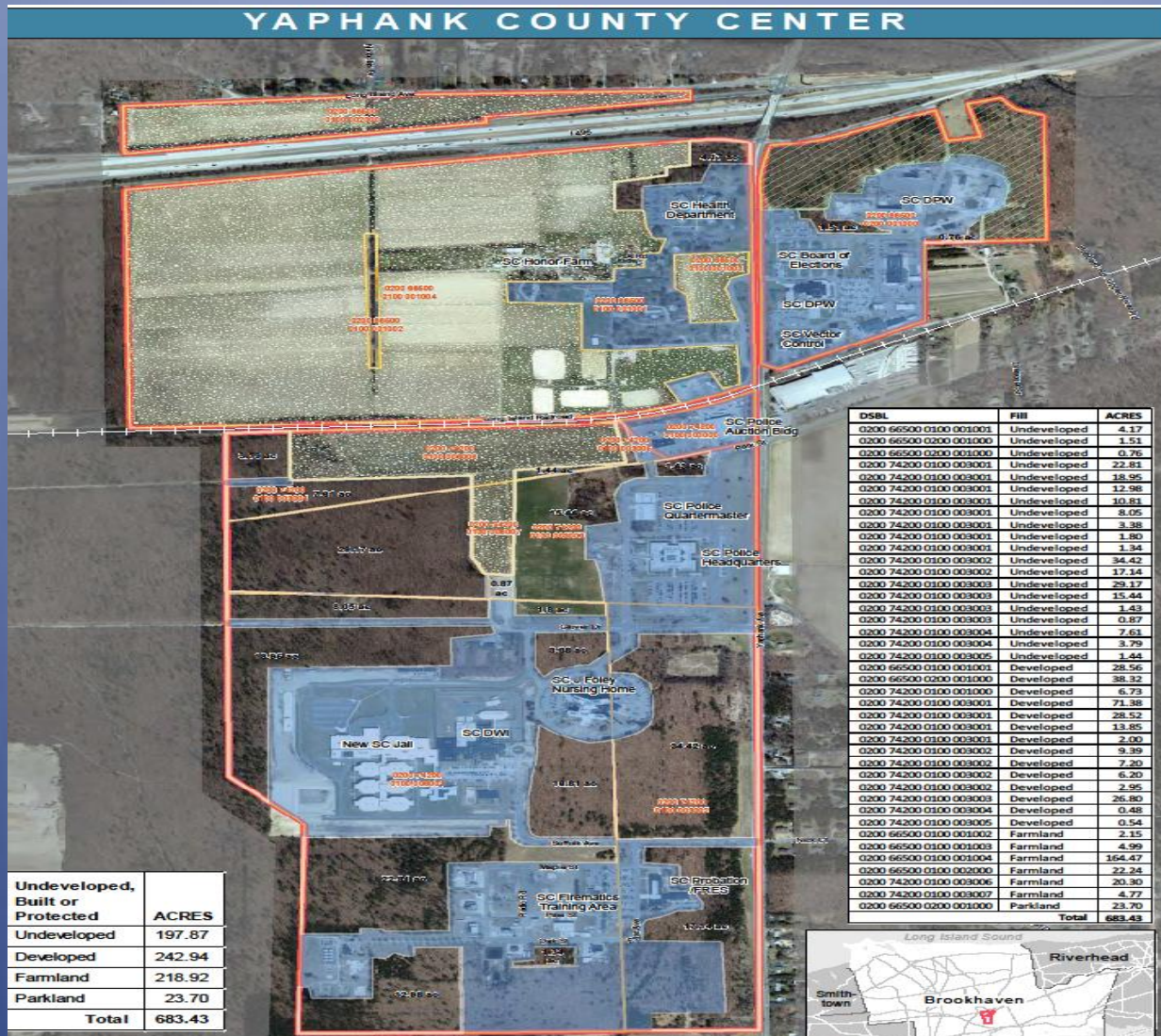
6. The annual number of viewers likely to observe the proposed project is:

NOTE: When user data is unavailable or unknown, use best estimate.

CONTEXT

7. The situation or activity in which the viewers are engaged while viewing the proposed action is:

	Frequency			
Activity	Daily	Weekly	Holidays/ Weekends	Seasonally
Travel to and from work	☐	☐	☐	☐
Involved in recreational activities	☐	☐	☐	☐
Routine travel by residents	☐	☐	☐	☐
At a residence	☐	☐	☐	☐
At worksite	☐	☐	☐	☐
Other:	☐	☐	☐	☐



Yaphank County Center

Comprehensive Master Plan 2016

Yaphank County Center Planning Committee

Established via Resolution 153-16

Yaphank County Center Comprehensive Master Plan

Overview

Since there is no master plan for the Yaphank County Center, and as the future may hold extensive consolidation of facilities into existing and new structures, as well as there being vulnerable natural resources in the County complex, Legislator Kate Browning introduced and the Suffolk County Legislature passed, Resolution 153-2016, Establishing a committee to maximize use of County property in Yaphank, which created a committee to draft a comprehensive master plan for the complex to guide future development. This document was created in response to this directive.

Introduction

Yaphank County Center: Yesterday and Today

The Yaphank County Center (YCC) is within the Town of Brookhaven, which was first incorporated as a town in 1666. Yaphank was first settled in the 1720s, as a farming community. It originally was called Millville due to its cluster of mills along the Connecticut River, now known as the Carmans River. By the turn of the nineteenth century, local roads dotted the area, but the main settlement of the area remained north of the YCC parcels, along the Carmans River and Main Street. The Long Island Railroad, which was completed through the YCC area in the 1840s, allowed the area to grow, as it afforded transportation through Long Island into New York City. In 1845, when applying for a village post office, the name Millville was changed to Yaphank, after the Native American name for the local creek (Bayles 1874, Munsell 1882, Yaphank Historical Society n.d.). The site at mid-nineteenth century contained both the railroad and the cluster of development north of the YCC. At this time, all of the parcels were still used as farmland or woodland.

In 1870, Yaphank was selected as the site for the new Suffolk County Farm and Almshouse. The original farm, which has been determined to be a State and National Register of Historic Places Eligible (S/NRE) Historic District by the NYSOPRHP comprised of 170 acres bounded by Yaphank Avenue on the east, the Long Island Railroad tracks on the south except for a 25 acre parcel south of the LIRR, and Patchogue Road (now Long Island Avenue) on the north. Within this parcel were built the first county almshouse and its associated barn, now listed on the S/NRHP, as well as various ancillary buildings, most of which have been replaced with twentieth-century structures. Residents of the almshouse tended the farm, which was designated as self-supporting. The almshouse is shown on Beers map for 1873, and 1888.

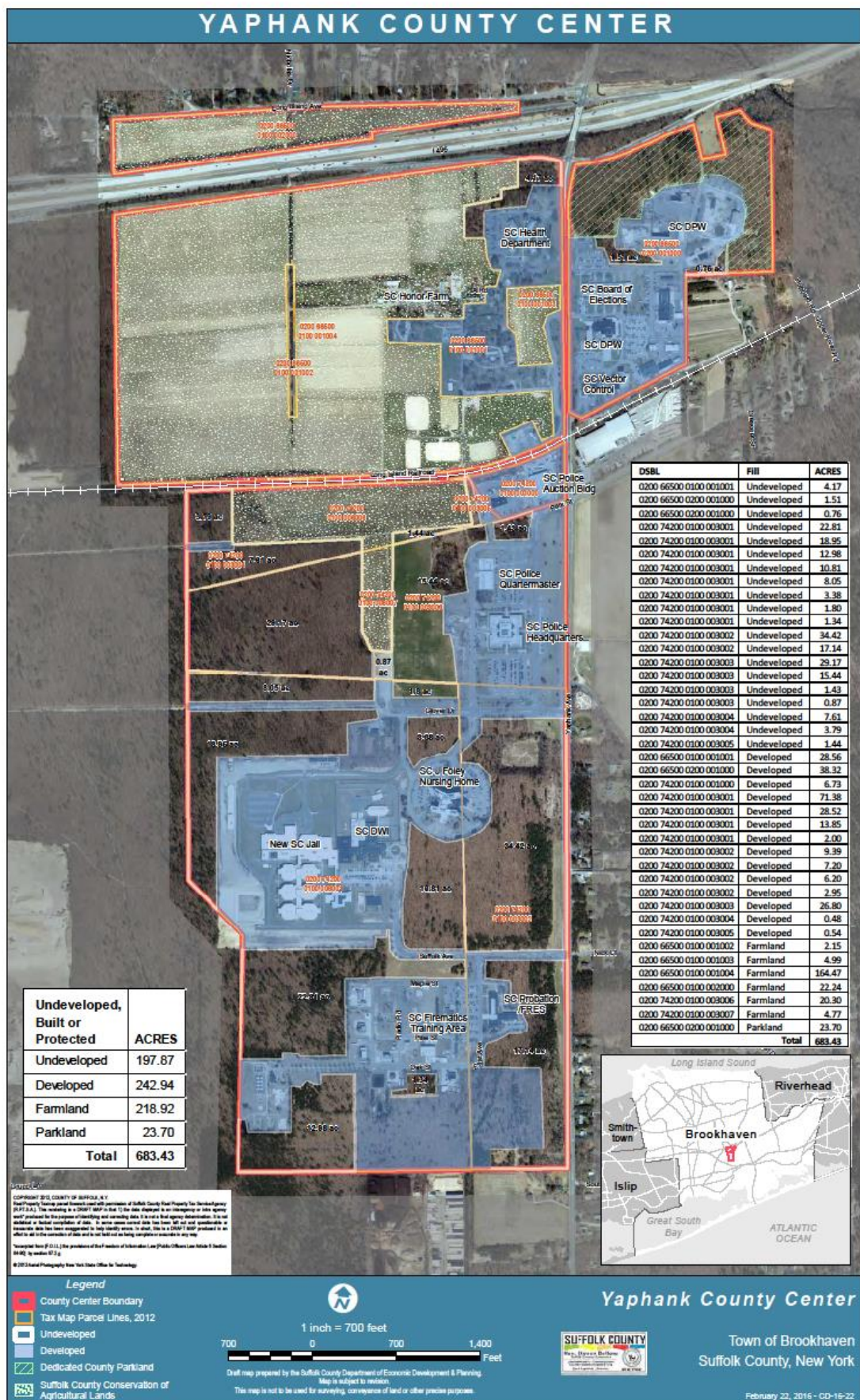
In 1879, additional acreage was purchased for County purposes on the east side of Yaphank Avenue, and a Children's Home was established in an existing farm house just north of the railroad tracks at Yaphank Avenue, so that children could be housed independently of the adult almshouse population (it is labeled as an Orphan Asylum on the 1888 Beers map.. An associated cemetery was created from almshouse and Children's Home residents who died, and was located at the far northeast end of the county holdings, on a terrace above Carmans River. Records for the cemetery, which are available online (Suffolk County Clerk 2010), show that over 1,000 burials, with interments beginning in 1871 and continuing through 1951. The first almshouse was replaced by the Suffolk County Home and Infirmary in 1938, which still stands on farm property and is now used for county offices. At that time, the County Farm acreage had

grown to include about 600 acres (Bayles 1874; Munsell 1882; W.P.A. ca. 1936-1938; Yaphank Historical Society n.d.).

As Suffolk County began to grow in the post-World War II era, the demand for increased municipal sewers also grew. In the 1950's, Suffolk built the present Department of Public Works headquarters complex, and beginning in the 1950's to mid-1960's built a health complex, a police headquarters complex, Vector Control structure for the Mosquito Control Commission, a jail, and other municipal structures to serve a rapidly growing County. Beginning in the mid-1950's, the Yaphank County Complex was envisioned to be the center for municipal services of a County thought to grow to 3 million residents especially as it was geographically near the center of the County. A western municipal complex in Hauppauge was envisioned to serve the growing western town and Riverhead as the County seat would service the southeastern town.

Beginning in the 1970's, the population of the County stabilized and the growth rate slowed dramatically, as environmental and economic constraints emerged. Major municipal development ceased in Yaphank, and the Dennison Building in Hauppauge was developed as the primary executive branch center after the town board form of governance was replaced with a County form of government for many functions. In 2003, the County Farm in Yaphank was officially protected as agricultural land via Resolution 1105-03.

Beginning in 2010, the County entertained the concept of selling off surplus land of the complex. Originally, the County envisioned creation of an entirely new residential and industrial complex based on the western County owned lands, but in 2011 this concept was abandoned and the County passed Resolution 298-11, which declared 247 acres surplus and made this land available for sale or lease. In 2013 the County sold 230 acres of western land to Oakland Transportation Holdings, which wished to establish a rail receiving and marshallng complex and associated industrial complex. In 2015, the County solicited proposals for renewable energy facilities on land to be leased in the complex. One company responded with proposals to build solar arrays on wooded undeveloped portions of the complex.



Yaphank County Center Details

A. General Area Land Use

1. Within approximately 1 mile of the Yaphank County Center Complex there are many different land uses:
 - i. Agricultural – 5.7% (primarily to the east)
 - ii. Industrial – 9.7% (mostly to the northwest and west)
 - iii. Residential – 12% (see notes below)
 - iv. Transportation – 9.5% (various roads)
 - v. Waste Management – 7.6%
 - vi. Utilities - .9%
 - vii. Commercial - .9%
 - viii. Community Services – 5.6% (The County campus complex)
 - ix. Open Space – 18.2%
 - x. Vacant – 29.9%
2. The Suffolk County land ownership in Yaphank is divided into 2 categories – the County Farm and the County campus complex centered on Yaphank Avenue.
 - i. The County Farm consists of 218.92 acres, primarily north of the Long Island Railroad. The County campus complex consists of 197.87 undeveloped acres split into numerous non-contiguous and fragmented parcels, 242.94 developed acres (buildings, parking lots and associated structures such as an STP) spread out over nearly a mile along Yaphank Avenue, and 23.70 acres of dedicated parkland.
 - ii. The primary County facilities are a sewage treatment plant, fire training center, a jail complex (new and old), the police headquarters complex, SCDPW, SC Board of Elections, SCDOH, and SC Vector Control.
3. The plan area to the west of Yaphank Ave is outside of the Pine Barrens while the land on the east side of Yaphank Ave. is located in the Compatible Growth Area (CGA).The entire area is near the upper Carmans River.
4. The County campus complex is primarily zoned residential.

B. Water Resources

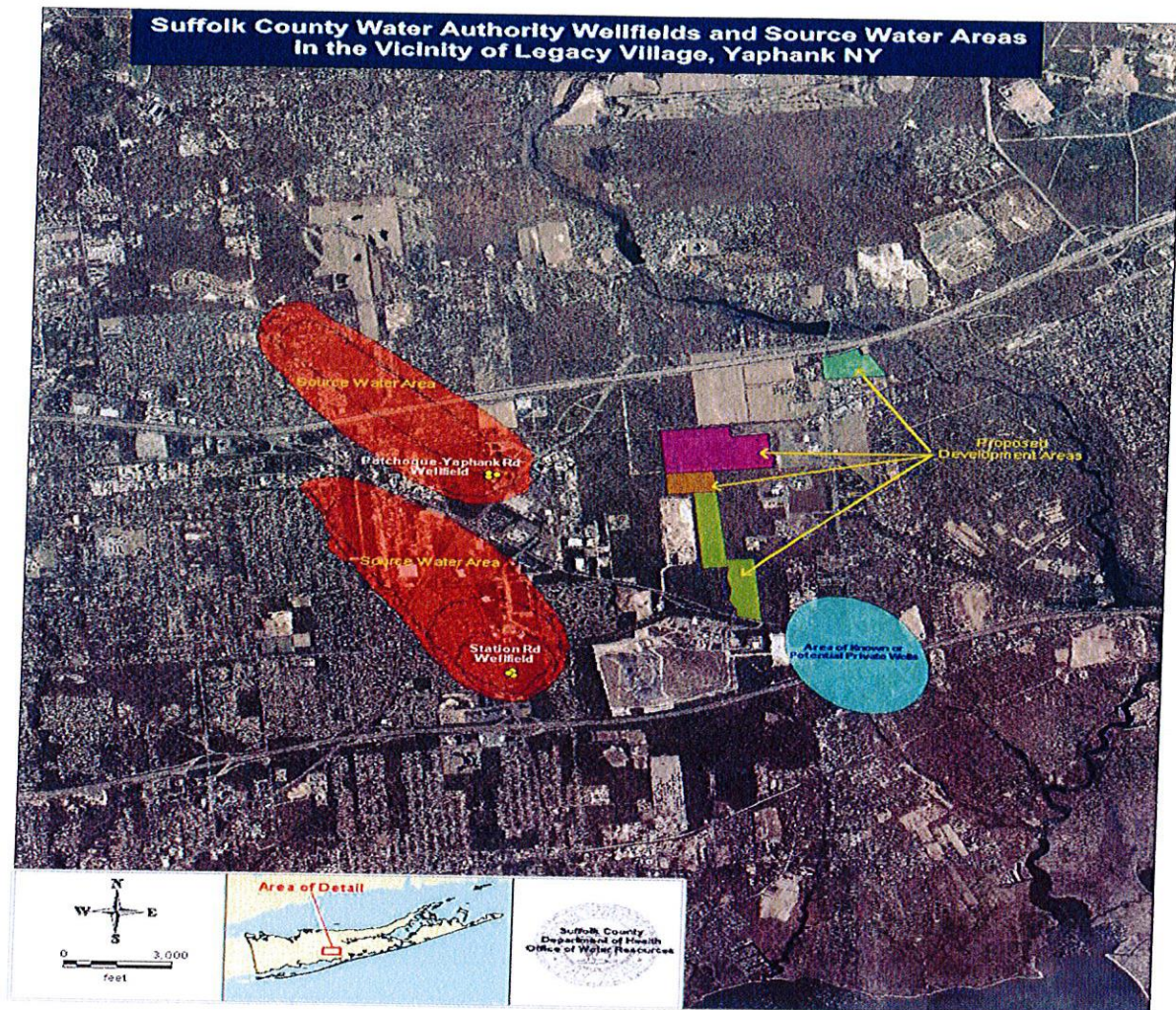
The Yaphank County Center uses approximately 31 million gallons of water each year. This equates to 85,000 GPD. Water is brought to the Yaphank County Center (YCC) via a sixteen inch diameter main from the northwest of the County property nearest to the Long Island Expressway and Sills Road. There is master meter for the YCC in an underground vault. The sixteen inch main splits into two, twelve inch diameter mains south of the Long Island Railroad crossing. The water mains feed all County buildings at the YCC, and the Mastic Sports Association Soccer Fields, which are leased County property, directly west of the Suffolk County Police Headquarters. All buildings have reduced pressure zone (RPZ) devices installed to

protect the water mains from contamination. Fire hydrants throughout the YCC are fed from these mains as well. Suffolk County currently owns and maintains the fire hydrants on the YCC.

The Suffolk County Water Authority (SCWA) stated in past reports that it would be able to meet a water demand of up to 500,000 GPD utilizing the nearby deep aquifer without significant aquifer drawdown. There is no current YCC expansion proposal that would reach this limit. Existing supply piping would require modification if extensive expansion of the YCC occurs.

The source water area for the existing westerly wells is set forth in the attached map; these areas appear not to have been affected by the pollution plumes identified elsewhere in this plan, as the plumes flow away from the well fields. Please note that the County campus is next to (east of) the colored areas on the map. As these wells draw from the Magothy aquifer, there is likely little effect upon the Carmans River flow, as that is primarily fed from the upper glacial aquifer.

*Generic Environmental Impact Statement
Yaphank County Center*



C. Groundwater Resources

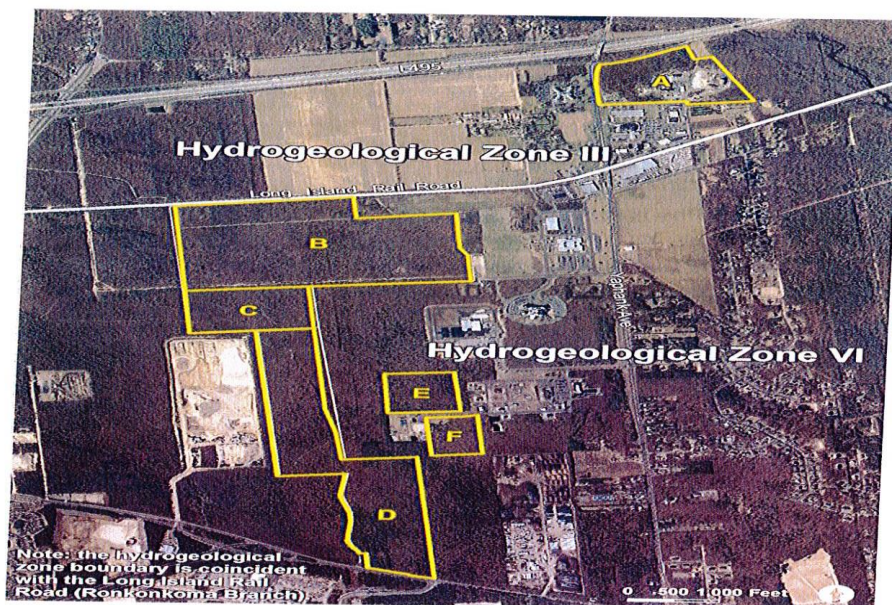
The Yaphank County Campus is located at the divide between hydrogeological zone III and VI. The northern campus is in zone III and the larger southern campus is in zone VI. The divide is assessed to run along the Long Island Railroad tracks (see map). Zone III is a deep flow recharge zone; zone VI is a shallow flow zone into protected areas.

The groundwater flow is easterly from approximately the Long Island Expressway to police headquarters, and southeasterly beginning at approximately the former nursing home. Treated effluent flow from the STP located at the southern part of the campus is southeasterly.

The baseline nitrogen concentration in the Carmans River watershed is at 2mg per liter, also known as the natural background. Treated effluent flows from the county STP southeast in the upper glacial aquifer, and produces nitrogen concentrations of 2-4mg per liter from the mass loading of the plant. This elevated loading appears not to sink into other aquifers, as the mass loading appears only in the 0 to 50 feet level below the water table interface and stays in the upper glacial aquifer. Mapping of nitrogen concentrations at 50-100 feet below the water table shows background levels only, indicating nitrogen is not sinking and is moving in shallow depths.

A higher concentration level of nitrogen seen in the northeast area of the campus is not apparently related to County septic issues, rather it may be coming from the County farm; nitrogen levels here flow east and extend into the 50-100 foot zone at 2-7mg per liter. This may be a legacy of a century of farming. Base flow within the Carmans River is derived mostly from shallow groundwater; the collecting area is extensive. There may be some Magothy contribution. Nitrogen concentrations are in the 1-2 parts per million range, and the river is markedly less saline than the Patchogue or Swan Rivers.

*Generic Environmental Impact Statement
Yaphank County Center*



Cameron Engineering
& Associates, LLP

Hydrogeologic Zones
Figure 5-1

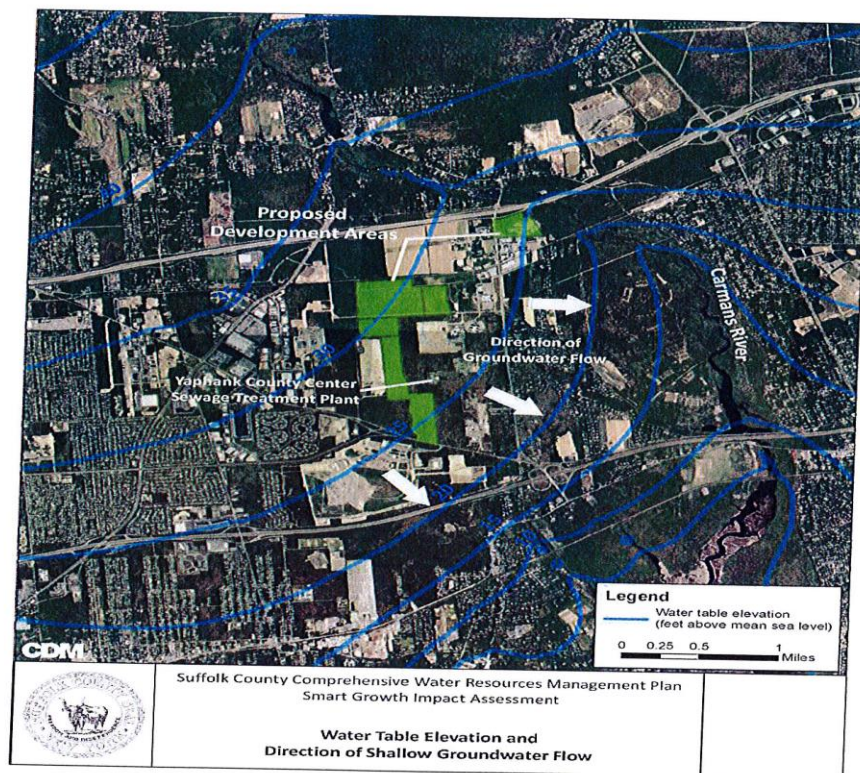
D. Sewage Treatment

The Suffolk County owned Yaphank Sewage Treatment Plant (STP) currently treats approximately 100,000 gallons per day (GPD), equating to 36.5 million gallons per year. All County facilities at the Yaphank County Center (YCC) discharge to the Yaphank STP. When the John J. Foley Skilled Nursing Facility was fully operational, the plant treated approximately 130,000 GPD. The current capacity of the plant is 250,000 GPD but could be expanded up to 1 million GPD. Space has been allocated in the Yaphank Sewer District to accommodate this future expansion. Approximately one acre is needed for every 100,000 GPD of expansion. There is existing modeling of the STP's effluent groundwater plume that was conducted by Camp Dresser & McKee in the 2008/2009/2010 timeframe.

The treatment is tertiary, and offsite concentrations of treated effluent rapidly fade to background levels. The plant is capable of further expansion and treatment levels. Both Brookhaven Rail Terminal and Great Gardens have expressed interest in doing so as well as the Brookhaven landfill. Depending upon the type of wastes discharged, the plant might have to undergo major upgrades to handle the varying waste streams.

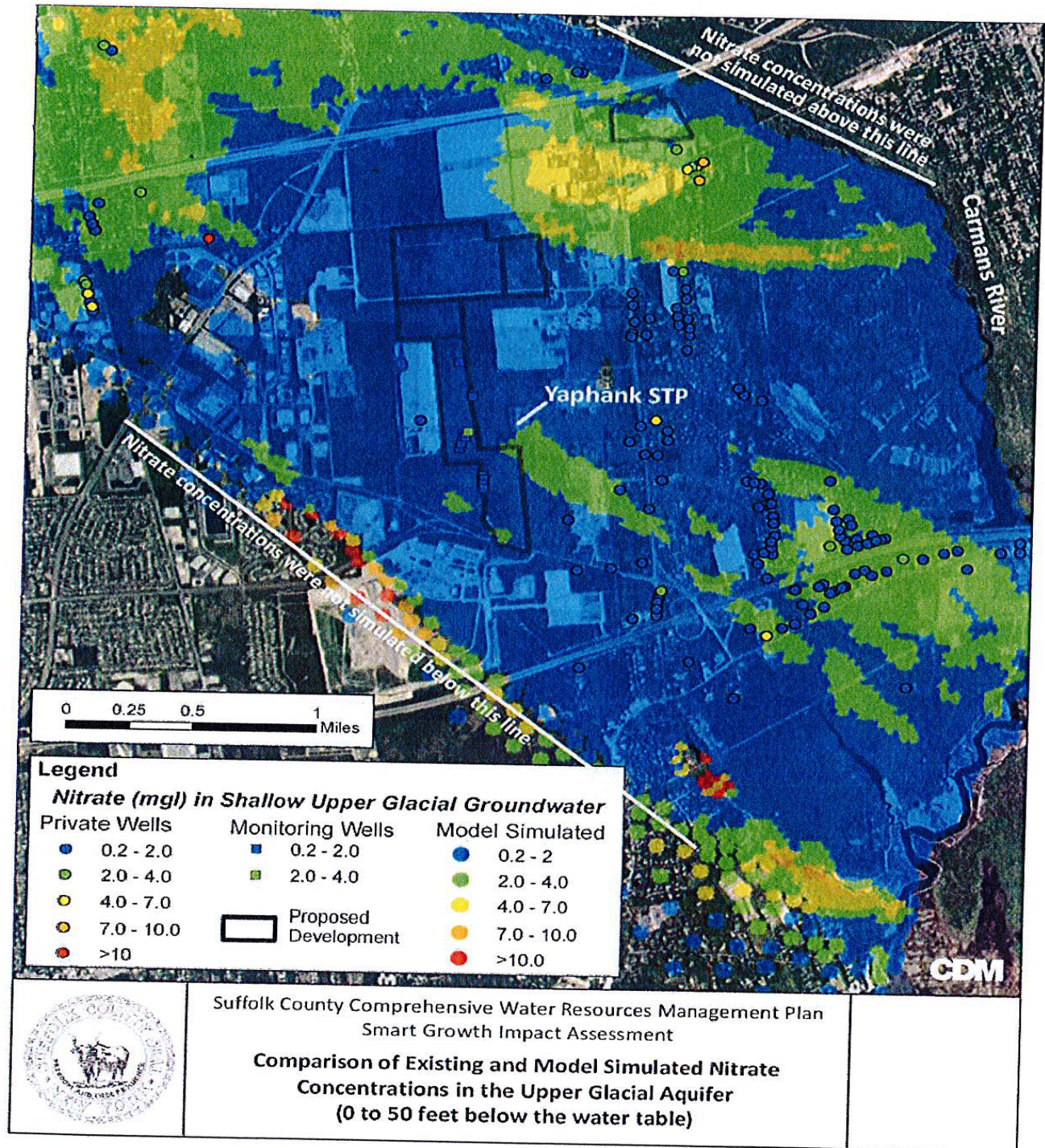
The facility is operating efficiently and effectively reduces nitrogen to less than 10 milligrams per liter. The treated effluent flows southeast towards Sunrise Highway. The treated effluent is discharged into the upper glacial aquifer and becomes part of the groundwater flow. As noted elsewhere, this treated effluent stays generally in the upper 0-50 foot depths of the groundwater table, and does not sink below the 50 foot level.

*Generic Environmental Impact Statement
Yaphank County Center*



Cameron Engineering
& Associates, LLP

Water Table Elevation and Direction of Shallow Groundwater Flow
Figure 5-5



E. Surface Runoff

The land in the Yaphank County campus lies in the glacial outwash plain of Long Island. Consequently, the land is very flat, with several small areas with 10% slopes. As the soils are very porous in the entire area, most rainfall events are rapidly absorbed and there is little runoff from undeveloped lands and little surface runoff transport. Where impermeable surfaces exist, most water is trapped, but there is some runoff, though the runoff does not travel far offsite. There are a number of runoff capture devices in paved areas, and runoff from roofs is not seen as a problem. Yaphank Avenue serves as an eastern boundary and trap for runoff transport.

F. Tree Cover/Vegetation Analysis

There have been 2 environmental impact statements covering major forest sections of the Yaphank County campus complex, one in 2007 and one in 2011 which are typical of the rest of campus forests. Both come to the same conclusions concerning tree and vegetation assemblages.

The subject sites are not broadly diverse in terms of trees. The tree community is considered both successional woodland and part of the Pine Barrens, in that there are characteristics of both classifications. The woodland areas are broadly an oak-pine assemblage/association, containing white oaks (*quercus alba*), pin oaks (*quercus palustris*), scarlet oak (*quercus coccinea*), red oak (*quercus rubra*), and black oak (*quercus velutina*), along with pitch pines (*pinus rigida*), shortleaf pines (*pinus echinata*), and white pines (*pinus strobus*). Curiously, the deciduous oaks predominate in the northern woodland assemblages, with relatively few pines interspersed, in a ratio approaching nearly 60-70%, whereas southern forests are 50%/50% deciduous to coniferous, based upon Spectral Photography/infrared imaging of New York State. In addition, the southern woodlots contain large amounts of white pines.

The relative smaller number of pitch pines than what is usually encountered in pine barren lands is attributed to apparent lack of fires in this area due to fire suppression to protect the County facilities that has prevented pine seedlings from opening and repopulating. The understory of the site, or shrub layer, contains a cover of early low blueberry, late low blueberry, deerberry, and black huckleberry.

According to the New York State National Heritage Program, the woodlands are classified as oak-pitch pine forest. The plant community is ranked G4, G5, and G6, meaning the woods are not rare, and are biologically secure through their range on global and state levels. Property reviews for endangered or threatened plant species was conducted in 2005; no such plants were found, and none were expected. Two endangered species may have once existed in the area, the dwarf hawthorn and slender pinweed, but neither has been seen here since 1907 or 1912.

It should be noted that the pine barrens were cut over and denuded a number of times in the 1800's to supply New York City with firewood, and the Long Island Railroad central line exists in part in the middle of the campus and the rest of the pine barrens precisely to create a transit line for the movement and collection of such cordwood. The woodlands where the County farm now exists were cleared long ago for farmland, as were the lands to the east along Yaphank Avenue, so it is likely that much of the County campus complex also was clear cut for farming in the 1800's, especially as there are very good soils in the campus.

G. Soils

Soils in the County campus complex are mostly prime agricultural soils such as Haven (HaA) and Riverhead sandy loams (RdA), with some Plymouth Carver (PLC) associations. This is unusual in that the larger Yaphank area is generally considered historically to be less productive agriculturally as it sits in the Pine Barrens central core of the Island, which is less productive than the north shore agricultural areas, due to soil sterility and high acid content. This lack of agricultural potential influenced the settlement of the Island, which was mostly settled first in the productive east end, then the north shore, and then the south shore, which contained some marine resources, and only lightly populated along the central spine. Yaphank however was the site of the County poor farm precisely because the soils were productive.

H. Site Pollution

There are a total of 4 pollution events in the Yaphank area that either directly cross/impact the County campus complex or exist near it. They are a perchlorate plume detected in 2000, the Great Gardens metal event detected in 2009, a tetrachloroethene plume detected in 1998, and a TCA event from 1981. The Suffolk County Department of Health has told the Master Plan Committee in 2016 that none of these events will prevent future construction/development of the campus and none present a clear and present danger to the campus.

The Perchlorate event produced a plume running southeast from the Grucci firework testing facility, and is derived from fireworks testing. That testing has ceased, and there is no longer any primary danger from this plume. The Perchlorate rides along the upper glacial groundwater.

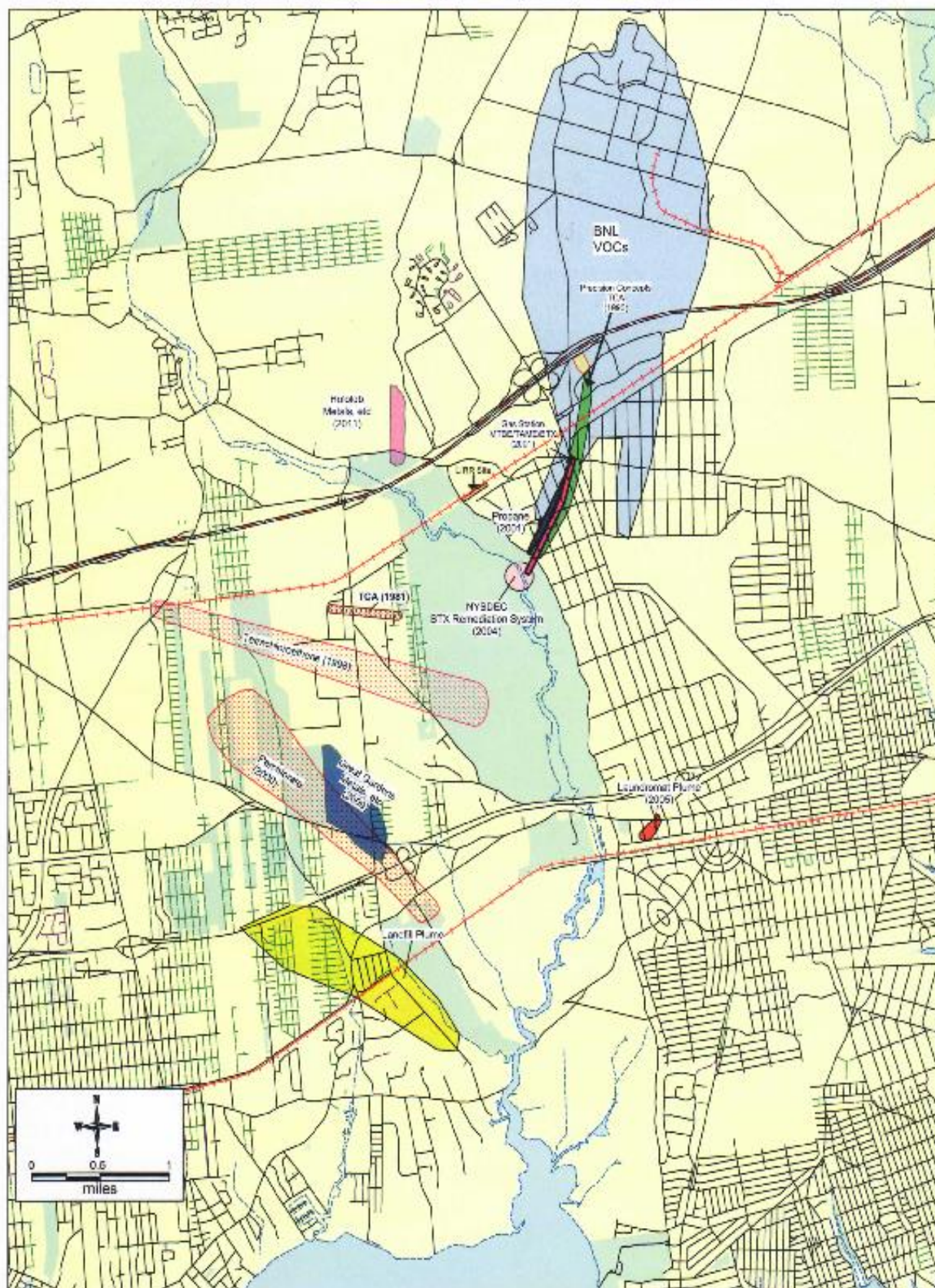
The Great Gardens event is to the south of the campus and runs southeast away from the campus. It apparently was caused by rainwater soaking into a large composting facility, which then acidified as it moved towards the groundwater, which acidification caused naturally occurring magnesium, radium, and iron to become mobile in the soil and move into the groundwater.

The tetrachloroethene plume from 1998 has an unknown cause, but apparently originated to the northwest in an industrial area, and has migrated southeast, entering the campus area near the new jail and the Foley Nursing Center, and then exiting to the east into a residential area. Upon information and belief, those residents now have access to public water. SCDOH has informed the committee that this plume will not prevent later development of the campus.

The TCA plume near the police headquarters effects only a small section of the campus and SCDOH states it is no impediment to later development.

Below are maps showing groundwater plumes in the campus area.

Groundwater Plumes in the Vicinity of the Carmans River



Groundwater Plumes in the Vicinity of the Carmans River



I. *Electric*

The Yaphank County Center consumes approximately 24.3 million Kilowatt Hours (KWH) of electrical energy each year, net of any existing County owned Yaphank photovoltaic systems in use (40 KW on Police HQ, 100KW on Board Of Elections HQ and 10 KW on DPW HQ). This is an estimated 18% of the entire County usage across all County owned buildings. The YCC is fed from a utility owned electrical substation on the west side of Yaphank Avenue, on the north side of, and adjacent to, the LIRR tracks. Any large scale expansion of the YCC may require some utility upgrades to the substation.

J. *Natural Gas*

There is currently a natural gas infrastructure within the YCC. A four inch diameter utility owned, high pressure natural gas main runs along Yaphank Avenue from the north feeding all County buildings in the areas including those as the Suffolk County Fire Training Academy. As the Fire Academy is transitioned from using natural gas appliances to live fire training scenarios, the YCC should have ample gas supply from this four inch main for any proposed future construction. Anecdotally, the gas utility has had plans to grid the gas infrastructure from the south connecting the existing Yaphank Avenue gas main but to date no installation has occurred.

Purpose and Process

The purpose of this committee is to investigate and recommend future uses for the remaining Yaphank County Center land that is in the best interest of the County taxpayers. The committee consists of experts in planning and environment, members of the local community, and County staff to determine the best way to utilize the Yaphank Complex over the next 30-50 years. The overall intent of this Comprehensive Master Plan is to provide a guide for the Yaphank County Center where environmental protection is paramount, natural and agricultural resources are conserved, development is guided onto appropriate locations, and water quality is preserved.

The following are critical aspects to this Comprehensive Master Plan:

- Protect the character of the area;
- Protect the Carmans River;
- Utilize green technology and renewable energy on preexisting structures and new constructs;
- Preserve undeveloped land as parkland;
- Preserve the existing campus style layout;
- Determine existing and future County needs/services.
- Preservation of the County Farm.
- Limit all future uses to County purposes and prevent the further sale of surplus land.

Committee Implementation Process

The Committee contacted a number of different County departments, Brookhaven Rail Terminal representatives and the Central Pine Barrens Joint Planning & Policy Commission to gather information as to site conditions, site functions, and future anticipated needs.

1. The committee and the Suffolk County Health Department examined earlier studies to provide information about any possible environmental hazards in the area. The Health Department identified 4 groundwater plumes: TCA (1981), Tetrachloroethene (1998), Perchlorate (2000), and Great Gardens (2009). The Health Department stated that any future development of the County Center can occur without any further environmental precautions as long as facilities are hooked up to public water. These plumes do not pose any other potential risks to human health.
2. The Health Department also reported on the County Sewage Treatment Plant. It currently uses 100k/gpd.-130k/gpd. The current capacity is 250k/gpd, but could be expanded up to 1mil/gpd. The committee is concerned about mass loading and its impact on the Carmans River. While there is land available to expand to 1 million/gpd, the committee recommends abiding by the guidelines that will be set forth by the NYSDEC's Long Island Nitrogen Action Plan (LINAP) to determine the capacity of the STP.
3. The Department of Public Works reported on water usage at the County Complex. The Yaphank County Center currently uses 31 million gallons of water per year. The Suffolk County Water Authority stated that it would be able to meet the demands of up to 500,000gpd but there is no proposal in this plan that would reach this limit.
4. The committee also discussed future plans for the site with the Suffolk County Department of Public Works' Facilities Engineering Division. These County needs, as of 2016, would require a minimum of 30 acres of land. DPW reported that the area had been recently considered for the following projects in the future:
 - A new laboratory for Suffolk County Vector Control and other departments;
 - A 7 acre expansion of the existing Sewer Treatment Plant;
 - A new Police Headquarters or ancillary police building;
 - A new Farm Center welcome area and educational facility;
 - Expansion of the existing Yaphank County Correctional Center.
 - Expansion of existing FRES Training Facilities
 - Emergency Operations Center Expansion
 - Geothermal Well installation at the Board of Elections
 - DPW Lab and Vector Control Modifications/Additions
5. The committee examined the potential future development of County services through an onsite visit to the YCC. The committee toured two areas for possible preservation and development during the field visit.
 - a. The first site is roughly 30 acres directly to the west of the existing soccer fields and police headquarters. The tree growth appears more developed than in the large swath of land to the south and east of the John J. Foley Skilled Nursing Facility. It is far from Yaphank Avenue, so there would be fewer impacts to the surrounding community. However, this would be the last remaining land between

the County campus and the Brookhaven Rail Terminal, which will be undergoing a large expansion in the future.

- b. The second site is an estimated 30 acres located between the John J. Foley Nursing Home and the Suffolk County Fire, Rescue & Emergency Commission (FRES). This undeveloped land seems to be “newer growth” forest. With the appropriate buffer it could be suitable for future County development without impacting the character of the community. There is concern about the air quality in this area because of the adjacent fire training academy. There have been past complaints from existing staff about smoke from the facility.
- c. The committee determined that both forest complexes are valuable resources and should not be the immediate focus of future development, but rather development should first utilize available cleared land within the complex. Any infringement upon forested areas shall be considered later, only after all other disturbed areas have been utilized, and in a way that would retain as much forest as possible.

6. Brookhaven Rail Terminal

The committee met with representatives from Brookhaven Rail Terminal to determine the future expansion and uses of its land to the west. Brookhaven Rail Terminal purchased 230 acres of the YCC land through its parent company from Suffolk County in 2012. Since this is directly adjacent to the YCC, and this is the largest tract of land besides County property in the surrounding area, the committee concluded that the growth of BRT should be considered when determining future development at the YCC.

In total BRT owns an estimated 340 continuous acres in Yaphank. The first 30 acres that were privately purchased are completely built out. In 2015, 1,923 rail cars came through this site. As of July 2016 1,301 have come through. Home Depot is currently the anchor client. Their newest client is “New Steel”, which transports rebar. “New Steel” will be constructing a new building when expansion begins on the additional acreage.

The terminal currently brings in two loads per day. One at 11am and another usually after 11pm. BRT recently settled a lawsuit with Brookhaven Town. As part of the agreement they will be conducting an updated EIS and 62 acres of the 230 acres that were acquired from Suffolk County is to be preserved. The preserved land is located on the North and North West portions of the property. BRT also gave Brookhaven Town an easement so the Town can potentially pursue hooking up the landfill to the County STP to bring in leachate.

There are approximately 40 trucks per day that leave or come to the facility. This is over a 10 – 12 hour period. This has held fairly steady throughout 2016 as stone deliveries decrease during the colder months and soy bean oil does not get transported in the warmer months. While the future rail capacity and truck volume is determined by unknown future uses, we do know that over the next several decades an additional 250 acres can be utilized for rail purposes. This leaves the potential for hundreds of new trucks to come or leave the facility on a daily basis.

The next expansion is on 90 acres of land that was privately acquired and does not encompass the land purchased from Suffolk County. This land will be excavated an additional 53 feet to meet railroad regulations and will come within 30 feet to groundwater. The buffer to the County Farm is proposed to be 75 feet. Under the sale agreement with Suffolk County, BRT obtained a non-exclusive easement on Glover Drive, which is for vehicles and pedestrians. BRT

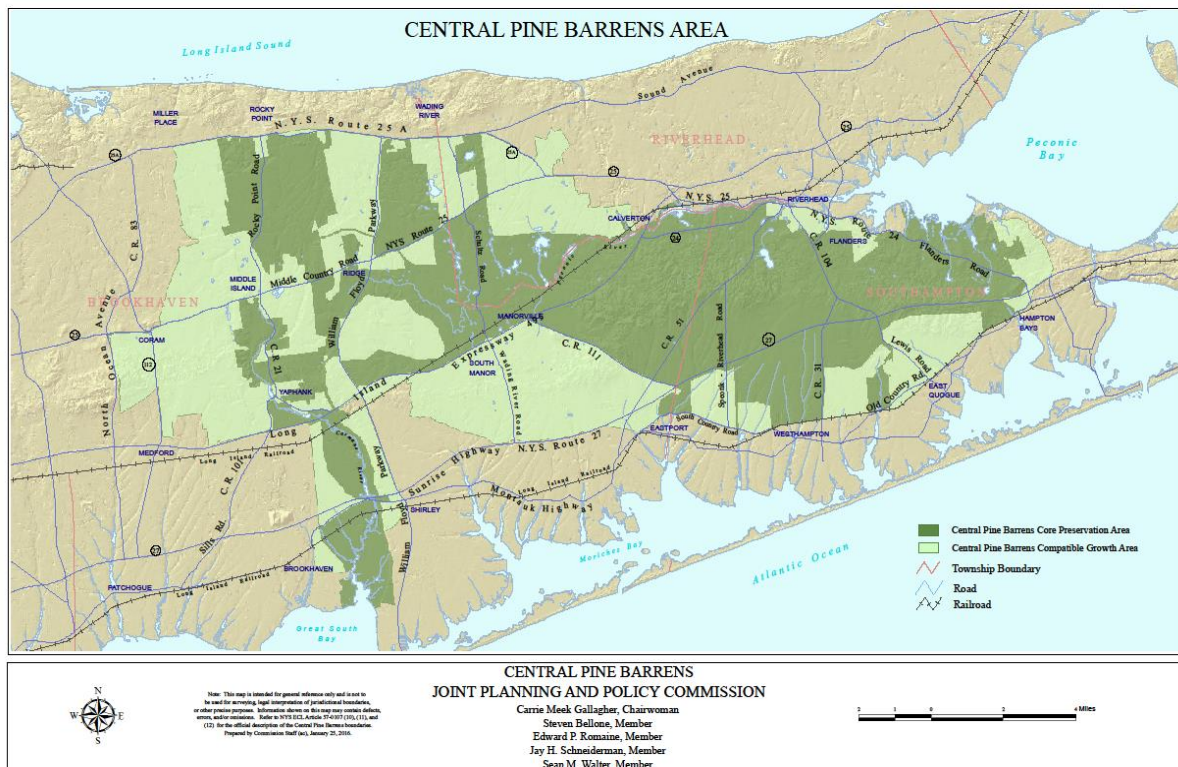
expects to utilize Glover Drive for truck access to Yaphank Ave, and also plans on extending truck access to Horseblock road from the facility. According to the County Attorney's office, the easement gives them the right of passage, but since it is on County property reasonable use regulations are proper. Eventually they have an interest in connecting to the County's STP. The 230 acres won't be expanded onto for another 10 years or longer.

7. Central Pine Barrens Area

The committee met with the Executive Director John Pavacic of the Central Pine Barrens Joint Planning and Policy Commission to determine what areas within the Yaphank County Center are currently designated Central Pine Barrens Area, and to discuss the benefits and consequences of expanding the pine barrens designation in the area.

Currently all of the County land on the east side of Yaphank Ave is within the Compatible Growth Area (CGA) of the Central Pine Barrens. These lands fall under the jurisdiction of the Central Pine Barrens Planning and Policy Commission and must meet the standards set forth under Chapter 5 of the Central Pine Barrens Comprehensive Land Use Plan or a hardship is required.

Lot clearance within the CGA depends on the underlying zoning, which is largely residential at the Yaphank County Center. The Master Plan can be adopted by the Central Pine Barrens Joint Planning and Policy Commission and added to its land use plan. This would allow for development of the County land within the CGA, and the entire Yaphank County Center project site would be considered as a whole. Therefore, lot clearance standards should not restrict the County's ability to develop future County services under this plan, and a CGA designation would reinforce the standards set forth in this plan.



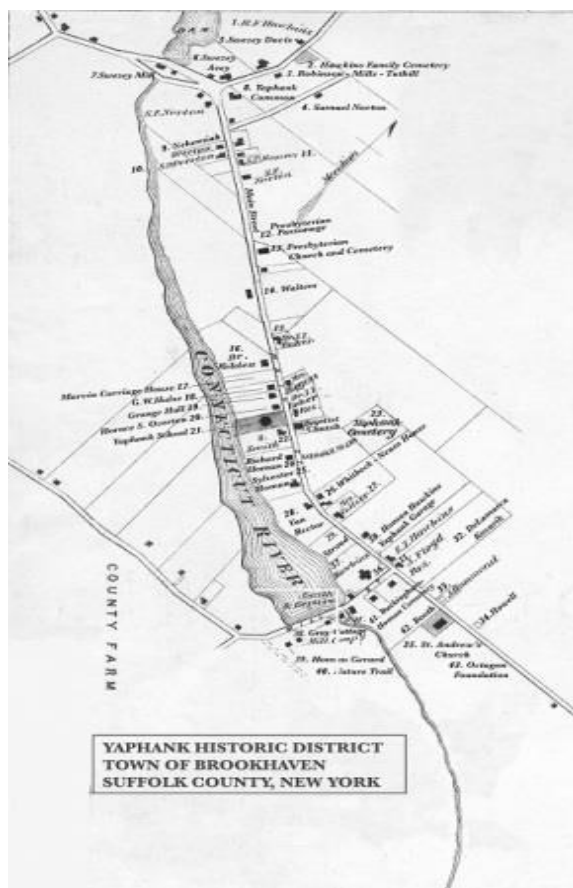
Goals

The committee has identified a number of long-term goals intended to guide development of the Yaphank County Complex by defining and describing the desired results for the area.

Goal 1: Protect the character of the area.

The Yaphank County Center contains part of the Central Long Island Pine Barren region. Therefore, the area has relatively low-density development because of the efforts by the County to protect this precious resource. The Yaphank County Center is a combination of County-owned facilities that maintain a “campus-style” atmosphere with low-height, spread-out buildings. Any future development in the area should continue this trend and adopt a uniform landscaping and architectural design.

The Yaphank County Center is also near the Yaphank Historic District. In 1985 the Yaphank Historic District was established by the Town of Brookhaven. It encompasses 45 homes and structures deemed historically significant to Yaphank, the earliest dating back to 1726, as well as five cemeteries, St Andrews Episcopal Church and the Yaphank Presbyterian Church which recently burned down. The District begins at the corner of Main Street and Yaphank Avenue, County Route 21, north of the Long Island Expressway and runs to Raimond Street. This District includes the Hawkins House, the Police Museum, the Booth House, the Homan House and other historic structures. Any future development or use of the Yaphank County Center land should take this district into consideration in an effort to preserve these unique parts of Suffolk County's history. A map of the historic district is below.



Increased traffic, not only from future County development but also BRT, should be considered in the context of residential areas to the north in the historic district as well as homes along Yaphank Ave. to the east of the County Center. Trucks should be prohibited from accessing Glover Drive as an entrance and exit to Brookhaven Rail Terminal. Although not included within the study area, future actions should not impede or alter use of the County Farm for agricultural purposes.

Goal 2: Protect the Carmans River.

The Carmans River is a 10-mile long river in Brookhaven Town of Suffolk County. The river is one of the fourth longest rivers on Long Island and it is completely fed by groundwater. It is primarily fresh water until it becomes a saltwater estuary for the last two miles entering the Great South Bay. It is a designated New York State Wild, Scenic and Recreational river since 1972. It is also protected by the Central Long Island Pine Barrens. The protection of the Carmans River is of the utmost importance given its connection to Suffolk County's groundwater and estuary ecosystem. Development of the Complex should not harm these resources. Expanding the Compatible Growth Area designation to the entire Yaphank County Center would increase protections for the Carmans River.

Goal 3: Utilize green technology and renewable energy on preexisting structures and new constructs.

Suffolk County has a commitment to green technology and renewable energy. Green technology is technology whose use is intended to mitigate or reverse the effects of human activity on the environment. Renewable energy is energy from a source that is not depleted when used such as wind or solar. Any future development in the Yaphank County Center area will adhere to this commitment in whichever manner is most scientifically and environmentally appropriate at the time of development and design. Adding renewable energy sources to existing infrastructure should be accomplished by constructing on already disturbed properties, most notably parking lots and rooftops. This is consistent with the County's 2016 Energy Request for Proposal (RFP) that makes all County holdings available for renewable energy projects, which stresses that all parking lots and rooftops should be considered first. The combination of green technology and renewable energy represents a dedication to sustainability which is meeting the needs of society in ways that can continue indefinitely into the future without damaging or depleting natural resources (<http://www.green-technology.org/what.htm>).

Goal 4: Preserve undeveloped land in the complex to the maximum extent possible.

The Complex contains valuable wooded resources that are part of the Pine Barrens. These resources comprise over 197 acres of the remaining undeveloped land within the complex; any development impacting these resources must be carefully assessed and limited to the greatest extent possible. These lands are also seen by the community as open space assets and should be preserved as far as possible. No more than 30-60 acres total in the Complex shall be developed for future County purposes. In addition, no further sale of land should be considered and the repeal of Res. 298-11 would protect any remaining surplus land that has not been sold. Expansion of the CGA within the Yaphank County Center and designating as County parkland any surplus undeveloped land beyond the necessary 60 acres needed for future County needs would further these goals. The Yaphank County Center Comprehensive Master Plan should be adopted by the Central Pine Barrens Joint Planning & Policy Commission.

Goal 5: Preserve the existing campus style layout.

The Yaphank County Center currently maintains a “campus-style” atmosphere. The buildings are low in height and spread apart with foliage between. This plan aims to continue that style for uniformity and residential appeal.

Goal 6: Determine existing and future County needs/services.

The piecemeal development and sale of surplus Yaphank County Center land in the past has highlighted the need for a comprehensive plan that forces Suffolk County to think critically about its future needs. This plan will account for current County needs as well as future needs. This report contains the efforts of the committee to consult with multiple departments in order to collect and combine future County plans into one place to help guide upcoming development in the area. This effort also resulted in suggestions for the amount of land to be developed and to be preserved.

Goal 7: Limit visual impact on the Yaphank community via buffer.

The Yaphank community has expressed the wish to avoid visual impacts of development upon the rural characteristics of the area. Significant buffering along Yaphank Avenue will be required.

Objectives

Objectives translate goals into more tangible and measureable categories. The following objectives are a means for obtaining the previously stated goals. The objectives help to focus and direct efforts because they are more discretely defined. The more focused objectives also allow setting more tightly defined time frames, measureable targets, and benchmarks.

Land Use:

1. 30-60 acres of land should be set aside for future known and unknown county needs. The remaining land in the area should be preserved as parkland and strong consideration should be given to expanding the CGA of the Pine Barrens to the entire Yaphank County Center.
 - a. 30-60 acres of land will be reserved for possible future County use as the County deems necessary over the next 30-50 years. This includes the proposed possible projects listed previously as well as any county service or public needs’ projects that become necessary in the future. There should be no further sale of this land to private enterprises. In order to protect the environment and to limit the impact on the Suffolk County groundwater the rest of the land will be preserved as undeveloped, open-space. The remaining land should also be strongly considered for reclassification by New York State to be included in the Compatible Growth Area of the Central Pine Barrens. This is in line with the goal to preserve undeveloped land. Large areas of undeveloped land should not be clear cut; rather forests should be kept intact as far as possible.
2. There should be an undeveloped buffer area between the County Complex and Yaphank Avenue to preserve the semi-rural views and protect the character of Yaphank. All new

construction should be set a minimum of 100 feet from Yaphank Avenue. Future opportunities to re-buffer these areas should be pursued.

- a. Any new facilities constructed on the designated 30-60 acres should be set back a minimum of 100 feet from Yaphank Avenue. The undeveloped buffer area between Yaphank Avenue and the facility should remain intact. If a current facility on the Yaphank County Center land is rebuilt, it should be set further back from Yaphank Avenue to adhere to the 100 foot buffer restriction. Local trees and vegetation should be used to fill in the buffer. This helps achieve the goals of preserving undeveloped land while meeting future County needs and protecting the character of the area.

3. There should be an undeveloped buffer area between the County Complex and the Brookhaven Rail Terminal (BRT). All new construction should be set a minimum of 100 feet from the border with BRT. Future opportunities to rebuffer should be pursued.

- a. Any new facilities constructed on the designated 30-60 acres should have a minimum of 100 foot buffer area from the Brookhaven Rail Terminal. The undeveloped buffer area between BRT and the facility should remain intact. If a current facility on the Yaphank County Center land is rebuilt, it should be set further from BRT to adhere to the 100 foot buffer restriction. Local trees and vegetation should be used to fill in the buffer. This helps achieve the goals of preserving undeveloped land, determining future County needs, and protecting the character of the area.
- b. BRT's proposed buffer to the County Farm and Education Center is not sufficient and could negatively impact the farm's programs and character of the farm. Suffolk County should make every effort to increase the buffer to at least 100 feet.

4. If development of available land within the Yaphank County Complex is being considered, priority should be given to already disturbed properties, re-buffering, and revegetation.

- a. As land within the Yaphank County Center becomes available all options should be considered before a selection is made for the area. All new facilities or plans must be in compliance with the Yaphank County Center Comprehensive Master Plan. This satisfies the goal of determining existing and future County needs.

Building Design:

1. Buildings constructed on the Yaphank County Center land should not exceed 3 stories or approximately 35 feet or the lesser of the two.

- a. In order to fulfill the goal of a "campus-style" design, all buildings that are built or renovated in the Yaphank County Complex should not exceed 3 stories or 35 feet. This shall not include renewable energy uses, HVAC equipment, or public safety accessories. This is in line with the goal to adhere to a "campus-style" design throughout the complex.

2. Building placement should adhere to a campus-style design.

- a. All buildings that are built or refurbished should be placed a minimum of 100 feet away from all other surrounding buildings. The buildings should be connected to one another by foliage-lined walkways and the buffer space between buildings

should be left undeveloped or revegetated as necessary. The walkways should have benches and lighting. This helps achieve the goal to foster a “campus-style” atmosphere at the Yaphank County Complex.

3. Newly constructed buildings should connect to the sewer treatment plant.

- a. These should comply with the Long Island Nitrogen Action Plan (LINAP) and limit mass loading with recommendations from the Suffolk County Health Department. This satisfies the goal of protecting the Carmans River by limiting contamination to the groundwater.

Parking:

1. Newly constructed buildings should reduce the amount of paved surface parking lots by utilizing existing lots in the County Complex for dual purposes.

- a. In order to preserve undeveloped land and protect Suffolk County’s groundwater while allowing for recharge; any new buildings constructed should utilize existing parking lots in the area. These parking lots are currently not operating at max capacity and it would be a waste of undeveloped land to fell trees to create unnecessary parking.

2. All parking lots that are constructed should be built using permeable parking surfaces.

- a. If there is no way that a new building can share parking space with another building then newly constructed parking lots should use permeable parking surfaces to allow for rainwater run-off to replenish the groundwater supply. This will protect the Carmans River.

Renewable Energy:

1. Where possible, all new and refurbished buildings should incorporate renewable energy. Renewable energy should be focused first and foremost on rooftops and parking lots.

- a. If already developed land options are impossible, then only designated land allotted for future County development shall be available for renewable energy in 5 acre increments to maintain the campus feel of the Yaphank County Complex. These renewable energy projects should then be relocated to the roofs of any future development on those 5 acre increments. This will preserve undeveloped land and maintain the “campus-style” design of the Yaphank County Center complex.
- b. Any development in the Yaphank County Complex should also adhere to the guidelines set forth in the 2016 Suffolk County Energy RFP regarding renewables.

Environmental Protection:

1. All remaining undeveloped land that has been identified as surplus or not needed for future County needs is to be preserved as County parkland, and the Compatible Growth Area of the Central Pine Barrens should be considered for expansion to include the entire Yaphank County Center. The County should also push to have the Yaphank County Center Master Plan adopted by the Central Pine Barrens Joint Planning & Policy Commission.

2. As set forth in the Suffolk Planning Commission's Green Methodologies Report, "green methodologies" guidelines should be used to manage storm water runoff.

- a. These include any new scientific or environmental methodologies developed in the future.

3. No new water supply wells should be drilled on the Yaphank County Center land.

- a. Existing water infrastructure can handle future needs.

4. All soil must stay on site during construction.

- a. Farming soils are to be given the highest priority for preservation.

5. There should be no sand mining on the Yaphank County Center land.

6. Low-water usage, native plants should be incorporated into any new design or rebuffering.

- a. To create and protect undeveloped land for the future low-water usage, native plants should be used in design whenever possible. This will preserve the character of the Central Long Island Pine Barrens region by eliminating invasive plant species. It will also maintain the character of the Yaphank area. Low-water usage plants will also protect Suffolk County's groundwater by allowing rainwater run-off to replenish the water supply.

6. "Dark-Sky" guidelines should be followed to limit light pollution.

- a. Any new outdoor lighting in the area should:
 - i. Only be on when needed;
 - ii. Only light the area that needs it;
 - iii. Be no brighter than necessary;
 - iv. Minimize blue light emissions;
 - v. Be fully shielded (pointing downward).

Traffic:

1. Traffic mitigation will be needed as the Yaphank County Complex and the Brookhaven Rail Terminal (BRT) expand.

- a. As new facilities are developed Suffolk County should investigate traffic patterns and make any necessary changes to promote safety and efficiency while complying with the overall vision of the Yaphank County Center Comprehensive Master Plan.

- b. The issue of heavy truck traffic on Glover Drive needs to be thoroughly examined due to potential impacts upon the Yaphank community and the road network. Serious concerns about current conditions are already adversely impacting the community and existing infrastructure. Access to Horseblock Road directly through the BRT facility is critical to preventing negative impacts to residences to the north and east. Suffolk County should work with BRT to divert trucks from already congested and dangerous roadways to more industrial areas to the south. BRT could potentially become an arterial truck route that will allow for restrictions on Yaphank Ave.

STANDARDS OF REVIEW

Any proposed project must meet to the greatest extent possible the planning goals of this master plan. The plan therefore has identified both direct impacts, defined as impacts solely inside or directly relating to the complex and the proposed development, and indirect impacts, defined as impacts from interior development that have an impact outside of the complex or that naturally flow from development, which shall form the standard of review for any future actions. These standards are meant to be looked at as the master planning guidance for the plan, and are exclusive of any SEQRA review, though many SEQRA issues are imbedded within the goals and standards; the planning process and SEQRA are to be viewed as complementary yet separate.

Direct Impact Review

Setbacks: Is the proposed development set back from Yaphank Avenue and the County Farm complex so as to preserve the rural view sheds and characteristics of Yaphank? Are there sufficient buffers? Is the buffer vegetated? Are there plans to replace the vegetation to recreate a wooded buffer?

Trees: As the existing forested areas of the complex are to be preserved to the maximum extent possible and are only to be cleared if no other option remains. Have already cleared areas, underutilized land, or underutilized parking areas been considered first for development and ruled out? Will the existing forest blocs be preserved to the maximum extent possible? Is the development for the sole purpose of expanding County services and meeting unmet County needs? Will development in forested areas be limited to non-contiguous blocks of maximum 5 acres?

Limits on development: The maximum new development of land shall be limited to between 30 and 60 acres in total, leaving 137 or more acres never to be developed and eventually to be placed in park status. In addition, new development should be limited to individual 5 acre parcels spread out in a campus style development pattern. Does the development fit within the limit of growth? Will development conform to the 5 acre pattern?

Architectural style: The campus is to be developed as a spread out low rise campus with a certain unity, similar to the north complex in Hauppauge. Building heights shall be generally limited to 3 stories except for public safety purposes. Does the proposed development conform to this pattern? Is there an architectural unity in placement, if not design?

Green technology/Renewable energy: Is green/renewable energy technology planned as part of any new development or reconstruction to the greatest extent possible? If not new development, do renewable energy projects focus on already improved parcels while preserving forested land?

Parking: Will a project reduce parking needs as far as possible or land bank spaces until proven need exists? Will existing lots be used? Will the new parking areas be available or be designed for dual use?

Land preservation: The 137 or more acres that shall not be developed will be placed in a park preservation category that precludes development, and will be unavailable for development. Is the proposed project such that it only can be placed within previously developed land? If the CGA encompasses this area, does it meet CGA land use standards? Will development occur only in the reserved 30-60 acre component?

Indirect Impact Review

Carmans River: Will the development impact the Carmans? Such impacts shall be limited to the maximum extent possible or precluded if impacts are assessed as severe.

Groundwater: As the complex sits in the groundwater recharge contributing area of the Carmans River, disturbance of groundwater flow is dangerous. Will development disturb the groundwater flow? Can disturbance be mitigated? Will the project connect to the Yaphank sewage treatment plant?

Area Character: Will the development impact the rural low density visual character of the area? Can such impact be mitigated/reduced? Extensive impacts will be precluded, per plan goals.

Traffic: Has the development been planned to minimize potential traffic impacts? Specifically, the plan goal is to minimize traffic impact on the local road network, so have road improvements been considered as a priority action? Will access by trucks to Glover Drive be prohibited?

Conclusion

The Yaphank County Center Planning Committee concludes that the goals of the committee as set out by Resolution 153-16 have been successfully achieved. The committee recommends that the Yaphank County Center Comprehensive Master Plan be formally adopted to ensure its goals and standards are met.

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: Honorable Steven Bellone, Suffolk County Executive
Honorable DuWayne Gregory, Presiding Officer

FROM: Michael Kaufman, Vice Chair *MK*

DATE: November 29, 2016

RE: Proposed Acquisition of Land Under the New Suffolk County Drinking Water Protection Program – Open Space Component and the Old Suffolk County Drinking Water Protection Program – Brushes Creek Addition – For the Capital Asset Retirement Fund, LLC and Tristate Capital Holdings, LLC Property, Town of Southold

At its November 16, 2016 meeting, the CEQ reviewed the above referenced matter. Pursuant to Chapter 450 of the Suffolk County Code, and based on the information received, as well as that given in a presentation by Laretta Fischer, Chief Environmental Analyst with the Suffolk County Department of Economic Development and Planning, the Council advises the Suffolk County Legislature and County Executive, in CEQ Resolution No. 51-2016, 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. 51-2016 which sets forth the Council's recommendations. The project EAF and supporting documentation can be viewed online at <http://www.suffolkcountyny.gov/Departments/Planning/Boards/CouncilonEnvironmentalQuality>.

cc: All Suffolk County Legislators

Jason A. Richberg, Clerk of Legislature

George Nolan, Attorney for the Legislature

Sarah Lansdale, Director of Planning, Department of Economic Development and Planning

Andrew Freleng, Chief Planner, Department of Economic Development and Planning

Dennis Brown, Suffolk County Attorney

CEQ RESOLUTION NO. 51-2016, RECOMMENDATION CONCERNING A SEQRA CLASSIFICATION AND DETERMINATION FOR THE PURPOSES OF CHAPTER 450 OF THE SUFFOLK COUNTY CODE FOR THE PROPOSED ACQUISITION OF LAND UNDER THE NEW SUFFOLK COUNTY DRINKING WATER PROTECTION PROGRAM – OPEN SPACE COMPONENT AND THE OLD SUFFOLK COUNTY DRINKING WATER PROTECTION PROGRAM – BRUSHES CREEK ADDITION – FOR THE CAPITAL ASSET RETIREMENT FUND, LLC AND TRISTATE CAPITAL HOLDINGS, LLC PROPERTY, TOWN OF SOUTHD

WHEREAS, at its November 16, 2016 meeting, the Suffolk County Council on Environmental Quality (CEQ) reviewed the EAF and associated information submitted by the Suffolk County Department of Economic Development and Planning; and

WHEREAS, a presentation regarding the project was given at the meeting by Laretta Fischer, Chief Environmental Analyst, with the Suffolk County Department of Economic Development and Planning; and

WHEREAS, the project involves the acquisition of 0.67 acre parcel, identified by Suffolk County Tax Map number 1000-127.00-08.00-017.002, to be dedicated to the Suffolk County Parks Department in order to assure it remain in open space for passive recreational use; and

WHEREAS, the 0.67 acre parcel is part of an assemblage of six parcels being acquired as part of the overall 25.87 acre Brushes Creek acquisition; and

WHEREAS, the other five parcels are Master List parcels for which Suffolk County has previously issued a SEQRA Negative Declaration in connection with the parcels' future acquisition for open space purposes; 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 activity 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 of 6 NYCRR, Section 617.7, which sets forth thresholds for determining significant effect on the environment, as demonstrated in the Environmental Assessment Form;
2. The proposed use of the subject parcel(s) is passive recreation;
3. If not acquired, the property will most likely be developed for residential purposes; incurring far greater environmental impact than the proposed acquisition and preservation of the site would have;

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: 11/16/2016

PROJECT #: 54-2016
RESOLUTION #: 51-2016
DATE: November 16, 2016

RECORD OF CEQ RESOLUTION VOTES

CEQ APPOINTED MEMBERS	AYE	NAY	ABSTAIN	NOT PRESENT	RECUSED
Robert Carpenter Jr.	☒	☐	☐	☐	☐
Frank De Rubeis	☒	☐	☐	☐	☐
Michael Doall	☒	☐	☐	☐	☐
Eva Growney	☐	☐	☐	☒	☐
Thomas C. Gulbransen	☐	☐	☐	☒	☐
Hon. Al Krupski	☒	☐	☐	☐	☐
Michael Kaufman	☒	☐	☐	☐	☐
Constance Kepert	☒	☐	☐	☐	☐
Gloria G. Russo	☐	☐	☐	☒	☐
Mary Ann Spencer	☒	☐	☐	☐	☐
Larry Swanson	☐	☐	☐	☒	☐

Recommendation: Unlisted Action, Negative Declaration

Motion: Mr. DeRubeis

Second: Hon. Al Krupski

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

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: Honorable Steven Bellone, Suffolk County Executive
Honorable DuWayne Gregory, Presiding Officer

FROM: Michael Kaufman, Vice Chair *mk*

DATE: November 29, 2016

RE: CEQ Review of the Recommended SEQRA Classifications of Legislative Resolutions
Laid on the Table November 9, 2016

At its November 16, 2016 meeting, the CEQ reviewed the above referenced matter. Pursuant to Chapter 450 of the Suffolk County Code, and based on the information received, the Council recommends to the Suffolk County Legislature and County Executive in CEQ Resolution No. 52-2016, a copy of which is attached, that the enclosed list of legislative resolutions laid on the table November 9, 2016, be classified pursuant to SEQRA as so indicated in the left hand margin. The majority of the proposed resolutions are Type II actions pursuant to the appropriate section of Title 6 NYCRR Part 617.5, with no further environmental review necessary. Unlisted and Type I actions require that the initiating unit of County government prepare an Environmental Assessment Form (EAF) or other SEQRA documentation and submit it to the CEQ for further SEQRA review and recommendations.

Enclosed for your information is a copy of CEQ Resolution No. 52-2016 setting forth the Council's recommendations along with the associated lists of legislative resolutions. If the Council can be of further help in this matter, please let us know.

Enc.

cc: All Suffolk County Legislators

Jason A. Richberg, Clerk of Legislature

George Nolan, Attorney for the Legislature

Sarah Lansdale, Director of Planning, Department of Economic Development and Planning

Andrew Freleng, Chief Planner, Department of Economic Development and Planning

Dennis Brown, Suffolk County Attorney

**CEQ RESOLUTION NO. 52-2016, RECOMMENDATION CONCERNING
SEQRA CLASSIFICATIONS OF LEGISLATIVE RESOLUTIONS LAID ON THE
TABLE NOVEMBER 9, 2016 PURSUANT TO CHAPTER 450 OF THE
SUFFOLK COUNTY CODE**

WHEREAS, the legislative packets regarding resolutions laid on the table on November 9, 2016 have been received in the CEQ office; and

WHEREAS, staff has preliminarily reviewed the proposed resolutions and recommended SEQRA classifications; now, therefore, be it

1st RESOLVED, that in the judgment of the CEQ, based on the information received and presented, a quorum of the Council recommends to the Suffolk County Legislature and County Executive, pursuant to Chapter 450 of the Suffolk County Code, that the attached list of actions and projects be classified by the Legislature and County Executive pursuant to SEQRA as so indicated.

DATED: 11/16/2016

PROJECT #: PLN-55-2016
RESOLUTION #: 52-2016
DATE: November 16, 2016

RECORD OF CEQ RESOLUTION VOTES

CEQ APPOINTED MEMBERS	AYE	NAY	ABSTAIN	NOT PRESENT	RECUSED
Robert Carpenter Jr.	☒	☐	☐	☐	☐
Frank De Rubeis	☒	☐	☐	☐	☐
Michael Doall	☒	☐	☐	☐	☐
Eva Growney	☒	☐	☐	☐	☐
Thomas C. Gulbransen	☐	☐	☐	☒	☐
Hon. Kara Hahn	☐	☐	☐	☒	☐
Michael Kaufman	☒	☐	☐	☐	☐
Constance Kepert	☒	☐	☐	☐	☐
Gloria G. Russo	☐	☐	☐	☒	☐
Mary Ann Spencer	☒	☐	☐	☐	☐
Larry Swanson	☐	☐	☐	☒	☐

Motion: Mr. Carpenter

Second: Ms. Growney

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

L A I D O N T H E T A B L E N O V E M B E R 9 , 2 0 1 6

LADS REPORT PREPARED BY:

Keisha Jacobs

- Type II Action
6 NYCRR 617.5(c)
(20)(27)
1945. To readjust, compromise, and grant refunds and charge-backs on real property correction of errors by: County Legislature (Control No. 1033-2016). (Co. Exec.) BUDGET AND FINANCE
- Type II Action
6 NYCRR 617.5(c)
(20)(27)
1946. To readjust, compromise, and grant refunds and charge-backs on real property correction of errors by: County Legislature (Control No. 1034-2016). (Co. Exec.) BUDGET AND FINANCE
- Type II Action
6 NYCRR 617.5(c)
(20)(27)
1947. To readjust, compromise, and grant refunds and chargebacks on correction or errors/County Comptroller by: County Legislature No. 456. (Co. Exec.) BUDGET AND FINANCE
- Completes SEQRA
1948. Making a SEQRA determination in connection with the Proposed Invasive Species Eradication Project at Canaan Lake, Town of Brookhaven. (Pres. Off.) ENVIRONMENT, PLANNING AND AGRICULTURE
- Type II Action
6 NYCRR 617.5(c)
(11)(20)(27)
1949. Authorizing execution of an agreement by the Administrative Head of Suffolk County Sewer District No. 3 – Southwest and Ronkonkoma Hub (BR-1692). (Co. Exec.) PUBLIC WORKS, TRANSPORTATION AND ENERGY
- Type II Action
6 NYCRR 617.5(c)
(20)(27)
1950. Amending the 2016 Adopted Operating Budget to accept and appropriate 100% additional State Aid from the New York State Office of Mental Health (NYS OMH) to the Association for Mental Health and Wellness for the purpose of continuing a pilot program in Suffolk County to assist veterans. (Co. Exec.) HEALTH
- Type II Action
6 NYCRR 617.5(c)
(20)(27)
1951. Amending the 2016 Adopted Operating Budget to accept and appropriate 100% additional State Aid from the New York State Office of Mental Health (NYS OMH) to various contract agencies for a Cost-of-Living Adjustment (COLA). (Co. Exec.) HEALTH
- Type II Action
6 NYCRR 617.5(c)
(20)(27)
1952. Amending the 2016 Adopted Operating Budget to accept and appropriate 100% additional Federal pass-through aid from the New York State Office of Mental Health (NYS OMH) to various contract agencies for Community Mental Health Services. (Co. Exec.) HEALTH
- Type II Action
6 NYCRR 617.5(c)
(18)(20)(21)(27)
1953. Directing the Department of Parks, Recreation and Conservation to address illegal dumping in County Parks. (Pres. Off.) PARKS & RECREATION
- Type II Action
6 NYCRR 617.5(c)
(20)(27)
1954. Accepting and appropriating 100% funding from the New York State Office of Children and Family Services (OCFS) to implement the TANF Non-Residential Domestic Violence Program in the Department of Social Services and authorizing the County Executive and the Commissioner of Social Services to execute a contract. (Co. Exec.) EDUCATION AND HUMAN SERVICES
- Type II Action
6 NYCRR 617.5(c)
(20)(27)
1955. Accepting and appropriating a grant in the amount of \$950,000 in federal pass-through and New York State funding from the New York State Department of Transportation for the Long Island Expressway High Occupancy Vehicle Lane Enforcement Program in Suffolk County with 100% support. (Co. Exec.) PUBLIC SAFETY

- Type II Action
6 NYCRR 617.5(c)
(20)(27)
1956. Accepting and appropriating a grant from the New York State Division of Criminal Justice Services to the Suffolk County Department of Probation for the Parole Reentry Task Force Grant Program with 100% support. (Co. Exec.) PUBLIC SAFETY
- Type II Action
6 NYCRR 617.5(c)
(20)(27)
1957. Amending the 2016 Operating Budget and appropriating funds in connection with bonding for a settlement for a liability case against the County. (Co. Exec.) BUDGET AND FINANCE
- Type II Action
6 NYCRR 617.5(c)
(20)(27)
1958. Accepting and appropriating funds for a 100% U.S. Department of Labor Employment and Training Administration Grant for a project entitled – linking to employment activities pre-release specialized American Job Centers (AJCS) – 2 Grant. (Co. Exec.) SENIORS AND CONSUMER PROTECTION
- Type II Action
6 NYCRR 617.5(c)
(11)(20)(27)
1959. Authorizing execution of an agreement by the Administrative Head of Suffolk County Sewer District No. 3 – Southwest and 40 Melville Park Road (HU-1703). (Co. Exec.) PUBLIC WORKS, TRANSPORTATION AND ENERGY
- Type II Action
6 NYCRR 617.5(c)
(11)(20)(27)
1960. Authorizing execution of an agreement by the Administrative Head of Suffolk County Sewer District No. 16 – Yaphank Municipal and John J. Foley Facility (BR-1707). (Co. Exec.) PUBLIC WORKS, TRANSPORTATION AND ENERGY
- Type II Action
6 NYCRR 617.5(c)
(11)(20)(27)
1961. Authorizing execution of an agreement by the Administrative Head of Suffolk County Sewer District No. 3 – Southwest with 18 Lincoln Ave. (1477.1-014). (Co. Exec.) PUBLIC WORKS, TRANSPORTATION AND ENERGY
- Type II Action
6 NYCRR 617.5(c)
(11)(20)(27)
1962. Authorizing execution of an agreement by the Administrative Head of Suffolk County Sewer District No. 3 – Southwest with Wyandanch Village – Building E1 (1477.1-014). (Co. Exec.) PUBLIC WORKS, TRANSPORTATION AND ENERGY
- Type II Action
6 NYCRR 617.5(c)
(11)(20)(27)
1963. Authorizing execution of an agreement by the Administrative Head of Suffolk County Sewer District No. 3 – Southwest and 569 Broadhollow Rd. (HU-1700). (Co. Exec.) PUBLIC WORKS, TRANSPORTATION AND ENERGY
- Type II Action
6 NYCRR 617.5(c)
(20)(27)
1964. Accepting and appropriating 100% federal pass-through grant funds from the NYS Division of Homeland Security and Emergency Services in the amount of \$102,000 for the 2016 HazMat Grant Program administered by the Suffolk County Department of Fire, Rescue and Emergency Services and to execute grant related agreements. (Co. Exec.) PUBLIC SAFETY
- Type II Action
6 NYCRR 617.5(c)
(20)(27)
1965. Accepting and appropriating 62% State Aid reimbursement funds awarded by the New York State Office of Children and Family Services to the Suffolk County Department of Probation for the Supervision and Treatment Services for Juveniles Program (STSJP) Program Year (PY) 2016-2017. (Co. Exec.) PUBLIC SAFETY
- Suffolk County
Community
College is SEQRA
Lead Agency
1966. Appropriating funds in connection with the Plant Operations Building – Grant Campus (CP 2144). (Co. Exec.) EDUCATION AND HUMAN SERVICES
- Suffolk County
Community
College is SEQRA
Lead Agency
1967. Appropriating funds in connection with the Warehouse Building – Eastern Campus (CP 2145). (Co. Exec.) EDUCATION AND HUMAN SERVICES

Submit EAF to
CEQ for Review

1968. Appropriating funds in connection with the rehabilitation of Guggenheim Lake (Deer Lake), Towns of Babylon and Islip (CP 8716). (D'Amaro) PUBLIC WORKS, TRANSPORTATION AND ENERGY

Type II Action
6 NYCRR 617.5(c)
(20)(27)

1969. Adopting Local Law No. -2016, A Local Law to update and strengthen Suffolk County's All-Terrain Vehicle Law. (Browning) PUBLIC SAFETY

Type II Action
6 NYCRR 617.5(c)
(2)(20)(27)

1970. Transferring Assessment Stabilization Reserve funds to the Capital Fund, amending the 2016 Operating Budget, and appropriating funds for a SCADA (Surveillance Control And Data Acquisition) System for sanitary facilities in Suffolk County Sewer Districts (CP 8165). (Co. Exec.) PUBLIC WORKS, TRANSPORTATION AND ENERGY

Type II Action
6 NYCRR 617.5(c)
(1)(2)(20)(27)

1971. Appropriating funds in connection with the removal of toxic and hazardous materials in County parks (CP 7185). (Co. Exec.) PARKS & RECREATION

Type II Action
6 NYCRR 617.5(c)
(1)(2)(18)(20)(27)

1972. Appropriating funds in connection with improvements to North Fork County Preserve (CP 7189). (Co. Exec.) PARKS & RECREATION

Type II Action
6 NYCRR 617.5(c)
(1)(2)(20)(27)

1973. Appropriating funds in connection with Building Safety Improvements (CP 1603). (Co. Exec.) PUBLIC WORKS, TRANSPORTATION AND ENERGY

Type II Action
6 NYCRR 617.5(c)
(2)(20)(27)

1974. Appropriating funds in connection with Decommissioning and Demolition of County Facilities (CP 1665). (Co. Exec.) PUBLIC WORKS, TRANSPORTATION AND ENERGY

Type II Action
6 NYCRR 617.5(c)
(20)(27)

1975. Authorizing the County Executive to execute an agreement with the Guild of Administrative Officers, Suffolk County Community College, covering the terms and conditions of employment for employees covered under Bargaining Unit No. 4 for the period September 1, 2015 through August 31, 2019. (Co. Exec.) EDUCATION AND HUMAN SERVICES

Type II Action
6 NYCRR 617.5(c)
(20)(27)

1976. A resolution making certain Findings and Determinations and an order for the modification of the plan of service for Suffolk County Sewer District No. 18 – Hauppauge Industrial (CP 8126) and rescinding Resolution No. 484-2016. (Co. Exec.) PUBLIC WORKS, TRANSPORTATION AND ENERGY

Type II Action
6 NYCRR 617.5(c)
(16)(20)(21)(27)

1977. Appropriating funds in connection with Traffic Signal Improvements (CP 5054). (Co. Exec.) PUBLIC WORKS, TRANSPORTATION AND ENERGY

Type II Action
6 NYCRR 617.5(c)
(20)(21)(27)

1978. Appropriating funds in connection with Assessment of Information System and Equipment for Public Works (CP 5060). (Co. Exec.) PUBLIC WORKS, TRANSPORTATION AND ENERGY

Type II Action
6 NYCRR 617.5(c)
(20)(25)(27)

1979. Appropriating funds in connection with equipment for Public Works Material Testing Laboratory (CP 5141). (Co. Exec.) PUBLIC WORKS, TRANSPORTATION AND ENERGY

Type II Action
6 NYCRR 617.5(c)
(20)(21)(27)

1980. Amending the 2016 Capital Budget and Program and appropriating funds in connection with Improvements to CR 99, Woodside Avenue, Town of Brookhaven (CP 5175). (Co. Exec.) PUBLIC WORKS, TRANSPORTATION AND ENERGY

Type II Action
6 NYCRR 617.5(c)
(20)(25)(27)

1981. Appropriating funds in connection with Replacement of Dredge Support Equipment (CP 5201). (Co. Exec.) PUBLIC WORKS, TRANSPORTATION AND ENERGY

Type II Action
6 NYCRR 617.5(c)
(1)(2)(4)(20)(27)

1982. Amending the 2016 Capital Budget and Program and appropriating additional funds in connection with Strengthening and Improving County Roads (CP 5014). (Co. Exec.) PUBLIC WORKS, TRANSPORTATION AND ENERGY

Type II Action
6 NYCRR 617.5(c)
(20)(27)

1983. Amending the Adopted 2016 Operating Budget increasing the Disability Employment Initiative (DEI) grant award from the New York State Department of Labor by appropriating funds as set forth in attached schedule. (Co. Exec.) SENIORS AND CONSUMER PROTECTION

Type II Action
6 NYCRR 617.5(c)
(20)(27)

1984. Authorizing the County Executive to execute an agreement with the Suffolk County Probation Officers Association covering the terms and conditions of employment for the period January 1, 2011 through December 31, 2016. (Co. Exec.) GOVERNMENT OPERATIONS, PERSONNEL, INFORMATION TECH & HOUSING

Type II Action
6 NYCRR 617.5(c)
(20)(27)

1985. Amending the 2016 Operating Budget to provide funding for the North Fork Television Festival. (Co. Exec.) BUDGET AND FINANCE

Type II Action
6 NYCRR 617.5(c)
(20)(27)

1986. Amending the 2016 Operating Budget and transferring funds to the Economic Opportunity Council-Brentwood Youth. (Co. Exec.) ****WITHDRAWN AS OF 11/10/2016****

Type II Action
6 NYCRR 617.5(c)
(20)(21)(27)

1987. Amending the 2016 Adopted Capital Budget to accept and appropriate 100% grant funds from the New York State Department of Environmental Conservation for the Suffolk County Coastal Resiliency Initiative, Patchogue River Nitrogen Reduction Project (CP 8196) and to execute grant related agreements. (Co. Exec.) ENVIRONMENT, PLANNING AND AGRICULTURE

Type II Action
6 NYCRR 617.5(c)
(20)(27)

1988. Adopting Local Law No. -2016, A Local Law to enhance provisions of the item pricing law. (Co. Exec.) SENIORS AND CONSUMER PROTECTION

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: Honorable Steven Bellone, Suffolk County Executive
Honorable DuWayne Gregory, Presiding Officer

FROM: Michael Kaufman, Vice Chair *MK*

DATE: November 29, 2016

RE: CEQ Review of the Proposed Adoption of Suffolk County Resolution, "Accepting the Comprehensive Master Plan for the Yaphank County Complex", Town of Brookhaven

At its November 16, 2016 meeting, the CEQ reviewed the above referenced matter. Pursuant to Chapter 450 of the Suffolk County Code, and based on the information received, as well as that given in a presentation by Josh Slaughter, Legislative Aide to Suffolk County Legislator Kate Browning, District 3 the Council advises the Suffolk County Legislature and County Executive, in CEQ Resolution No. 53-2016, a copy of which is attached, that the proposed project be considered a Type I 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 a Type I 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. 53-2016 Which sets forth the Council's recommendations. The project EAF and supporting documentation can be viewed online at <http://www.suffolkcountyny.gov/Departments/Planning/Boards/CouncilonEnvironmentalQuality>
If the Council can be of further help in this matter, please let us know.

Enc.

cc: All Suffolk County Legislators
Jason A. Richberg, Clerk of Legislature
George Nolan, Attorney for the Legislature
Sarah Lansdale, Director of Planning, Department of Economic Development and Planning
Andrew Freleng, Chief Planner, Department of Economic Development and Planning
Dennis Brown, Suffolk County Attorney

CEQ RESOLUTION NO. 53-2016, RECOMMENDATION CONCERNING A SEQRA CLASSIFICATION AND DETERMINATION FOR THE PURPOSES OF CHAPTER 450 OF THE SUFFOLK COUNTY CODE FOR THE PROPOSED ADOPTION OF SUFFOLK COUNTY RESOLUTION, "ACCEPTING THE COMPREHENSIVE MASTER PLAN FOR THE YAPHANK COUNTY COMPLEX," TOWN OF BROOKHAVEN

WHEREAS, at its November 16, 2016 meeting, the Suffolk County Council on Environmental Quality (CEQ) reviewed the EAF and associated information submitted by the Suffolk County Legislature; and

WHEREAS, a presentation regarding the project was given at the meeting by Josh Slaughter, Chief of Staff to Suffolk County Legislator Kate Browning, District 3; and

WHEREAS, the proposed action involves the adoption of a Legislative Resolution to accept the Comprehensive Master Plan for the Yaphank County Complex which was prepared by the Yaphank County Center Planning Committee; and

WHEREAS, the Comprehensive Master Plan for the Yaphank County Complex is a land use plan that was developed to provide a long term development guide for the Yaphank County Complex; and

WHEREAS, the Comprehensive Master Plan for the Yaphank County Complex allows for the development of up to 30 to a maximum of 60 acres of the existing developable land (aprox. 197 acres) at the Yaphank County center for future County needs and the preservation of the remaining land; and

WHEREAS, the Master Plan does not designate where the development areas should be located but does includes development guidelines to fulfill the goals of maintaining a "campus-style" design for the Yaphank County Complex, protecting the Complex's natural resources and protecting the character of the surrounding community; 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 activity be classified as a Type I 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. All future development at the Yaphank County Center will continue to require all applicable Suffolk County permits and approvals;
4. The proposed action provides a long term guide for the development of the Yaphank County Complex which includes the preservation of the majority of currently developable land as well as development guidelines which are intended to maintain the "campus style" design for the Yaphank County Complex, protect the Complex's natural resources and protect the character of the surrounding community;

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:11/16/2016

PROJECT #: PLN-56-16
RESOLUTION #: 53-2016
DATE: November 16, 2016

RECORD OF CEQ RESOLUTION VOTES

CEQ APPOINTED MEMBERS	AYE	NAY	ABSTAIN	NOT PRESENT	RECUSED
Robert Carpenter Jr.	☒	☐	☐	☐	☐
Frank De Rubeis	☒	☐	☐	☐	☐
Michael Doall	☒	☐	☐	☐	☐
Eva Growney	☒	☐	☐	☐	☐
Thomas C. Gulbransen	☐	☐	☐	☒	☐
Hon. Kara Hahn	☐	☐	☐	☒	☐
Michael Kaufman	☐	☐	☐	☐	☒
Constance Kepert	☒	☐	☐	☐	☐
Gloria G. Russo	☐	☐	☐	☒	☐
Mary Ann Spencer	☒	☐	☐	☐	☐
Larry Swanson	☐	☐	☐	☒	☐

Recommendation: Type I Action, Negative Declaration

Motion: Ms. Kepert

Second: Ms. Spencer

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