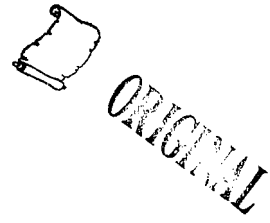


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SUFFOLK COUNTY PLANNING COMMISSION

-----X
COUNCIL ON ENVIRONMENTAL QUALITY
-----X

 ORIGINAL

September 19, 2007
9:30 a.m.

725 Veterans Memorial Highway
Hauppauge, New York

B E F O R E

R. LAWRENCE SWANSON, Chairperson

ACCURATE COURT REPORTING SERVICES, INC.
6 FRANCES LANE
PORT JEFFERSON, NEW YORK 11777
631-331-3753

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A P P E A R A N C E S:

MICHAEL KAUFMAN, Vice Chairperson

RICHARD MACHTAY

GLORIA G. RUSSO

MARY ANN SPENCER

JAMES BAGG

STEVE BROWN

JOY SQUIRES

RICHARD MARTIN

ZED YOUNGMAN

A L S O P R E S E N T:

ANTHONY CEGLIO

THOMAS ISLES

NICK GIBBONS

PAUL McMANN

LIURETTA FISCHER

ACCURATE COURT REPORTING SERVICES, INC.
6 FRANCES LANE
PORT JEFFERSON, NEW YORK 11777
631-331-3753

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MR. SWANSON: Call the meeting to order. Anybody read the minutes?

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MS. RUSSO: Yes. We didn't get the meeting minutes. County took the minutes up-to-date except the last set.

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MR. SWANSON: Do you have any correspondence you want to call our attention to?

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MR. BAGG: Yes. In your packet, you'll notice that yesterday afternoon we received a number of memorandum concerning Long Island Jet from the Health Department. One is the proposed Long Island Jet Center expansion from the Health Department -- and another one regarding Gabreski Airport environmental issues in your packet to be considered at a time the County will review the revised Long Island Jet application.

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MR. MACHTAY: I briefly read the memos. I feel it is appropriate to review them now to see what they were about or when we actually get the -- I think it's important to be on the record.

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MR. SWANSON: We'll save it for when

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Long Island Jet comes up.

Historic Trust - Sagtikos Manor
County Park.

MR. MARTIN: Okay. We have a couple of properties we're looking for your approval for today to dedicate to the Suffolk County Historic Trust. The first is Sagtikos Manor. This was reviewed by the Historic Trust Committee at their meeting at Darwin County Park February 13th, 2003, and this property is already listed on the National Register of Historic Places. The significant statement has been included in your handout. That was listed in the 1970s, and what we're talking about is a ten-acre parcel that includes the buildings you see listed here under our architectural, and the property has been well-known in the community. The historic society has been involved from the beginning, when the property was open to the public. And I think people basically know that Sagtikos Manor was one of the homes of Robert Gardner, and he opened that up to the public

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in the 1980s, and then continued the tours until the County purchased it.

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We have a number of categories that we're including here under the architectural. There's the main house with the original section that dates back to 1692. The buttery, which is behind it, and the carriage house, which dates back to the 1920s at the rear of the property; the garden house, which is part of the wall garden; and a small pump house. And, if you look at your aerial photograph, you get a good sense of the property. The main house is up front; sits right on Montauk Highway. The wall garden is on the west side of the property, and the carriage house is towards the rear. Sagtikos Manor originally included 1200 acres. What it boils down to -- development here to a ten-acre parcel. That includes the main building of the estate.

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We're also including the preservation of trees and shrubs, neighborhood character, archeological, agricultural. It's one of

1
2 the earliest farms on Long Island. Terrain
3 is exceptional, scenic distance on the
4 property, and especially at this site --
5 compared to our other County historic sites
6 -- the collections are an important part of
7 this dedication. They did come with the
8 property under our County property. We're
9 now looking at thousands of objects. The
10 brick wall garden is an exceptional feature
11 of this site, and also on the roadside
12 characteristic, the east entrance pillars
13 and gates, the west entrance pillars and
14 gates are on the front on Montauk Highway.

15 The Committee spent a lot of time
16 discussing this property as to what the use
17 should be of the exceptional category of the
18 collections in the main house, and they
19 decided that the museum be used for the main
20 house and the small buttery behind it, and a
21 functional use would be for the carriage
22 house and a garden house in the rear, which
23 is proposed to be a visitors' center. So we
24 might be doing some additions and some
25 changes to the interior to accommodate that

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use.

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I think, if there's any questions on the property, again, the basic history to it is that it was an -- actually, it's not officially a manor. The manor title was adopted by the Thompson family in the 1900s, early 1900s. It was an early land grant in 1692, but actually its name was given to it in about 1902. And it was used as a family farm throughout its history, and it's the oldest property that is under our Historic Trust program, and provides the most in-depth presentation of history of Suffolk County.

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MR. SWANSON: Mary, do you want to add anything?

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MS. SPENCER: No.

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MR. MACHTAY: Are these landmarks being dedicated to the Historic Trust? I ask you this because of SEQRA.

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MR. BAGG: Yes. That's what they are. They are landmarks being dedicated to the Suffolk County Historical Trust, which, for all intents and purposes, is

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administrative. The County already owns them, and they are dedicated.

MR. MACHTAY: Would that not be a Type II action?

MR. BAGG: Yes, it would be.

MR. MACHTAY: Requiring no review under SEQRA?

MR. BAGG: That is correct.

MR. KAUFMAN: Richard, just to let you also know, the CEQ is also the County Historic Trust and we have ancillary power in the historic field, and so anything we do here in dedicating the Historic Trust is both SEQRA determination of Type II, and it's also essentially as part of the Historic Trust.

MR. MACHTAY: You say "the CEQ" -- and I read the Historic Trust manual. The CEQ is the Historic Trust. There are other people who are listed as the Historic Trust making these recommendations to the CEQ, are there not?

MR. KAUFMAN: Yeah. We have a --

MR. MACHTAY: Am I not understanding

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something? There's some relationship there that I'm not understanding.

MR. KAUFMAN: A few years ago, a sub-committee, if you will, was established of people who were in this particular field, historic preservation, and had knowledge and abilities in that area as advisory counsel to CEQ itself. CEQ was trying to broaden its historic overview of things, so that's where this Historic Committee comes in. For example, right now, we have it; Mary Ann is chairman of it. Dan is also on it, Dan Pickney, one of our members. And then you have a number of other people who -- the list is supplied to us. So they're basically advising us and saying that they think --

MR. BAGG: It's in the Historic Trust manual that the Historic Trust formed the quick terms Historic Trust Committee. It is a standing committee of the CEQ for the purposes of advising the Council on Historic Trust matters.

MR. MACHTAY: Are those people who

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are on the Historic Trust making these recommendations to the CEQ, they're members of the CEQ?

MR. BAGG: No, they're just simply appointed by the CEQ as an advisory council of passing to you.

MR. MACHTAY: Some of them are members of the CEQ?

MR. BAGG: Yes. The chair of the Committee is actually a member of the CEQ. They form the agenda slated for review. The Committee then reviews it and, based on their historic expertise and knowledge, they will make recommendation to the Council to act on it.

MR. SWANSON: Okay.

MR. MARTIN: One more comment. The list of the Historic Trust Committee members sent out in your packet, with their affiliations -- and there's actually two members of the CEQ that are on the Historic Trust Committee -- that they bring their review back to the full team Committee.

MR. SWANSON: Okay. Do we have a

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motion?

MR. KAUFMAN: I'll make a motion.

Under SEQRA this would be a Type II action, and under the Historic Trust rules I make a motion that we dedicate this property to the Historic Trust.

MR. SWANSON: Second?

MS. RUSSO: Second.

MR. SWANSON: Any further discussion?

(Whereupon, the members voted.)

MR. SWANSON: All in favor?

(Whereupon, the members voted.)

MR. SWANSON: Motion carries.

MR. KAUFMAN: Four years and waiting, Rich. I remember being at the meeting in 2003.

MR. MARTIN: Okay. The next property is the Van Bourgondien house, and this is located in West Babylon, within the Van Bourgondien County Park, and this property, the park property, was originally the greenhouses for the Van Bourgondien family, and they were probably the most known and noteworthy family in Babylon that

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2 brought the tulip industry into that town,
3 which became a huge industry. That actually
4 still exists, and the family has moved its
5 greenhouses out to the North Fork and
6 continues the business there. The local
7 town historical society, Babylon Town
8 Historic Society, is very interested in this
9 property. They're actually looking to place
10 an honorary list on the town historic sites
11 that they are now reviewing, and they are --
12 the next part of this you'll see their
13 request to occupy this property.

14 This is a newer property - it dates
15 to 1929 - and we put it under a few
16 categories. Number 1, architectural. You
17 can look at the photographs here. It's a
18 good example of the Tudor revival style that
19 was used in the 1920s in this country, and
20 the house is in good shape. It has a slate
21 roof on it. We have repaired and replaced
22 part of the slate roof, and the Parks
23 Department has kept this property up since
24 its purchase. It was formerly used as a
25 residence under our housing program, but the

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Historic Society has asked that it now be opened up to the public.

It's a 1.56-acre parcel, again, within the County Park. We're not including the whole County Park, just this house and the property immediately surrounding it. This property was planted with a lot of shrubs and trees and plants that the Historical Society plans to try to replicate. They've already contacted the family for additional photos and ideas on how to do so. So, we're also including the preservation of trees and shrubs on this site, and neighborhood character is a very important parcel in this area of West Babylon for its neighborhood character and, also, the archeological articles found onsite.

The use category here, number one category being functional use, again, could be used as a museum and cultural headquarters for an organization, and we have some basic history from the New York State building survey that was completed,

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that gives you some background to the house.

If there's any questions...

MR. SWANSON: Just for my
edification, would you remind me of what
your -- what makes something historic?

MR. MARTIN: Okay. When we review
it, we do follow the National Register
guidelines for our review process, but, of
course, not all the buildings, though
significant, will not always rise to a
National Register listing. The basic
cut-off time for review is a 50-year time
period. The earliest, 50 years, is
eligible. It's eligible for the National
Register, and we follow those guidelines,
also. Anything earlier than that would
really be an outstanding or architectural or
historic site that we have to really take a
deeper look at.

This building, the quality of the
building is excellent. It's in good repair.
Something we would look at, the
architectural feature, does it still portray
its original style; its original use? Has

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2 it been altered extensively or not? And
3 that would be how you would view the
4 architectural side of the story here. Then
5 you would look at the historic side. Those
6 are the two points that really make your
7 decision, and what the history there is, how
8 it relates to the community, how it relates
9 to Suffolk County, and does it rise to the
10 level of being a County landmark? And we
11 feel that this site does because of both
12 reasons, the tulip industry and the family
13 influence on that business in Suffolk
14 County.

15 And those are the two ways we would
16 look at the site. If the building was
17 vastly altered but had a great history to
18 it, which we actually did have that
19 situation at the Hemmindinger (phonetic)
20 House in Lake Ronkonkoma. We did feel that
21 it was too altered. Too altered and did not
22 recommend that it become a County landmark.
23 And, of course, once we dedicate it to the
24 Suffolk County Historic Trust, it's similar
25 to dedicating park land or whatever has that

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title, and it can't be changed. So we take the review process very seriously and our recommendation very seriously.

MR. SWANSON: If I understand what you said, no matter whether a historic event or a historic person has lived there or took place less than 50 years ago, it would still not be considered historic.

MR. MARTIN: If it was earlier than the 50-year cut-off point, it could be considered historic, but it has to be extraordinary to get that status.

MR. SWANSON: Any comments or questions to ask?

MR. MACHTAY: Question. This is not County, but are there any buildings or sites that are privately owned that the County has -- I don't want to say designated, but that they have a list of that they would like to own or protect in some way?

MR. MARTIN: We do not have a list of privately owned properties. This program just covers County-owned property, the Historic Trust program. But we could

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provide recommendations, but we normally do not compile a list of that sort.

MR. MACHTAY: Thank you.

MR. SWANSON: Very good. We have a motion?

MR. KAUFMAN: I'll make a motion. This would be a Type II action, and under the Historic Trust rules, I would like to request that this be dedicated to the County Historic Trust.

MR. SWANSON: A second?

MS. RUSSO: Second.

MR. SWANSON: Any further discussion? (Whereupon, there was no response.)

MR. SWANSON: All in favor? (Whereupon, the members voted.)

MR. SWANSON: Opposed? (Whereupon, the members voted.)

MR. SWANSON: Motion carries.

MR. MARTIN: Thank you. Next item on the agenda is the Babylon Town Historical Society custodial license agreement at the Van Bourgondien County Park, West Babylon. As I mentioned earlier, the Historic Society

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2 has come forward to Suffolk County Parks
3 requesting the use of this building and of
4 the surrounding property for their newly
5 established Historical Society. They think
6 this would be the ideal location for their
7 program. It's at the center of town, and
8 they're, of course, trying to broaden the
9 interpretation to cover the whole township
10 of Babylon, but from this site, they feel,
11 and they have told us, that they would also
12 cover the tulip history for Suffolk County,
13 so they'll even be providing a broader
14 interpretation than just the town of
15 Babylon. And they are ready to move in to
16 this building as soon as we can get their
17 contract signed. A proposed contract is
18 already in the works, and the Commissioner
19 would like to see the Historical Society go
20 into this building.

21 MR. SWANSON: This has gone for legal
22 review? Lawyers?

23 MR. MARTIN: The contract has not
24 been completed. We're just starting the
25 writing of the contract now, but as part of

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that contract, the CEQ is to approve the organization to go into that historic site.

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That is part of the contract requirement.

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MR. MARTIN: The request at that time, when we reviewed SEQRA, from the

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Historical Society, was that the

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Commissioner put a formal request to the

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CEQ.

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MR. KAUFMAN: Mary Ann and Richard,

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have you talked with this group at all? Do

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you feel comfortable with them? Have you

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looked at their objectives?

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MR. MARTIN: Yes. We actually had

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the group speak to the Committee when we met

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onsite to review and dedicate properties to

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the Historic Trust. They gave a full

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proposal to us, and I've met with them a

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number of times after that meeting, and I

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think they have great ideas, and I think

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they'll be able to do a good job.

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MR. KAUFMAN: They also understand

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that they are subject to your purview at the

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historic office?

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MR. MARTIN: Yes.

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MS. SPENCER: Michael, do you remember when we talked about these contracts, and I said that it was not just deep wells that were being held up? This is one of the groups that's being held up.

MR. MACHTAY: And what do you mean? You recommend that we enter into an agreement with this group?

MS. SPENCER: Yes.

MR. MACHTAY: We don't have an agreement in front of us to say --

MS. SPENCER: Right, but this is sort of a -- they can't continue the contract negotiations without our saying that this group is suitable.

MR. MARTIN: And so you know, the Suffolk County Legislature also passes a resolution to approve the organization.

MR. MACHTAY: I'll make a motion.

MS. SPENCER: Second.

MR. MACHTAY: This is a suitable group to administer whatever activities take place at the Van Bourgondien property.

MR. SWANSON: We have a motion.

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MR. KAUFMAN: I'll second it.

MR. SWANSON: Any further discussion?

(No response.)

MR. SWANSON: All in favor?

(Whereupon, the members voted.)

MR. SWANSON: Motion carries.

MR. MARTIN: Next item on the agenda

is the Great South Bay Audubon Society
custodial license agreement at Brookside
County Park in Sayville. At the last
meeting, we reviewed the Brookside County
Park dedication to the Historic Trust, which
passed at that time, and this organization
was instrumental, actually, in the County
acquiring this property. They lobbied the
legislature to buy this property because
they thought it was a good location for
their program and their activities, and they
immediately got involved with the site under
what we call a stewardship agreement, and
these agreements usually cover the property
and not the historic buildings on the site,
so they are now being asked to go into a
custodial license agreement with the Parks

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You can see on the third page here the improvements that the organization has already completed at the site. We have had a good partnership with them with working on the buildings and grounds. They have received some County grant money for this purpose, and they have worked with us very well. The picture that we have here is actually the rear of the gate house, which is what we consider the non-historic part of the building. This was a garage that was attached to the building at a later date. They remodeled that part of the building to accommodate their conference room and meeting space, and they raised the funds through the administration to get the work completed. We also worked with them on replacing the wood shingle roof on the property, and good partnership, where the County Park provides the wood shingles and they provide the labor.

They completed that job, and they also painted the front of the building.

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They are not occupying the front right now, and under the custodial agreement, their offices will likely expand into the front or what we consider the historic part of the building.

MR. KAUFMAN: So, basically, Rich, in your opinion, these people have a good track record with the County?

MR. MARTIN: An excellent record. They opened the property up immediately to the public, they provide year-round tours of the site, and have been a great partner in maintaining the property and the house.

MR. KAUFMAN: Do you know if Jack is associated with this group?

MR. MARTIN: Yes. He's a member.

MR. SWANSON: Jack is a former member of CEQ.

Have a motion?

MS. SPENCER: I'll make a motion.

MR. SWANSON: Mary Ann made the motion. You can second it.

Do we have any comments?

(No response.)

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MR. SWANSON: All in favor?

(Whereupon, the members voted.)

MR. SWANSON: Motion carries.

Mary Ann, I'd like to ask you a question about this whole process.

MS. SPENCER: Yes.

MR. SWANSON: One of my concerns -- and I know I'm not supposed to be concerned about it, but I am - and that is whether the County has the resources to actually maintain all the properties that we have, and I was just wondering what process you all go through in regard to purchasing properties, acquiring properties, and then assuring that there are sufficient resources available that they could be properly maintained and not be neglected. That's a loaded question.

MS. SPENCER: Yes. It's a wonderful question. The subcommittee of the CEQ, the Historic Trust Committee, does not actually promote the County buying of property. In my tenure, properties have been purchased by the County, and then we're told about that.

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2 If you read the manual, it says that one of
3 our charges is to point out to the County
4 properties that are suitable for purchase.
5 It has not been my experience that we do
6 that. Properties are purchased, and then
7 they are our charge, and we look at the
8 properties that have been purchased to
9 decide whether or not they are or can be
10 dedicated or meet the requirements for
11 dedication to the Historical Trust.

12 There are a number of properties in
13 the County, that the County has purchased,
14 that are not dedicated to the Trust. My own
15 personal opinion about the funds and
16 resources and staff for these buildings are
17 not provided by the County. Richard and his
18 two helpers are asked to do the impossible.
19 They really are. If the funds aren't there
20 and the staff isn't there the support isn't
21 there, and I think what he does manage with
22 what little he has is miraculous.

23 Now, these groups that we are in
24 these custodial arrangements, in that arena,
25 then there are local friends groups or local

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2 groups who are interested in particular
3 properties -- and this is in the manual as
4 well -- and they are encouraged to come
5 forward and we are encouraged to help them
6 and to form these relationships, and in some
7 respects, it is -- for some of these
8 properties, that's the make it or break it
9 point, the fact that some of these
10 properties do have friends groups that have
11 come forward and love the property and
12 support them, which is why a couple of
13 months ago we had -- you heard my concern
14 about the fact that the County was dragging
15 its feet on signing a contract with these
16 groups. In the face of a lack of funding
17 and a lack of support, we should be doing
18 everything we can to encourage these groups.

19 MR. SWANSON: Thank you. Richard, do
20 you actively participate in the budget
21 process each year in order to try to develop
22 a budget for maintaining these properties?

23 MR. MARTIN: I do give the
24 Commissioner my recommendations on what
25 properties should be provided with capital

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funds and what our priorities should be, and he takes that and put that to the process. But, yes, I do have that input.

MR. SWANSON: Thank you.

All right. Also included in the packet, with regard to the Historic Trust, was a list of membership of the Suffolk County Historic Trust Committee, so make a note of that.

Anything else, Richard?

MR. MARTIN: Mary Ann, did you want to make any more comments on the status of the contract at this point?

MS. SPENCER: My understanding is that the contract negotiations are ongoing. I have a question for you, Larry. Could we leave this contract issue on the agenda until it's resolved, so that next month, under the Historic Trust docket, a review of the status of the contracts would be there? There is movement, and we are hopeful, but it has not yet been resolved.

MR. SWANSON: You're absolutely welcome to do that. If you want to get

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something on the agenda, make sure that Jim is aware of it.

MS. SPENCER: Well, I would officially, then, request that that just be a standing item on the agenda until it's resolved.

MR. SWANSON: That's fine with me.

All right. Just to remind everybody that this is a public meeting, and that we encourage you to participate, and as we move through the agenda, if you want to speak on any particular issue, just make sure that I'm aware of it, and we will accommodate you the best that we possibly can.

Okay. Jim recommended Type II actions.

MR. BAGG: Basically, your agenda is set out as listed as the September 18th, 2007 packet from the legislature. The legislature revised their agenda. That meeting is going to be on the 20th, tomorrow, I believe, so there was no packet for that date. The packet for August 21st, 2007 was in your folder and, basically, it's

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-- either the projects have already been reviewed under SEQRA or the Type II act.

MR. SWANSON: Ratify a recommendation --

MR. BAGG: Right.

MR. SWANSON: -- is that correct?

MR. BAGG: That's correct.

MR. SWANSON: And we don't have a quorum. So I'd recommend that we table this until Mike comes back, if that's okay. Any objections?

(No response.)

MR. SWANSON: All right. So let's move ahead, then, to the presentation of the airport tower recommendation. Anybody here to speak about that?

Please identify yourself for the stenographer.

MR. CEGLIO: Good morning. I'm Anthony Ceglio, the airport manager at Gabreski Airport. First project we have before you is Capital Project 5709, tower renovations at Gabreski Airport. Plans involve the design and construction for the

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repair and replacement of steel structure used to connect the exterior concrete block wall to the steel support structure. The building built in the 1940s showed signs of rust and steel on the connection within the last few years. The block is actually pulling away from the steel structure which supports the walls. We believe this to be a Type II action. It simply involves maintenance and repair, involving no substantial changes to the existing facility, and replace and rehabilitation or reconstruction of a structure and facility in kind on the same site.

If there's any other questions, I'll be happy to answer them.

MR. SWANSON: Okay. Any questions?

(No response.)

MR. SWANSON: Do we have a motion?

MR. MACHTAY: Motion.

MR. YOUNGMAN: Second.

MR. SWANSON: Is there a second?

MR. YOUNGMAN: Second.

MR. SWANSON: Any further discussion?

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(No response.)

MR. SWANSON: All in favor?

(Whereupon, the members voted.)

MR. SWANSON: Motion carries.

MR. CEGLIO: Okay. The second project that I'm here to discuss is County Capital Project 5711. The project includes removal of existing wood light poles originally installed when the airport was built in the '40s and replacement with new steel poles with high-efficiency lighting fixtures. Some of the existing wooden poles at the airport have actually rotted and fallen down over the years, creating a safety hazard. Other poles are equipped with outdated wiring and fixtures, making them maintenance problems, also, and inefficient. Project also includes replacement of an electrical pole adjacent to Hangar C at the airport that is literally in the middle of a roadway. We believe this to be a Type II action also, since it involves maintenance and repair, involving no substantial changes to the existing

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facility, and replacement, rehabilitation or reconstruction of a structure of the facility in kind on the same site.

And, again, any questions I'll be here to answer them for you.

MR. SWANSON: Okay. Do we have a motion?

MR. KAUFMAN: Motion Type II action.

MR. YOUNGMAN: Second.

MR. SWANSON: Any further discussion?

(No response.)

MR. SWANSON: All in favor?

(Whereupon, the members voted.)

MR. SWANSON: Motion carries.

MR. CEGLIO: Okay. The third project I have is the proposed hangar development Long Island Jet Center East, revised application to lease land and building space. As many of you know, Long Island Jet Center has been before CEQ, I believe, at least three times. In response to community concerns, Long Island Jet has reduced their proposal for development at the County Airport. Just a quick overview, Long Island

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Jet Center is a fix based operator, or FBO. It's basically a service station and parking area for aircraft. They service about 60 percent of the jet aircraft that now come into the airport.

Again, in response to community concerns, the jet center has elected to reduce their proposal from 10.03 acres to approximately 7.5 acres on the airport. They've scaled down their proposed building development from three large hangars totaling 45,000 square feet to one hangar totaling 22,000 square feet. They also wish to relocate and upgrade their fuel pump facility. Currently, they have one 12,000-gallon jet A fuel tank and one 2,000-gallon half gas tank. Their proposal is to eliminate the 2,000-gallon half gas tank and relocate one of the 12,000-gallon -- the only other 12,000-gallon jet A tank -- and then add two additional tanks, one 12,000-gallon jet A tank and one 12,000-gallon half gas tank.

The revised project has been before

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the airport council -- excuse me, Airport Conservation Assessment Panel, ACAP, on August 10th. The report is also in your package. I believe it's got a purple cover on it, so you can see it very easily. ACAP recommends a Type II action with a negative declaration. The department concurs with that recommendation.

What's that? Oh, it's an unlisted action? Okay. Excuse me, unlisted action with a negative declaration. The Department concurs with that recommendation. There are representatives here from Long Island Jet Center East and their consultant, McClean & Associates. As Jim mentioned earlier in this meeting, there were some last-minute memos from the Department of Health, and there is also a member of the Department of Health here to answer any of your questions regarding their issues, also.

MR. SWANSON: Thank you. With regard to that, I guess I'm concerned about the comments that the Department of Health has yet to receive a hazardous waste management

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plan.

MR. CEGLIO: Is that a question for me or...

MR. SWANSON: Yes. Or the Department of Health.

MR. CEGLIO: Well, I mean, they can come up here, too. I think at this point, it's probably a little too early to submit that plan because we're in the preliminary stages of the project, but I'll turn it over to them.

^{Lumisich!}
MR. ~~LUMISICH~~: Good morning. I'm Chris Lumisich. I'm with the Office of Pollution Control. It's not an application for hazardous waste management, it's an application for hazardous material storage. We oversee the storage for petroleum products, chemicals. We don't -- it's not an application for waste management, it's an application for clean product storage.

MR. SWANSON: Okay. What's the process? You're going to...

^{Lumisich!}
MR. ~~LUMISICH~~: Oh, we have an application process. There's an application

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2 they fill out that gives us some information
3 on the site. It has to be accompanied by a
4 set of drawings stamped by a registered
5 architect or licensed engineer in the state
6 of New York. We have engineering on staff
7 that review the application, go through the
8 drawings, make sure that the proposed design
9 meets all the requirements and the standards
10 under Article 12 of the Sanitary Code. If
11 the drawings meet all of our needs or our
12 requirements, we would issue a permit to
13 construct. We would then inspect the
14 construction project, and if the project is
15 built according to our approved drawings,
16 then we would issue a permit to operate the
17 facility.

18 MR. SWANSON: Very good. Is there
19 anybody here from ACAP?

20 MR. SIEGEL: Yes, sir.

21 MR. SWANSON: Would you like to make
22 a comment?

23 MR. SIEGEL: Good morning. Jamie
24 Siegel for ACAP. Basically, we had some
25 recommendations in our report that we've

1
2 given to you guys, as well, and to the
3 legislature, and we'd just like to see that
4 those recommendations are included or as
5 best included as possible. We had some
6 further consideration that we were concerned
7 about in terms of general actions in the
8 absence of a new master plan, which include
9 concerns about low-flying planes and
10 helicopters, primarily jet traffic and
11 helicopter traffic, and we would like to see
12 a comprehensive plan put in place for that
13 by the County, and we are hoping that the
14 County is working for it, and we're hoping
15 that CEQ could help with whatever words of
16 wisdom that they could provide, as well to
17 help with the County effort.

18 MR. SWANSON: You're in support of
19 this --

20 MR. SIEGEL: Primarily --

21 MR. SWANSON: -- specific
22 application?

23 MR. SIEGEL: Yes. We made a
24 recommendation to approve with the
25 consideration of, basically, asking that

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2 they move the propylene glycol deicing
3 storage from where they currently had it to
4 the fuel storage bay, where it would be
5 protected from the groundwater, and
6 complying further with the voluntary noise
7 abatement procedures, and that they hook up
8 to the waste treatment lines, they give
9 adequate setbacks, and that they comply with
10 all the County Codes, especially 380, which
11 mandates the phase-out of pesticides and
12 things of that nature, as well.

13 MR. SWANSON: Thank you very much.

14 MR. SIEGEL: Thank you.

15 MR. SWANSON: Anybody else here for
16 the public?

17 (No response.)

18 MR. SWANSON: Okay. Thank you.

19 MR. KAUFMAN: Jamie, one question for
20 you on your recommendations. Only stage
21 three or higher jets are to be used for
22 storage and no long-term commitments to use
23 or store stage two. What is the difference?
24 What are we looking at?

25 MR. SIEGEL: Stage two are very

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noisy; stage three are the quote, unquote,

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whisper-quiet planes, so it's much less

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intrusive for the neighborhood.

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MR. KAUFMAN: Is that some sort of a
recognized standard?

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MR. SIEGEL: Correct. And Tony can
correct me. I think stage two is going to
be phased out sometime in the near future,
or the coming future, by the FAA.

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MR. CEGLIO: Stage two jets over
75,000 pounds were phased out, I think in
1999, but anything less than that has not
been phased out by the FAA. The County
cannot require that Long Island Jet not
service stage two airplanes. It can be a
recommendation, it can be a voluntary issue
with Long Island Jet Center, and I believe
that's what ACAP is asking for, for them to
voluntarily only house stage three --
certain stage three aircraft.

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MR. MACHTAY: I have a question for
the gentleman from the Health Department.
Are we to understand that -- and I want this
for the record. Are we to understand that

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compliance with Article 7 and Article 12 of the Suffolk County Health Code implies that what they're going to do is safe, storage of these materials is safe and done in an environmentally sound way?

^{Lubrich:}
MR. ~~LUMISICH~~: Yes. The aboveground storage tank program foreign products has an extremely good record. We don't have problems with those tanks. We go out and inspect on a regular basis, and our program is going to be a major inspection within every three-year period, and then also some drop-by inspections.

MR. MACHTAY: Thank you.

MR. SWANSON: Anybody from the public like to speak further?

Please identify yourself for the stenographer.

^{Berrien:}
MR. ~~BERRY~~: Morning. My name is Bill Berry, and I represent the Coalition Against Airport Pollution. I'd like to distribute a letter which will formalize my brief remarks. The Coalition Against Airport Pollution has worked very hard to restrict

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2 aviation growth at Gabreski because, as we
3 know, the airport sits right on top of the
4 sole source of aquifer, the source of the
5 area's drinking water. We also know that
6 there are a number of contamination sites at
7 the airport that are in the -- I guess in
8 the process of being corrected, but now that
9 a lease has been approved for aviation use
10 at the airport, it's likely that aviation
11 activity will increase, and it seems
12 important to us that, given this increased
13 activity, that monitoring wells be installed
14 to make sure that future groundwater
15 contamination is prevented.

16 That concludes my formal remarks.
17 The more extensive comments are in the
18 letter. Thank you.

19 MR. SWANSON: Thank you very much for
20 your input.

21 Yes, please come forward.

22 MS. CLYMA: I would also like to
23 add --

24 MR. SWANSON: Please identify
25 yourself.

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2 MS. CLYMA: My name is Gail Clyma,
3 C-l-y-m-a, Coalition Against Airport
4 Pollution. Even though the Long Island Jet
5 application has been reduced in terms of
6 total acreage, this is still a substantial
7 expansion. They will be tripling building
8 space; increase of paved areas by
9 two-thirds, triple the amount of fuel
10 storage, and 25 new jobs added. At the same
11 time, the airport property has already been
12 severely compromised, and I hope you
13 remember that in an earlier meeting, we
14 distributed a list of 18 areas of concern
15 known as suspected pollution sites.
16 Subsequently, the Department of Health
17 Services reviewed our list, and the document
18 that has just been distributed is their
19 report. Obviously, you can't read that
20 immediately, but I would just like to point
21 out that more than half of these 18 sites
22 are still open in some sense. There are
23 pollution sites that have been there for 20
24 or 30 years where they're still trying to
25 decide how to clean them up. We know -- we

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understand there are a lot of safeguards in the tank construction and in the way that the fuel is supposed to be handled, but the fact of the matter is that accidents do happen. I don't think all of those 18 problem areas occurred deliberately.

We, therefore, do feel very, very strongly that monitoring wells should be installed. And I realize there is going to be some expense involved, but it's the only way to really be sure that we don't have more contaminants heading for our groundwater.

MR. SWANSON: Thank you. Many of these contaminated sites were actually there prior to Suffolk County taking over management of the site; is that correct?

MS. CLYMA: That is correct. Not all of them, but some of them, yes, left there courtesy of the Air Force.

MR. SWANSON: Thank you.

I would just like to get your reaction to the suggestion that there be groundwater monitoring in the area.

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MR. CEGLIO: I think maybe it would be a good idea to bring up the Department of Health again and talk about the monitoring that's installed in each one of the tanks and the protection that's involved. I'm not an expert on it, but I know there's overflow protection on each aboveground tank that can handle tank ruptures a hundred percent of the capacity of the tank. One-hundred ten percent, excuse me. There's alarms within that overflow area, there's overflow alarms in the tank itself. There's many protections that can -- that are required -- and I'll turn it over to...

MR. SWANSON: That being said, I understand that new construction will follow standards of today, but the request really was, besides the precaution taken in construction, there still needs to be some thought given to groundwater protection or groundwater monitoring on the airport site. In addition to the construction standards. That's what I was asking the reaction to.

MR. CEGLIO: Okay. I think it would

1
2 probably be a little overkill, to answer
3 your question. Because of the sites that
4 Ms. Clyma mentioned that were contaminated
5 by the Air Force, there are a number of
6 monitoring wells onsite already in areas
7 that have had contamination. I believe they
8 are, by the Air Force, monitored
9 periodically to determine how much product
10 is -- or what kind of contamination is in
11 the groundwater. The addition of more wells
12 I don't know would be beneficial, and also
13 think of the location of them, the way the
14 aircraft ramp is situated where Long Island
15 Jet is proposing to do their development.
16 The monitoring well would probably have to
17 go across several lease holes and airport
18 tie-down areas to make any sense. I don't
19 think it really, like I said, would be
20 beneficial.

21 MR. SWANSON: Yes?

22 MR. KAUFMAN: I want to make a
23 comment on this. I'm looking at one of the
24 attachments that we were handed, and just
25 going through the first three pages, I'm

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2 counting over 50 wells in the area. Now,
3 unless those wells have been capped off,
4 they probably can be reopened and
5 groundwater samples can be taken from them.
6 Again, I don't know the exact distribution
7 -- I'm only three pages into the document --
8 but it seems to basically cover three out of
9 four cardinal points on the compass. So, it
10 might be an idea for the Department of
11 Health, if they're so inclined, to get a
12 quick map of what is in the area of what has
13 previously been drilled. The Army Corps is
14 doing certain things, etcetera. They might
15 want to see what's over there. You might
16 not need to do any more groundwater
17 monitoring wells; you may have the wells in
18 place.

19 ^{Lubicich:} MR. ~~LUMISTICH~~: Yes. I'm not
20 specifically involved with the clean-ups.
21 I'm with the group that does new
22 construction. I don't know if they have a
23 mapping of all the sites or if they're
24 mapped specifically to each building.

25 MR. SWANSON: Thank you. We request

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that you give us some more information on the feasibility of groundwater monitoring on the airport, what the County's current program is, and how they react to this suggestion.

Before we take up the debate about the specific issues, I was just curious if you would also comment on the noise pollution concern that was expressed by ACAP. I think noise pollution from aircraft all over the Island has been a growing concern. What is the County doing with regard to trying to contain that somewhat?

MR. CEGLIO: You're right, it is a growing concern, not only at the airport but across the County, due to a lot of additional helicopter traffic. In 2006, the County -- the airport, in cooperation with local community members and pilots and air traffic control towers -- implemented a voluntary noise abatement program for multi-engine, single-engine aircraft, and then another policy for jet aircraft and helicopters. To date, we've sent out

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2 hundreds of letters to aircraft that violate
3 those voluntary procedures. We've spoken to
4 helicopter companies to make them aware of
5 the voluntary procedures. We're seeing some
6 compliance, but it's certainly a long way
7 from being perfect. We plan on continuing
8 to make the local aviation community aware
9 of our voluntary procedures. The only
10 problem with trying to mandate those
11 procedures there is a Federal law in place,
12 the Airport Noise Capacity Act, which was
13 passed in 1990 by the Federal Government,
14 which restricts local government from
15 putting or imposing mandatory noise
16 restrictions on aircraft.

17 So, we're doing what we can in light
18 of the law, and it's certainly a -- it's a
19 long process. I think we've come a long way
20 already, but there's certainly more things
21 that we're planning on working on with the
22 helicopter companies and aircraft. One of
23 the things that ACAP recommended was that,
24 in the lease that is possibly granted for
25 Long Island Jet Center, that they also help

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2 us in our voluntary procedures by getting
3 the word out or making the pilots that come
4 to their facility aware that we have this
5 program and to try to get them to follow it.
6 We, in addition -- one of the voluntary
7 procedures is that we would like is aircraft
8 not to fly after 11:00 o'clock at night and
9 before 7:00 o'clock in the morning. Even
10 without complaints from local residents, we
11 checked a local Web site that aircraft are
12 monitored on, that file flight plans, and we
13 noticed that they're flying within those
14 times. We sent out a letter to them, you
15 know, making them aware of our program and
16 asking their cooperation the next time.
17 I've gotten feedback from several of those
18 companies that said they weren't aware of
19 the program; that they would do whatever
20 they can, as long as their customer isn't
21 insistent on flying during those hours,
22 which in some cases happens. But they will
23 talk to the customer, since the airport
24 would like cooperation in this regard, and
25 we want to cooperate with them because we

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know noise is a growing problem.

So they were getting the word out there, but there's certainly more that can be done. And, with the help of the tenants, the proposed tenants at the airport, I think we'll succeed.

MR. BAGG: Tony, understand that, in terms of aviation noise, there's a problem not only associated with the tenants using Gabreski, it's the entire South Fork and East End with other pilots that are really coming out to bring in clients to East Hampton and other areas, and then going back into New York City. I mean, it's just not associated with Gabreski, it's associated with all of the airports. Is that correct?

MR. CEGLIO: Yeah, that's a good point, Jim. The helicopters, which have been publicized in Newsday, I think in the early spring -- we've certainly got a share of helicopters, but there are a number of them that bypass or fly right over the airport and talk to our control tower to get permission to do so, but they continue on to

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2 the east end of Long Island, to East Hampton
3 Airport or Southampton Heliport, and then
4 return to New York City. I mean, there are
5 instances - you can tell by our landing
6 reports - where helicopters come into our
7 airport three times a day, you know, the
8 same helicopter. So, I think it's certainly
9 a growing problem, and certainly with the
10 growing population on the east end of Long
11 Island and the congestion on the roadways,
12 that we're going to continue to see this.

13 The answer? I'm not sure of the
14 answer. Our voluntary program asks the
15 helicopter operators to fly over Sunrise
16 Highway and into the airport over the Pine
17 Barrens area rather than the noise sensitive
18 area southeast and west of the airport.
19 Some of them do, and I've witnessed it, but
20 there still are a large number that don't.

21 MR. SWANSON: Thank you. Do you have
22 any further questions?

23 MR. KAUFMAN: I don't have questions
24 so much as I want to veer in to one
25 particular issue with 6, 7 and 12 with the

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Health Code, and I'd like to talk about that a little bit, if you don't mind.

Six, seven and twelve of the County Health Code are basically the gold standard right now out there for environmental protection, as I understand it, and that's, essentially, what they're committing to do, as I understand, reading all of the documents. Are you trying, Tony, to make other operators in the area, and your airport, adhere to those standards, upgrade when possible?

MR. CEGLIO: Well, right now, everybody -- the operators on the airport, the field operators on the airport -- do conform to 6, 7 and 12 at the time of construction. Jet Center is, right now, the only one that plans on adding any fuel tanks, and they're going to upgrade their facility and conform to the latest standards. When they put their fuel tanks in, I think the standards might have been a little bit different. I'm not, again, an expert on it, but a new facility would

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certainly be upgraded and more in line.

MR. KAUFMAN: You're getting to the point I was going to be driving at. A lot of the spills that have been submitted to us in this attachment showing the various issues, they seem to be relatively older spills and, essentially, they were done when the County health standards were not in place. In fact, I've looked through all of them now, and I do have some familiarity with them, and I'm not seeing any of them occurring when 6, 7 and 12 were in place.

Again, you're going back to the '60s and '70s and stuff like that, as to when this stuff occurred. So the basic question, then, I have is: Despite the history over there -- and, obviously, you've got the cognizance of it -- are you comfortable with the construction standards and with what they're proposing?

MR. CEGLIO: Yeah, absolutely. And I feel very comfortable with upgrading to aboveground tanks, especially because if there is a leak, it's more visible, rather

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2 than the underground tanks, and, again, that
3 110 percent containment if the main tank
4 ruptures is certainly a safety measure that
5 goes above and beyond what was there before.
6 And, again, the overflow alarms are in
7 place, so you can't overflow or overfill the
8 tank, and then the 110 percent containment.
9 The Health Department is out there
10 periodically to inspect the facilities.
11 There have been violations in the past, but
12 that's what they're there for, to make note
13 of the violations and make sure they're
14 corrected. As far as I know, every
15 violation has been corrected.

16 MR. SWANSON: Thank you. Motion?

17 MR. KAUFMAN: I'll make a motion that
18 this is an unlisted action, negative
19 declaration. I will also, however, request
20 or put a recommendation in there that
21 Suffolk County provide available data on
22 wells in the area that have previously been
23 drilled that might provide groundwater
24 monitoring capability. I well understand
25 the concern of the community in the area,

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and, while I don't think necessarily that these tanks and this construction project is going to have an impact, it never hurts to have those lines of protection available. That's my motion.

MR. YOUNGMAN: Second that motion.

MR. SWANSON: We have a motion and a second. Any further discussion?

Yes.

MR. MACHTAY: Are you saying you would like Suffolk County to provide information on the monitoring of wells that are already there. Provide it to whom? To CEQ; the legislature?

MR. KAUFMAN: To both.

MR. MACHTAY: Okay.

MR. SWANSON: We have a motion and a second. All in favor?

(Whereupon, the members voted.)

MR. SWANSON: Opposed?

(Whereupon, the members voted.)

MR. SWANSON: Motion carries. Thank you very much. Good luck.

MR. CEGLIO: I have one more for you.

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MR. SWANSON: Okay.

MR. CEGLIO: The next one -- the last one for me -- is the proposed hangar development, Amco, Inc. Application releasing five acres, construction of hangar and office space. Amco is one of the largest produce shippers of the northeast of the United States. They don't ship anything out of Gabreski; it's all rail and truck. They currently keep a jet aircraft and two small airplanes at the airport, and they have for about 20 years. Their proposal is to construct their own hangar. Right now, they're leasing space in somebody else's hangar. They want to construct their own hangar on five acres of land on the west side of the airport in an area that has been designated in the previous master plans of 1970, '80 and the updated 1990, which has been designated for aviation development.

The hangar is for aircraft storage only; there is no fuel involved. There is some small office space attached to the hangar. The Airport Conservation Assessment

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Panel, again, at their August 10th meeting recommended -- I'll try to get this right this time -- an unlisted action, negative declaration. The Department also concurs with this recommendation.

MR. SWANSON: Any questions?

(No response.)

MR. KAUFMAN: Make a motion unlisted neg act.

MR. MACHTAY: I second.

MR. SWANSON: Any comments?

(No response.)

MR. SWANSON: All in favor?

(Whereupon, the members voted.)

MR. SWANSON: Opposed?

(Whereupon, the members voted.)

MR. SWANSON: Motion carries.

MR. CEGLIO: Thank you.

MR. SWANSON: All right. Chandler Estate redaction use study.

Before you begin, I forgot to table the legislative recommendations. Now that we have a quorum, do we have a motion to accept the staff recommendations?

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MR. KAUFMAN: So moved.

MR. SWANSON: We have a legislative resolution second. And a second by Mr. Machtay. Any comment?

(No response.)

MR. SWANSON: All in favor?

(Whereupon, the members voted.)

MR. SWANSON: Opposed?

(Whereupon, the members voted.)

MR. SWANSON: Motion carries. Thank you.

MR. GIBBONS: Morning. Nick Gibbons, Parks Department. I'm not sure if the members have had an opportunity to review the plans sent out. If not, I'm just going to call your attention to a few of the main highlights of the proposal and a little bit of history and explanation as to why we had this study done. The Chandler Estate is located up in Mt. Sinai. It's approximately 40 acres. It was purchased by the County in September of 2000. The County portion of the acquisition is 4.5 million, and the Town of Brookhaven also contributed \$500,000 for

1
2 the acquisition. It was acquired under the
3 Greenways Open Space program. For the
4 benefit of the members who haven't been
5 there, it's primarily a wooded parcel in Oak
6 Beach Woodlands. There is some freshwater
7 wetlands, although I don't believe it to be
8 regulated by New York State, which is on the
9 eastern side of the property. That
10 freshwater seat eventually empties out into
11 Mt. Sinai Harbor, where there's a regulated
12 tidal wetland.

13 The park has 170 feet of shoreline
14 along Mt. Sinai Harbor, but not much of a
15 beach to speak of. At high tide, the
16 waterfront is pretty much inundated. Some
17 miscellaneous items on the property, it was
18 known as a site where Arthur Miller and
19 Marilyn Monroe had summered at one point.
20 There were three structures on this site.
21 They've, since the acquisition, been
22 vandalized and/or were the site of arson.
23 They've subsequently been demolished, as
24 have other structures on the place, mostly
25 to remove what had been proven to be an

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attractive nuisance. And the current access to the site is quite poor. It requires you to drive through a church parking lot, past a private cemetery, and, at that point, you -- which we have a right-of-way over -- but, at that point, you then enter the park property proper.

There is a private land holding inside the Chandler Estate. It's a private residence. So, that last point is really why we came to retain the services of a private consultant, to take a step back and look at how we might better provide real public access to this site. Again, we've had it for seven years now, and there really isn't much of a benefit to the public to date. The local residents certainly use it. They have the benefit of being able to walk into the site and knowing where it is. There is some limited visitation, but we'd like to do a much better job in getting people out there to experience -- you know, the signature feature of the property is the view that's highlighted on the front cover

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of this report.

So, inside the report here, there are a couple of foldouts, and the first one sort of helps to orient the property and approximate some of the major features of the park. The orientation of the foldout is somewhat for the benefit of explaining -- north I would describe as Mt. Sinai Harbor, although it's a little to the northeast.

So the property is bounded to the north by Pipe Stave Hollow Road; to the south by three residential cul-de-sacs that dead-end at the property; to the south -- or to the east, rather -- is North Country Road. And, if we're all looking at the same thing, you'll see off of North Country Road is the church. In the one I'm looking at, it's identified as number 2. Number 5 is the private cemetery. Three is a private residence that fronts North Country Road. So the access, which is identified on this map as the red arrows, they show you driving in through the park -- I'm sorry, the church property over our right-of-way, extending to

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a finger that is park property. Once you get there, you follow a dirt road in. The in- holding is identified as number 3, which is the private residence. And you can drive right past there, currently, and into the property, into the center of the property.

The next foldout shows our proposed parking area, which is off of Pipe Stave Hollow Road, and we looked at several alternatives before we came to this preferred alternative. It's not ideal, but it's still better than some of the other ideas that we took a harder look at. The access off of Pipe Stave Hollow Road, which is a busy and fast-moving residential street, is relatively flat, but, after that, you'll see the topography is quite steep, so there's going to have to be some sort of pedestrian access cantilevered or otherwise elevated pedestrian bridge over the freshwater seat and into the property. We then proposed a handicap parking, utilizing what is the car access to the property. That is, through the church parking lot, and

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we'll make a small, I don't know, maybe three- to five-stall handicapped parking lot up in that section of the property. The main public access -- I think it's proposed to be 15 to 20 stalls in the report, but it's not likely to be that large; probably more like 10 to 15, I would say.

MR. KAUFMAN: Quick question for you just as you're identifying these places.

MR. GIBBONS: Yes, by all means.

MR. KAUFMAN: Parking is going to be at what I think was marked as number 2, right near the church itself? Is that accurate?

MR. GIBBONS: The handicapped parking?

MR. KAUFMAN: No, the main parking.

MR. GIBBONS: No, the main parking is up on Pipe Stave Hollow Road. It's a green rectangle with a letter P inside of that.

MR. KAUFMAN: Thank you.

MR. GIBBONS: The handicapped parking will be more down towards that number 2, in proximity to the church.

1
2 Page four of the report more
3 adequately and thoroughly describes the
4 alternative locations we've looked at for
5 access to the site. As does page 5, which
6 speaks to the parking. Page 8 breaks down
7 what the capital improvement cost would be
8 to the site. The access alone is estimated
9 to be \$230,000 for the parking lot, \$169,000
10 or so, give or take, just to get the site
11 really open and available is probably along
12 the order of \$500,000 or more. There
13 currently isn't any item for next year's
14 capital budget for this site. Where we are
15 right now is, this plan was brought to the
16 Suffolk County Board of Trustees, Parks
17 Department Trustees. They endorsed the plan
18 and adopted it; passed a resolution to that
19 effect. I'm bringing it here to the Council
20 today. It will then, from here, go to the
21 legislature, and I think the earliest,
22 realistically, we would look at for a
23 capital project here would be 2009.

24 There's a variety of photos inside.
25 It shows some of the existing features, some

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of the vistas here. And that's pretty much it. The report really just speaks to, like I said, the access. That's the primary crux of the issue for the site.

I'll be happy to answer any questions.

MR. SWANSON: I didn't get the packet until last night, and I may be missing a lot of things that are in the report. Just skimming through it, I was disturbed at what's not here, particularly considering that your objectives are to open up access. First of all, what provisions are you going to have to protect the wetlands now that you're going to encourage people to be stomping through it?

MR. GIBBONS: Well, except for taking exception to your categorization of what we're going to be doing there, there is public access now. It's primarily for unauthorized activities. The site lends itself to after-hours activities not endorsed by the Parks Department. So, to that end, we hope to encourage authorized

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activities and get more responsible eyes and ears back there, and to do a better job of managing the property, not less so.

In terms of the sensitivity of the wetlands, the freshwater wetlands, as I mentioned, I don't believe that to be regulated by New York State DEC. However, we will still take whatever measures necessary to, in a responsible way, get people over that and, basically, beyond it so they can get into the -- the property. And I don't think doing so will have any detrimental effect for the wetlands, no.

MR. SWANSON: Okay. And what about the saltwater?

MR. GIBBONS: There really isn't any good access to the -- it does empty out into a nice tidal creek. It's intact, except for the colonization by the invasives. The runoff from North Country Road does basically get dumped into that seat and straight out into Mt. Sinai Harbor, and I do believe that that has an overall impact on the water quality of the harbor there. The

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Town of Brookhaven is looking at doing a better job of handling that storm water prior to it being -- you know, in the old school way, dumped into the lowest spot available.

So, that's encouraging, and we'd like to work with the Town to make that wetland more effective at doing so. That might require going in there and engineering that to hold the water back a little longer and to help process it before it gets flushed out into the harbor. Like I said, the nice thing about it not being regulated is you could play around a little bit and make it something that it isn't now. So that has some promise. But the tidal wetland I don't really feel would be impacted by our providing access to the beach, to the overlook. If anything, it would help to foster an appreciation for people who haven't been to the site to do more there.

I guess I should have mentioned kind of the bigger picture, what we envision for the site is no bathrooms, passive trail

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2 system, maybe some interpretation of what
3 happened there in terms of the historical
4 aspects, who was there, what they were doing
5 there, that kind of thing. But,
6 essentially, we get you down to the --
7 there's a cleared area of about maybe
8 three-quarters of an acre. It's a
9 grasslands field that's overrun with weeds,
10 but, still, it offers a nice panoramic view
11 of the harbor, and that's, basically, what
12 we want people to do when they get there.

13 MR. SWANSON: You don't plan on
14 putting in walkways or anything other than
15 -- to get over the freshwater wetlands?

16 MR. GIBBONS: No. We may have some
17 improved path for the handicapped access
18 trail or a path, whatever that might be.
19 That will be a pervious surface, but it may
20 be hard. We haven't looked too closely at
21 that yet. We'd like people to be able to
22 experience it, regardless of their
23 capabilities and that's pretty doable.
24 There are roads on the site, dirt roads,
25 that they're hard packed now. They may need

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2 very little augmentation to make them
3 compliant and -- aside from the height. I
4 should mention that. We would not
5 discourage access from the water by way of
6 either canoe or kayak. You could easily
7 land a boat on the beach and walk up to the
8 property and enjoy it that way, and/or
9 recreational fishing from the beach would
10 also be permitted.

11 MR. SWANSON: Okay. And what are you
12 doing about collecting garbage and trash?

13 MR. GIBBONS: We're not doing
14 anything now. We had accessed -- at the
15 request of the neighbors, I believe, we put
16 a garbage pail at the end of one of those
17 cul-de-sacs. Those who are aware of it, I
18 believe they can -- Town permits parking on
19 residential streets, except from, I guess
20 the hours of dusk to dawn. I'm not sure how
21 it reads, but off that water's edge lane,
22 there's a current access path, and that's
23 the cul-de-sac across Mount Sinai Harbor.
24 We did put a garbage pail there. We have no
25 park staff at the site, but they do pass by

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there every couple days of days to check on it.

MR. SWANSON: As I do with all your parks, I would encourage you to put waste facilities, including recycling facilities on the property. The other thing that I think you ought to do is, looking in here, they recommend benches and stuff like that.

MR. GIBBONS: Yes.

MR. SWANSON: If you do that, again, try to look into using recycled material as much as possible.

MR. GIBBONS: We will do that. We have been getting better about that, Larry, and as usual, I'll tell you that the likelihood of us doing a recycling effort here is slim. If anything, I think we'll remove the one garbage pail we have and make this essentially a carry-out facility. With enough staff, we're dividing whosever time that is more and more, and so it's not likely for them to get to the site often enough to do a good job at keeping the place up. Yes, if we do, I will, as usual, carry

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that message for you and encourage that to be the case, but I can't make a commitment to you, at this point, on that.

And the benches, just to follow up on that, there is an issue with benches that there are some that believe that those, in and of themselves, could become attractive nuisances in that they will help to encourage after-hours gathering. And we have had that, as I said, and that continues on the site. So the benches aren't -- they haven't ridden to the top of the list as of yet.

MR. SWANSON: I guess another question is whether the size of the parking lot is too large, in my mind. I don't know how others feel, but it seems to me for the size of the property, it seems awfully large.

MR. GIBBONS: That's open for discussion, and it's fair criticism. I'm not sure if you were in here at the time. I think the plan calls for 15 to 20 stalls.

MR. SWANSON: Right.

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MR. GIBBONS: That 20 for sure is on the high end.

MR. KAUFMAN: I think I concur with what Larry was saying as a reduction in parking spaces. You don't want to overload the park. I've got three questions for you. One, regarding the plan, I think it might be a good idea to add to the plan that somehow or other the County try, maybe without capital funds, but try to protect the wetlands in the area via upgrade of the -- containment from adjacent lands, to the extent that adjacent road networks, such as Pipe Stave, etcetera, may be directing flow of storm water into the area, it might be a good idea putting it into this plan saying that the County is going to look into doing something like that to try and contain it, maybe in cooperation with the Town of Brookhaven or something like that. If you don't put it in the plan right now, you're not going to get -- it might get forgotten over the years.

MR. GIBBONS: That's entirely true.

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2 I'll just tell you that the plan can't
3 change at this point, in the sense that
4 the -- not that it's been adopted, but the
5 services of the consultant on that contract
6 are done. What I would ask, though, is that
7 maybe if he could help to describe the
8 Council's concern and have those
9 incorporated into our capital program, I
10 would be happy to have that opportunity to
11 then point to CEQ's suggestion that we take
12 a harder look at this and put some capital
13 dollars.

14 MR. KAUFMAN: It may not be the
15 County's responsibility to put the capital
16 funds in. Maybe it's the Town of
17 Brookhaven. I mean, under the new Phase II
18 or, looking down the road, Phase III regs
19 that people are talking about, this may be
20 something the Town of Brookhaven needs to
21 do. I would suggest what you just stated is
22 a good idea, but I also think a sentence or
23 two or a paragraph, or something like that,
24 could be added to the report by somebody in
25 Parks basically saying that the County will

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look into trying to protect the wetlands.

MR. GIBBONS: Well, how about if we adopted the written comments of the CEQ as part of it?

MR. KAUFMAN: That's the first question.

Gloria brought up one interesting point. It might be a good idea, regarding garbage, to try and arrange for the Town of Brookhaven to pick up garbage at the entry point. The Town trucks that they have under contract do pass by in several of the directions that I could see. And if you're going to be having parking along Pipe Stave, that's probably going to be your central point. It might not be a bad idea to have that.

MR. GIBBONS: It sounds entirely logical.

MR. KAUFMAN: In which case we're definitely in trouble.

The third point was something that a couple of us are not sure about. We've got the plan here. We've also got an

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application just for one component of the plan. What are we approving today, if anything? Are we doing the plan plus the parking or...

MR. GIBBONS: The parking is part and parcel of the plan. I think the EAF calls to your attention the parking because I really see that as the only element of this plan that has any potential environmental significance. I would like for the Council to accept and endorse the entire plan so I wouldn't have to come back to you with any of the other elements that are in here. I don't have the specifics in terms of the engineering or the parking, but if you approved the overall conceptual plan, that would be enough to begin the process of getting that project completed.

MR. KAUFMAN: Basically, then, you're asking for two issues here: The actual parking or approval of the conception of the parking and, also, approval of the plan itself, as has been presented.

MR. GIBBONS: I think it's the same

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2 thing. I think it's one thing I'm asking
3 for, which is your review of the plan, and
4 the EAF maybe unnecessarily called your
5 attention more to the parking itself. I
6 considered doing the short form and just
7 basically attaching that to the front of the
8 plan, but I thought it might help the
9 Council to have some more information about
10 the site and --

11 MR. KAUFMAN: Okay. That was
12 appreciated. I frankly think, if we wanted
13 to, we probably could do both today. My
14 personal opinion right now, before
15 discussing it with the members, I think we
16 have enough information to have an idea of
17 where we going. This is, frankly, more
18 information than we usually get for
19 properties used, even on the greenways, for
20 example.

21 MR. GIBBONS: We wouldn't normally do
22 this except for the fact that the access was
23 tricky; otherwise, I wouldn't be here,
24 that's true. We probably do something like
25 this in-house more often than not. Carve

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out a little parking and, you know -- this is not something usual for us, but what makes this one unusual is it's hard to find a suitable place that doesn't have at least some environmental issues, not necessarily impact.

MR. KAUFMAN: I have the same problem, by the way, for parking for the Knox School up in Nissequogue Village, with the issues of parking.

MR. GIBBONS: Uh-huh.

MR. SWANSON: What do you propose to use as parking surface?

MR. GIBBONS: That really hasn't been identified, so it could be -- typically what we use in a situation like this is a clean, crushed stone. I've gotten the Department away from using the recycled concrete aggregate. You know as well as I do that that can introduce compounds into the surface waters there, so in this situation, given the proximity to the harbor, I certainly would not approve of RCA here. We use RCA because it's cheap and it works

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well, but so does crushed stone. It's just more expensive, but it's clean, so that's what I would propose here.

MR. SWANSON: Any other questions?

MS. RUSSO: In the proposal from the consultant it talks about recommended alternates, look on page 4. And it's still up in the air which one you would choose. Who will be making that decision?

MR. GIBBONS: I'm sorry, the recommended alternatives are for Pipe Stave Hollow that are identified.

MS. RUSSO: Right. Is that the one that you're going to choose?

MR. GIBBONS: Yes.

MS. RUSSO: Oh. It wasn't clear.

MR. GIBBONS: I'm sorry.

MS. RUSSO: I was thinking it's still open to discussion of which path you'll actually choose.

MR. GIBBONS: No. I'm sorry if I was not clear about that. Yes, Pipe Stave Hollow Road is what we're proposing, yes. The others, without reading this to you

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2 verbatim, North Country Road is simply too
3 busy. It's just not a safe alternative.
4 That would have been the nicest. It would
5 get you away from the wetlands and more to
6 the central part of the property quicker and
7 require less engineering from a pedestrian
8 standpoint, but it's off the table for
9 safety reasons because it's not a good
10 practice to have public park access through
11 the end of a residential street, just in
12 general.

13 MS. RUSSO: All right. Okay. So on
14 to page 5, it's stated in here a
15 20-passenger shuttle bus. It's stated in
16 your comments what we have is capacity for
17 ten cars?

18 MR. GIBBONS: If that's the Council's
19 pleasure, yes, I would say that those should
20 be incorporated into any of the comments we
21 receive back from Jim on the issue. The
22 idea there was if a local school group or
23 somebody wanted to use the property, we'd
24 certainly like to have that happen, so while
25 the parking area might -- we might all agree

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that 20 cars at one time is just too many for the property. We'd like the ability to have enough turning radius and area for a bus to enter the property. There was some public comment from the meeting we had in the community that that's something they would like, and we would like to encourage that.

MS. SQUIRES: Do you have a user group or a friend of the Chandler Estate that is part of this? Because certainly there are so many people who wanted this acquired, and you have a parks stewardship program. It almost seems as if, since we were talking -- I know we were talking about houses, but it seems like an ideal place to put together a bunch of people that would watch over and care and help you.

MR. GIBBONS: We're certainly -- they haven't -- I'm certainly interested in talking to anybody who's interested in --

MS. SQUIRES: You have the mechanism in your park stewardship program.

MR. GIBBONS: That's true. I guess

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it's fair to point out that many of the folks who were instrumental in getting this property acquired are not necessarily a hundred percent behind the plan presented to you here today to get real public access to this place. We did have a public meeting up there, and our proposal was not well received. And what more can I say about that? There's a great deal of interest from the immediate surrounding community to make this very much a passive park to the point where only those who happen to, by virtue of living next to the park, get to use it. It's totally in opposition to the Parks' mission and policy.

MR. KAUFMAN: Very diplomatically said.

MS. SQUIRES: And it's a shame that there can't be bathrooms there because people are always looking for hiking sites for small groups to take.

MR. GIBBONS: I'm not saying there can't be. It's not an element of this plan, and they were given our direction not to

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propose it.

MS. SQUIRES: Oh, I know all those people said no bathrooms.

MR. GIBBONS: And I don't want to -- regardless of whether or not they support the plan or not, I was happy to spend an evening hearing why they didn't, because I do feel that's an important part of the process, and I think it's only fair to the Council for me to call your attention to the fact that -- and I may have checked off the box somewhere buried in that EAF, but, yes, there's public opposition or controversy surrounding this plan. So that's the controversy. I'm interested in continuing a dialogue with these people, and I'd like to enlist their help. Obviously, they have the greatest interest and most to gain and/or lose by us either making this what we wanted to make or dropping the ball in terms of our goal, so, yes, I will pursue that with them.

MR. BAGG: Nick, is this project going before the legislature?

MR. GIBBONS: Yes, yes.

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MR. BAGG: Okay.

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MR. GIBBONS: Yes, this has to be adopted, and only after that is adopted can we begin to make a request for capital program.

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MR. BAGG: Now, is that the plan that goes before the legislature or the plan and the parking both?

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MR. GIBBONS: They're one and the same. I don't want the EAF to either supercede or somehow confuse your review here today. Again, I called the Council's attention to the parking because I felt like that was the biggest issue here for us and for you. But it's part and parcel of the plan.

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MS. SPENCER: I have a question about the parking. So there's the proposing on Pipe Stave Hollow Road. Are you totally precluded from using any of the church parking, for example, for a bus? In order words, could you limit the space on Pipe Stave Hollow Road and a school group or a bus were to come in, that it would go into

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what you proposed as handicap access or into
3 the existing parking lot in the church, or
4 is that off limits?

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MR. GIBBONS: Nothing precludes us
from using our current access. We could all
go there after this meeting and not have --
and be in good standing with the church.
They understand that we have an access
easement over their property to get to ours.
We could recommend that we clear an area in
the interior of the park. I'm not
advocating for that because I think it
adversely impacts the overall integrity of
the property, but it's well within our
easement to make that public access.

MS. SPENCER: I guess what I'm asking
is: What is the relationship with the
church?

MR. GIBBONS: The relationship with
the church is good in that they understand
we're trying to take a harder look at this
and make life better for them. It's not
just the church. Again, there's a cemetery
which happens to not be affiliated with the

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church, and then on top of that, they run a day-care and/or camp out of this place.

MS. SPENCER: Right. That's why I was wondering, if you have a good relationship with the church or the camp or the day-care, whoever has that fairly good-sized parking lot that already exists --

MR. GIBBONS: Do we need bus access on the --

MS. SPENCER: -- do you need bus access off Pipe Stave Hollow Road, and then could we limit the parking on Pipe Stave Hollow Road?

MR. KAUFMAN: Can I jump in on this one for a second? You've got a problem in terms of liability. A problem in terms of impact upon parking lot and capital costs. To the extent that the County might be utilizing the church's parking lot, anyone using that from the public, that incurs liability to the church. Second off, literally, their parking lot over there -- I've actually been there, and their parking

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2 lot might get chewed up a little bit, and
3 they might start asking the County for
4 money. That's some of the issues that have
5 to be considered in this kind of a thing.
6 You need to counterbalance that against the
7 capital cost of putting in a parking area
8 elsewhere. It introduces complications, is
9 what it boils down to.

10 MS. SPENCER: Michael, in the
11 meantime, there is no parking, so in the
12 meantime, everyone who accesses this park,
13 who comes by car, is parking in the church
14 parking lot.

15 MR. KAUFMAN: I don't disagree with
16 that.

17 MR. SWANSON: I'll just express my
18 thoughts, and then I'll let you go. I find
19 the plan as being totally inadequate, and if
20 you are willing, it would be my
21 recommendation of our group that we deal
22 with the parking lot only but not approve
23 the plan. I think there's a lot of
24 questions that have not even been touched on
25 in the plan as we see it, and a number of

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them have been brought up. Now, personally, I'd like to see a well thought-out plan and not just skimming over difficult issues.

MR. GIBBONS: Well, this is a lot more planning than we do for most places, Larry, so if there's anything like -- and I can appreciate and are sympathetic to the fact that you only received this yesterday. I really don't care one way or the other if it's tabled today. There's really no time constraints on this thing. I've obviously had it for a while. The trustees are in the same position, and I encouraged them to keep it for a month longer than they needed to just to get the opportunity to read it. It's true there isn't much text to this report. I think it addresses, really, the only things that bear significant analysis. So, we can either discuss this more today or we can table it and discuss it more at the next meeting, but if there are specific items that you see as absent and/or lacking from this report, then I'd like to hear what those are. I'm curious to find out.

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The report focuses on the access and the parking because those are the primary issues at this site, so I'd like to hear more about what you find to be inadequate about it.

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MR. SWANSON: Well, the County is wringing their hands, for example, over the whole issue of wetlands. They're not really even -- what you plan to do to protect the area. It's not mentioned, the best that I can tell. And you explained the situation, but nevertheless, it seems to me the controversy that you're going through over the wetlands issue is so intense, and then you have a property in which it's not even addressed. So it's ridiculous.

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MR. GIBBONS: Well, I would suggest that the \$5 million investment in a property goes a long way towards protecting the wetlands. I don't see anything in what we're proposing here today to have a detrimental or potentially detrimental effect.

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MR. SWANSON: You know better than I,

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2 public access to wetlands is about the
3 quickest way that you can have to destroy
4 them. As soon as people start tromping
5 through them to get to the beach or
6 wherever, they're going to be destroyed, and
7 most of us are not as thoughtful, perhaps,
8 as you are about how to walk around them and
9 protect them. And the whole point of this
10 is more public access.

11 MR. GIBBONS: Well, again, it is open
12 and in a way that helps to further degrade
13 the wetlands. What we're proposing here are
14 a network of trails laid out in a
15 responsible way to get people into less
16 sensitive areas of the property in an
17 efficient way. I don't know what more
18 analysis could be done in terms of -- you
19 know, obviously, this establishes a trail
20 network. It will be up to the Parks
21 Department staff to actually physically go
22 out there and lay these trails out. This is
23 the type of thing we do every day. I don't
24 think we need or would benefit from
25 additional oversight from other departments

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or agencies within the County, which is what the Parks Department does.

MR. SWANSON: I would like to know what you were doing. Anyway, those are my thoughts. See what the Board wants to do.

Any other questions?

MS. RUSSO: In the beginning, you did mention that this program would probably be brought under --

MR. GIBBONS: Yeah. I believe it's Greenways Open Space, and it was from 2000.

MS. RUSSO: What are the constraints that private property can be used?

MR. GIBBONS: They're somewhat vague. I'm trying to think of other properties that would fall under this program. Suffice it to say what we're proposing is in concert with that photograph, that is, public access for passive recreation. You couldn't, for instance, put athletic fields here. We don't -- I think you could make the argument for putting primitive bathroom/restroom facilities here. We haven't really done that before in parks. We really only

1
2 provide those types of facilities at our
3 main parking areas, where we have park
4 staff. Greenways was open space component,
5 active recreation component and farmland
6 preservation component, and then an
7 additional \$2 million was thrown in there
8 for an environmental interpretive center.
9 So this \$20 million for open space was
10 primarily to encourage open space
11 acquisitions for passive recreation. That's
12 my recollection. You can ask the experts.
13 That's as much as I remember.

14 MS. SQUIRES: This is just kind of a
15 comment. With most of the things that are
16 acquired, there is no reporting. I mean,
17 we're trying, and I include myself and
18 Suffolk County Parks, and we're trying to do
19 planning documents or master plan documents
20 for things that we acquire, but sometimes we
21 need to acquire because the opportunity is
22 there to acquire at the time, and maybe
23 we're not taking the best care we can, and
24 maybe that's in the future, and maybe we can
25 all feel guilty about it, but there may be a

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lot of things missing from this, but at least there's a map that you can look at, and at least there's some thought as to where the parking can go so that comments can be made in this direction and... Just random comment.

MR. SWANSON: Do we have a motion?

MR. KAUFMAN: I would just like to discuss this a little bit more.

In my opinion, this probably could go as a plan if we put in some of the proper recommendations or ask Parks to fill in some of the gaps. I know a consultant has been hired and apparently has completed his task, but some of the stuff that you and I were talking about, we're not talking rocket science, we're talking something that probably could be handled and appended to the report. So with those fixes, I think this might be able to go as a full report. If the group wanted to table it and make sure that those recommendations were added, that wouldn't be a problem, but I still think it could go as a regular. I don't

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think we should necessarily consider this as

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two applications, one for the road

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construction or the parking lot

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construction. Even though we don't have

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entirely full details on all of it, but I

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think it's probably close enough to get

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going, is my opinion on this one.

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Again, it might be a good idea to

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have a few more details on the car

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construction. For example, if I was to make

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the motion, I would say cut it down to ten;

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cut it in half. Plus, availability for a

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bus to come in or something like that, but I

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would be happy with a few more details as to

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what would be actually happening. We've

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seen some photographs and things like that;

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we have some idea. So that's my opinion.

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MR. SWANSON: Make a motion?

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MR. MACHTAY: I'm a little fuzzy

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today, but I'm trying to get the drift of

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what's going on here. I'm hearing the word

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"recommendation," I'm hearing the word

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"proposal," I'm hearing that there should be

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more to this than there is in terms of

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2 protecting the wetlands, but I'm not
3 hearing anything coming from this committee,
4 from this gentleman, saying, "This is what
5 we think." That is to say, we should be
6 protecting the wetlands from runoff. Is
7 that what we should be doing? We should be
8 protecting the wetlands from people tromping
9 through it, and there are ways to do that,
10 and we would like to see the Parks
11 Department come up with some of those ways.
12 How do you protect the wetlands from runoff?
13 How do you protect the wetlands from people
14 tromping through it, if that's a good enough
15 expression? Just send you back and say,
16 "Well, we have a recommendation that you
17 should do these things," I think is just too
18 vague.

19 I think you need to pin it down a
20 little bit. I think we need to pin it down
21 a little more than that. I think it will
22 take another meeting to mull that over. You
23 say there's no urgency in adopting this,
24 then maybe we ought to take another meeting,
25 and maybe I'll be more awake and I'll be

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able to think a little better. Maybe all of

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us will be able to think a little bit

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clearer and make some recommendations to you

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other than, "We want a recommendation or

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we're here for a recommendation."

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MR. KAUFMAN: Mr. Chairman, if I may,

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I think Richard is correct, and I'm going to

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make a recommendation to table this with the

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following directives, if you will, to the

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Parks Department: That they come back with

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a plan for ten cars instead of 20, plus the

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space for a bus to pull in there, with some

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sort of construction detail on there; that

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we have some idea what they intend to try

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and do to protect against user abuse of the

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wetlands. A suggestion, also, or directive

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to look into arrangement with the Town of

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Brookhaven to pick up garbage, and, also,

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asking the Parks Department to see if they

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can do anything with the Town of Brookhaven

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to protect the wetlands via upgrade of storm

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water containment along adjacent Town roads.

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MR. GIBBONS: Before you vote on that

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motion, I just want to add that, would it be

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2 possible or would it make the Council more
3 comfortable to approve the plan which is --
4 obviously, this is not a comprehensive
5 master plan. That's not the purpose of it,
6 just to take a harder look at one issue, to
7 accept the plan as is, with the condition
8 that the Department will return to the
9 Council with the details that address the
10 engineering of the parking itself. I'm not
11 going to hamper you in a month's time or two
12 months' time. It's not something we could
13 design in-house. We will go to DPW and say,
14 "This is our problem, we need engineering to
15 solve it." And that could be anywhere from
16 six to 12 months.

17 MR. SWANSON: We've got a motion now,
18 it's been before us. Clean that up and move
19 forward if it gets voted down.

20 MR. GIBBONS: Well, I wanted to make
21 a suggestion before it went one way or the
22 other.

23 MR. KAUFMAN: Well, Nick, what are
24 you looking for? You're basically saying a
25 conceptual approval, which is something

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we're not really able to do.

MR. GIBBONS: The plan is conceptual in that it doesn't have any engineering or design that you'll maybe want to see and have some comment on in the future.

MR. KAUFMAN: Which gets to, what are we approving? Are we just giving you a general go-ahead, go forth and park-ify the place?

MR. GIBBONS: We've done this before where we've had plans approved with the condition that we would return to the Council once it's -- I'm just in-between here. I can't move forward with the design of the parking and access until I have the plan adopted, and, in this case, I can't have the plan adopted until I get you the design, so I'm open to suggestions.

MR. BAGG: I think that, basically, here we're talking about a layout in conceptual nature. To say yes, we're going to modify the parking to only include ten vehicles, not 15 to 20; yes, we will look at the trail layout and modify it to keep

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2 people away from the wetlands; we will
3 install receptacles to have people put
4 garbage into throughout the park; and you
5 may explore working with the Town of
6 Brookhaven to rectify some of the other
7 problems, but that's not the Suffolk County
8 Department of Parks' problem, basically, if
9 storm water runoff is running into the
10 County wetlands from a Town road. We did
11 review a County project that deals with
12 storm water runoff that requires the County
13 to remediate those situations. All
14 municipalities in New York State have to do
15 that, including the Town of Brookhaven.

16 Also, there is a serious problem
17 throughout the entire Town of Brookhaven of
18 garbage along the roadways and everything
19 else, that the supervisor has called
20 attention to, to try to have it cleaned up.
21 I don't necessarily think that that is
22 Suffolk County Parks' problem in this
23 particular instance. We can try to work
24 with the Town to try to rectify that, but
25 you can't require them.

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But we're looking at something more general to revising this plan and saying we're going to keep people away from the wetlands; we'll only build a ten-car parking lot with a bus turnaround made out of crushed stone, that type of thing. I don't think the County is looking for engineering drawings from the Department of Public Works.

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MR. SWANSON: We have a motion that's been made.

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MR. KAUFMAN: I was just going to ask, are you looking for the Council to approve this plan in concept rather than in detail? Conceptually, yes, there should be a parking lot there.

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MR. GIBBONS: Well, that's really all this plan is. It outlines what we're proposing to do in general terms because the specifics have yet to be addressed.

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MR. SWANSON: I have a problem. I've told other Boards I've been associated with, if you come up with a conceptual plan you get a conceptual approval, which means

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nothing.

There's a motion that's been made.

Is there a second?

MS. RUSSO: What was the motion?

MR. KAUFMAN: I made a motion to table, and I asked the Parks Department to come back with the following information: Designed, basically, with a concept on dealing with a ten-car parking lot plus bus access; I directed to how they were going to deal with possible user abuse of the wetlands; also directed to look into an arrangement with the Town of Brookhaven to pick up the garbage; and also deal with the storm water -- adjacent roads and lands. In other words, give us an idea of what we're looking at.

MS. RUSSO: Okay. I second the motion.

MR. SWANSON: The motion has been seconded. Any further discussion?

(No response.)

MR. SWANSON: All in favor of the motion?

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(Whereupon, the members voted.)

MR. SWANSON: Opposed?

One opposed.

The motion carries.

MR. GIBBONS: Thank you.

MR. SWANSON: Thank you.

I think we ought to give our
stenographer a break and then come back.

(Whereupon, a short recess was
taken.)

MR. SWANSON: All right. We're going
to move ahead and talk about drainage and
road improvement on County Road 58.

MR. McMANN: Good morning, members of
the Council. Can everyone hear me?

(No response.)

MR. McMANN: My name is Paul McMann.
I'm an associate civil engineer with Suffolk
County Department of Public Works, Highway
Division. I'm going to give a brief summary
of capital project 5543, Phase 1, drainage
improvements on CR 58, Old Country Road from
the LIE to Route 25. It's all located in
the town of Riverhead. After my brief

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summary, if there's any specific technical questions, I'm going to turn that over to our design consultant, Mr. Bob Nelson, with Nelson & Pope Engineering. The main project objective of this drainage study is to acquire right-of-way for the specific watershed areas of the subject corridor, which is the LIE to Route 25 on CR 58. We want to acquire right-of-way prior to development and construction on environmentally sensitive, aesthetic retention basins and wet ponds in the piping and catcher facilities to convey the water from the low point flooding areas to the newly constructed recharge facilities.

So pretty much the objective -- this is a stand-alone drainage project to take care of the roadway flooding. The main problem is, on this roadway throughout the corridor is a lack of drainage. There's minimal leeching basins, and there's really no positive systems on this roadway, and, basically, what's happening here is we're getting flooding, ponding of all the storm

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2 runoff. It's creating hazardous conditions
3 for motorists, pedestrians alike.
4 Additionally, one of the problems is there
5 are some locations that are specified in the
6 report, in the EAF that I sent you, we have
7 direct discharge of storm water into
8 adjacent freshwater wetlands, and we all
9 know what problems that causes. This
10 eventually is going to lead to the
11 degradation of the water quality, and it's
12 going to increase development, we'll have
13 pollutants flowing towards the Peconic
14 estuary, Peconic Bay. The main benefit of
15 this project is it's going to improve safety
16 and the water quality throughout the
17 corridor.

18 One thing I'd like to mention, I
19 presented this project about two years ago,
20 the Phase II portion. One of the
21 watersheds, the realignment of Pulaski Road,
22 that's part of this overall project, but
23 that's going to be built under a separate
24 project, which we already went through the
25 SEQRA process on. I'll briefly describe the

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2 project design criteria. It fell into one
3 of six watershed areas that we analyzed the
4 amount of water and the surface area, depth
5 of the water. We're building a positive
6 system, a recharge basin. Our goal is to
7 accommodate the ten-year design storm, and
8 that's about five inches of water to the
9 watershed, where we will be treating the
10 water before it flows into the wetlands.
11 That's going to be the storm water quality
12 volume. That's two inches. It's about a
13 one-and-a-half-year storm. We accounted for
14 the roadway, some of the overland flow that
15 flows directly onto our roadway, and, also,
16 this area is rapidly getting developed, so
17 we're accounting for some of the additional
18 water that's going to be pouring onto our
19 roadway. We want to have the ability to
20 provide storage for it.

21 We're also working with developers in
22 the area through part of the permit review
23 process. They are to be responsible through
24 the Town of Riverhead in their reviews in
25 our granting them a permit. They have to

1
2 provide for their own drainage retention
3 facilities within their property prior to
4 discharging onto our roadway. We've been
5 getting a lot of cooperation with that.
6 This enables us to provide a more
7 comprehensive system. Again, any specific
8 questions you can refer to Bob afterwards,
9 but, basically, what we developed was all
10 the low point major tributary areas, and we
11 identified available parcels of land, which
12 we did construct retention facilities and
13 wet ponds. We did this in conjunction with
14 the Town of Riverhead. We met with them,
15 and we got insight as to what parcels would
16 be good for constructing these recharge
17 facilities, and we wanted to determine what
18 can we acquire that doesn't yet have
19 building permits on it, so we do have the
20 support of the Town of Riverhead on this
21 project. So that pretty much describes what
22 the criteria was.

23 The impact of the project, as you can
24 see from the EAF, we're going to be
25 acquiring approximately 12 acres of land.

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2 Pretty much we've completed preliminary
3 maps. We're ready to follow the eminent
4 domain procedure, and right now we're trying
5 to deal with SEQRA. So, this acquisition,
6 it's 12 acres, and it's going to be
7 developed into the recharge basin and wet
8 ponds. There will probably be some removal
9 of some scrub brush and some pitch pines.
10 Just wanted you to know, all of the
11 disturbed areas, everything is going to be
12 restored. The design that's going to go
13 into these basins, there's going to be some
14 pretty intensive landscape architecture
15 involved. We're going to re-vegetate with
16 indigenous, native species. It's not going
17 to be the typical big box recharge basin
18 with the chain link fence around it. We're
19 going to retain the wooded barriers. We're
20 also going to incorporate -- in the areas
21 where there are wetlands in close proximity,
22 we'll revegetate with those type of species,
23 also, and everything is going to be under
24 the final design of a landscape architect.
25 You're not going to see the typical, pretty

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much ugly catch basins on there.

But this action, it's over ten acres, so the County is going to be doing a coordinated review with the New York State DEC. We've sent them letters; we're awaiting their decision. I don't see them not wanting us to be the lead agency on this. We're seeking lead agency status, because we'll be the chief administrator and constructor of this project. So there are going to be DEC permits required. What will happen is we'll send them preliminary plans, they're going to comment on them, and then we're going to incorporate their comments and suggestions into the final plans, and that's usually what we do to receive the permits.

Also, the New York State DOT is in support of this project. In the first watershed, where we propose to construct the recharge basin on their property, we're going to work with them in providing access through a signalized intersection through our right-of-way, and they, in turn, are

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going to work with us for transferring land over to the County. So we do have their support and that of the Town of Riverhead.

So in summary, this project will improve the overall safety and eliminate the hazardous conditions through the corridor, while improving the water quality of the adjacent wetlands. It's imperative that we move quickly on this project because, as we speak, the land is getting developed out there, and it's important for us to acquire this land so we can construct these drainage facilities, because the alternatives are the do-nothing alternative, in which the existing conditions are going to continue, and the development is going to also continue out there, and it's going to further compound the problem. The other alternative was constructing isolated leeching basins. This is also not a good alternative. This will not provide nearly enough storm water storage. And it's not a viable alternative, due to the structural failures we had with them when we built them

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on the County roads. So the preferred alternative for the County is to go ahead with the acquisition of the land for the recharge basins.

This concludes my summary, and, if there's any questions, myself and Bob Nelson, from Nelson & Pope, would be more than happy to discuss...

MR. SWANSON: I have a question. You mentioned that you have the support of the Town of Riverhead and the DEC. Are the letters in the record that...

MR. McCANN: I can procure letters for you, definitely from the Town of Riverhead. The New York State DEC, I mean, right now the water is flooding into the wetlands unabated. I don't have a letter of support for that, but, I mean, they're going to have to grant us permits anyway. Generally, our working relationship with them is we submit the plans probably a year before construction; they provide their preliminary reviews. If they're pretty happy with the plan, they generally grant us

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a permit.

MR. SWANSON: You mentioned, I think, a five-acre intended recharge basin?

MR. McCANN: One of the watersheds? I mean, these are approximate areas.

MR. SWANSON: That's a fairly large size.

MR. McCANN: That could also be counting the access area to get into the area.

MR. SWANSON: There going to be standing water?

MR. McCANN: Well, the soil is a pretty sandy soil type. We're not hoping to have standing water. I think there's plenty of that groundwater where it's going to diffuse through the sand and recharge the aquifers. Any of the recharge basins, it's not designed for standing water.

MR. SWANSON: I was just curious because of liability issues. You said you were going to try to do the right thing with landscaping --

MR. McCANN: Absolutely. And we're

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going to be doing the soil borings.
Anything specific, Bob will be more than
happy to answer, if you have anything
delving into the technical aspects.

MR. KAUFMAN: I've heard that there
are tiger salamanders, I believe, in the
Riverhead area. Is this going to be
disturbing any of their habitat?

MR. McCANN: I think one of the
watersheds there might have been a slight
reduction, but we're not going to be
constructing within the actual habitat, it's
going to be adjacent to it. So we're not
going to be going into designated wetlands,
disturbing it. But there are some areas
where we would probably have an overflow
where the water would be pretreated, go
through the vortex system, leeching systems,
and then once all the pollutants are
treated, settlements have settled in the
retention area, then the water would
overflow back into the final...

MR. KAUFMAN: In other words, you
might actually be enhancing habitat.

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MR. McCANN: Absolutely. We're going to be improving their drinking water, so to speak.

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MR. MACHTAY: I'll make a motion.

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MR. SWANSON: What is your motion?

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MR. MACHTAY: I make a motion that this is a Type I action and make that appropriate.

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MR. SWANSON: Do we have a second?

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MR. KAUFMAN: I'll second it.

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MR. SWANSON: Okay. Any further discussion?

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(No response.)

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MR. SWANSON: All in favor?

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(Whereupon, the members voted.)

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MR. SWANSON: Opposed?

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(Whereupon, the members voted.)

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MR. SWANSON: Motion carries.

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MR. McCANN: Thank you, and have a good day.

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MR. SWANSON: Thank you.

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All right. We are going to now have a presentation by Tom Isles. Tom, I'll have you speak to us, and, I think what we're

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going to do is -- I know what we're going to do. We're going to relieve the stenographer of her duties for a little while, while we have this presentation, and for the record, the basis of Mr. Isles's presentation is the open space acquisition policy plan for Suffolk County. People that want to see what his presentation is about, they can refer to that document.

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(Whereupon, a presentation was made by Thomas Isles, which will be available at the Planning Department.)

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MR. SWANSON: I think this really helps us have a better understanding of what we're doing when we all come here every month and you present us with these proposals. I appreciate you taking the time.

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MR. ISLES: Thank you.

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MR. SWANSON: Any questions?

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MS. SQUIRES: I would like to congratulate Tom and Laretta on this document. This is not an easy thing to put together. I think it is beautifully written

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2 and it is visually attractive. I think it's
3 a model that we can send all over the
4 country when they ask, "What is Suffolk
5 County's open space program?" If you
6 notice, there is a checklist at the back so
7 that you can identify numerically,
8 quantitatively. I just think it's an
9 excellent document. It was written
10 beautifully, and it's written so that
11 someone can sit down and not spend the rest
12 of their life trying to figure out what our
13 program is. You can look. I like the
14 bullets, I like everything about it.
15 Congratulations.

16 MR. ISLES: Thank you very much.

17 MR. KAUFMAN: Tom, policy 12 I really
18 liked, because I know that there can be
19 issues that pop up, and the Historic Trust,
20 you can see sometimes that we have issues
21 with property maintenance and having more
22 buildings coming in sometimes, especially
23 unqualified buildings, which is a very
24 interesting fact of our lives over here, and
25 I like the fact that somebody actually has

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the guts to put something like this in. Because I think it is something that may come up in the future, as you were saying, whether it's a local gin mill or someplace in Ronkonkoma or wherever. I think it's important to say that kind of thing because these programs shouldn't be, shall we say, abused a little bit.

MR. ISLES: And here again, I don't dispute the intention, legislatively, if you're looking to do what's best for their community. At some point, however, we feel there's an obligation to the County to understand the long-term picture on this, and I appreciate that statement, and I think if we go forward, here again, we're a maturing county. We're reaching adulthood almost, and these are going to be more and more challenging. We're going to be facing more of these situations of existing buildings. Here again, there have been several this year that we've faced directly. Some may be appropriate, but if we get too lax with this, at some point it's going to

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put the County in the position of not being able to properly manage it, of diluting the intention of the Historic Trust to -- of zoning buildings that are not historic. And then one of the things that Lee wrote in 1964, that we actually put in the back of the report, is that this whole program depends upon the public confidence, and they go and they vote for this, which they're going to be doing November 6th again, I guess it is, for the quarter percent sales tax, they have to trust that we're going to accomplish legitimate public objectives with this.

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So it's going to get more challenging going into the future. The re-enforcement of sticking to the principles, we think, is extra important now.

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MR. SWANSON: Is this the first time we've had an election since all the S-4 land purchases?

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MR. ISLES: No. The 2004 SOS program came right after the election, after the uproar.

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MR. MACHTAY: Has the legislature put this forward?

MR. ISLES: We did present this to the environment committee last month, and we're awaiting their reception of it. So we're now bringing this out to the Board, the governing bodies in Suffolk County at this time.

MR. SWANSON: The intent is for them to point this as their policy?

MR. ISLES: I hope so. And the Committee received it well. They seemed pleased with the report.

MR. MACHTAY: Excellent presentation.

MR. ISLES: Thank you. Thank you for your time.

MR. SWANSON: Well, thanks, also, for your patience sitting in the back of the room for so long.

MR. ISLES: It's always interesting, and I always bring work with me.

MR. SWANSON: All right. Liuretta.

MS. FISCHER: Okay. We can get going on some of our issues before you today. The

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first two are in the Carlls River watershed.

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The first one is the Nixon project. This

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property is a small lot adjacent --

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MR. SWANSON: ~~Liuretta?~~ ^{Lauretta?}

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MS. FISCHER: Yes?

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MR. SWANSON: Let me interrupt.

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MS. FISCHER: Sure.

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MR. SWANSON: We have a suggestion.

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MR. KAUFMAN: I discussed this

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quickly with the Chairman. If everyone's

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read the acquisitions - they're usually

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pretty clear - I would suggest that we

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simply do an omnibus motion if everyone is

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okay with all of the acquisitions and just

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do an omnibus motion and approve it if

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everyone's okay with that.

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MR. MACHTAY: You making that motion?

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MR. KAUFMAN: Well, first of all, I

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want to see if everyone's okay with it. I

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don't want to make a motion beforehand.

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MR. MACHTAY: Make it.

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MR. KAUFMAN: All right. I submit a

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motion that the following acquisitions that

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are being presented by Ms. ^{Lauretta} ~~Liuretta~~ Fischer,

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numbers 8 through 16 on our list, be classified as unlisted actions with a negative declaration.

MR. MACHTAY: I'll second that.

MR. SWANSON: We have a motion and a second. Now, do we have any questions on any particular properties or questions in general?

(No response.)

MR. SWANSON: If not, I'll call the motion.

All in favor?

(Whereupon, the members voted.)

MR. SWANSON: Opposed?

(Whereupon, the members voted.)

MR. SWANSON: Motion carries.

MS. FISCHER: Thank you, very much.

MR. KAUFMAN: She still has 17 to do.

MS. FISCHER: The last issue before you today is the acceptance of the possible acquisitions that are listed in the master list, 2004 master list 1 and 2005 master list 2, as well as one further resolution that encompasses properties within the

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Mastic-Shirley conservation area. As a comment on these, these would be properties that we would be acquiring for passive recreational use. Any properties that are on these lists that would go in another direction, i.e., for active recreation use or any other, would come to you individually, as we have done in the past. These properties that we have on the master list are primarily for passive recreation, but if that does change in any way, shape or form, we would be back to you for the individual review of that property by this Council.

I'm hoping that you've all taken time -- and I know a number of you have seen these reports that we put together with the lists and the properties identified, and many of you are familiar with these areas that we're trying to consolidate our holdings, etcetera, so...

MR. KAUFMAN: One thing that may aid the Council a little bit was, I looked at three towns which I'm familiar with;

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2 Smithtown, I looked at Huntington, and I
3 looked at Islip's. I went over Smithtown
4 with a fine-tooth comb. That's 0800 in the
5 lists. As part of the discussions we've had
6 with Liuretta in the past, she had asked us
7 basically to look and see if there were any
8 problems with the parcels. In my
9 examination of Smithtown, I didn't see a
10 single one on list 1 or 2. I might not like
11 one or two of them, but that did not mean
12 that I would object to its purchase. I
13 don't see anything politically a problem or
14 anything like that, or environmentally a
15 problem. So, for example, with Smithtown, I
16 would have no problem with this. I also
17 looked at some of, again, Islip's, and
18 Huntington's looked okay to me, also.

19 So my suggestion for the Council
20 would be that if you know your own town, and
21 if you look through this and you don't see
22 any problems, that maybe you rely upon other
23 members that have looked through their
24 individual towns, and if you don't see any
25 problems, I don't have a problem with making

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an omnibus motion again to approve this. Liuretta has been suggesting, and we've been talking about this for two years, and we are at the culmination now.

MR. BAGG: Yes, Larry, I would like to point out that in the past, the Council reviewed the \$60 million bond act in the court -- resolution to acquire properties, as well as the lists within the Pine Barrens. It said if those properties are acquired by Suffolk County for passive recreational purposes, then, basically, it's an unlisted action or a Type I, depending on the size, with a negative declaration. They did not find that there would be any kind of significant environmental impact to acquire properties for passive recreational purposes.

MR. SWANSON: Thank you.

MR. KAUFMAN: I'm just not sure administratively how we handle this. Is it a Type I? Let's say we go for this. Is it a Type I because we're approving something like this, or is this a paperwork aspect, in

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which case it might be a Type II? We're covering the entire county and that town, so that might make it a 1.

MR. BAGG: I think that, Michael, in this particular instance, the Council is supposed to review actions and make recommendations to the legislature, and that if you do this in an omnibus fashion, you can make the recommendation that the acquisition of properties for passive park purposes on this list be considered, not having a significant impact on the environment and negative declarations be issued and the classification simply depending upon the size of the parcel.

MR. KAUFMAN: I have no problem with the negative dec aspect of it. I'm still not sure about the typing of it. Maybe this is even unlisted. I'm not sure. I just want to make sure we don't mess this one up.

MR. MACHTAY: My understanding of what you're saying is that SEQRA would be done on each one individually as they come up for purchase?

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MR. BAGG: That would be correct.
SEQRA would be contained in the acquisition resolution; however, they would not have to come back to the CEQ on an individual basis because you would review them in total, and your recommendation stands for those properties on those lists that are being --

MR. MACHTAY: The overall list.

MR. BAGG: Basically, the recommendation would be if the list contains parcels that total more than a hundred acres, it would be a Type 1 action.

MR. MACHTAY: So you want to call this a Type 1 action and a neg dec? I would make that recommendation.

MR. SWANSON: I'll call for a motion.

MR. KAUFMAN: And I'll second.

MR. SWANSON: Any other discussion?

(No response.)

MR. SWANSON: All in favor?

(Whereupon, the members voted.)

MR. SWANSON: Opposed?

(Whereupon, the members voted.)

MR. SWANSON: Motion carries.

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MS. FISCHER: Thank you very much.
You'll still be seeing me on all the
individual resolutions.

MR SWANSON: We'd miss you.

MS. FISCHER: Well, I appreciate it.
Thank you.

MR. SWANSON: I'm going to recommend
that because of the time, that Jim's
presentation on SEQRA be postponed until the
next meeting. That being said, please take
the folder that Jim prepared and have your
packet, and read it and bring it back next
month, and hopefully, we'll have some time
to discuss it.

So if there are no objections --

MS. SQUIRES: May I please say
something?

MR. SWANSON: Yes.

MS. SQUIRES: This is -- the 2000
conference on the environment will be
October 19th through the 21st in
Schenectady. It will be called 'Plug Into
Energy Option.' Just a reminder that CEQ is
part of this organization; it is a member of

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2 the New York State Association of
3 Environmental Management Counties. This is
4 sponsored by NYSACC, which is the New York
5 State Association of Conservation
6 Commission, which I am president of. So it
7 is a conference of both organizations. I
8 know or I assume that you have gotten
9 individual brochures. If you have not, I
10 have some copies if anybody is interested in
11 that. That will be in October. I will
12 bring back any pertinent information,
13 because I certainly am going to go. Thank
14 you.

15 (Whereupon, proceeding continues on
16 next page.)

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MR. SWANSON: Thank you, Joy.

Any other comments?

(No response.)

MR. SWANSON: Do we have a motion to
adjourn?

MR. KAUFMAN: Motion.

MR. SWANSON: Second?

MR. MACHTAY: Second.

MR. SWANSON: All in favor?

(Whereupon, the members voted.)

MR. SWANSON: Okay. Thank you very
much. See you next month.

(Whereupon, the proceeding was
concluded at 12:39 p.m.)

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C E R T I F I C A T E

I, MICHELLE SCOTTI, a Notary Public in
and for the State of New York, do hereby certify:

THAT the witness whose testimony is
hereinbefore set forth, was duly sworn by me; and

THAT the within transcript is a true
record of the testimony given by said witness.

I further certify that I am not
related, either by blood or marriage, to any of
the parties in this action; and

THAT I am in no way interested in the
outcome of this matter.

IN WITNESS WHEREOF, I have hereunto set
my hand this 19th day of September, 2007.


MICHELLE SCOTTI