

COUNTY OF SUFFOLK



STEVEN BELLONE
COUNTY EXECUTIVE

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

Lawrence Swanson
Chairperson
CEQ

MEMORANDUM

TO: Interested/Involved Parties

FROM: ^{JC} John Corral, Senior Planner

DATE: June 14, 2018

RE: Proposed Acquisition of Land Under the New Enhanced Suffolk County Drinking Water Protection Program 2014 Referendum – Land Purchases for Open Space Preservation – for the East Moriches Nature Preserve – Donaldson Property, Town of Brookhaven

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

The Council would like to know your environmental concerns regarding this proposal and whether you think a DEIS or a determination of non-significance is warranted. This project will be discussed at the **June 20, 2018** CEQ meeting. If you are unable to attend the meeting to present your views, please forward any recommendations or criticisms to this office prior the date of the meeting. **If the Council has not heard from you by the meeting date, they will assume that you feel that the action will not have significant adverse environmental impacts and should proceed accordingly.**

JC/cd
Enc.

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

COUNTY OF SUFFOLK



Steven Bellone
SUFFOLK COUNTY EXECUTIVE

Department of
Economic Development and Planning

Theresa Ward
Deputy County Executive and Commissioner

Division of Planning
and Environment

June 4, 2018

Mr. Lawrence Swanson, Chairperson
Council on Environmental Quality
H. Lee Dennison Building- 11th Floor
100 Veterans Memorial Highway
Hauppauge, New York 11788

Dear Mr. Swanson:

Attached for your review and consideration is a Short Environmental Assessment Form and an Introductory Resolution authorizing the acquisition of land for open space preservation purposes known as the East Moriches Nature Preserve – Donaldson Property in the Town of Brookhaven. Please review the proposal and forward the Council's SEQRA recommendation to the County Executive and Legislature.

If you have any questions, please do not hesitate to contact Laretta Fischer of my staff.

Sincerely,

Sarah Lansdale, A.I.C.P.
Director of Planning

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

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

Instructions: The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current available information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information

Name of Action/Project: Authorizing the Acquisition of Land Under the New Enhanced Suffolk County Drinking Water Protection Program 2014 Referendum - Land Purchases for Open Space Preservation - For the East Moriches Nature Preserve - Donaldson Property		
Project Location (include map): The property is located south of Sunrise Highway and east of Eastport Manor Road in the hamlet of Eastport, Town of Brookhaven (SCTM# 0200-593.00-03.00-007.001 and 0200-594.00-02.00-001.001)		
Brief Description of Proposed Action (include purpose, intent and the environmental resources that may be affected): Acquisition of land by Suffolk County under the New Enhanced Suffolk County Drinking Water Protection Program 2014 Referendum and its transfer to the County Parks Department in order to assure it remain as open space for passive recreational use. The acquisition is to be acquired in partnership with the Town of Brookhaven (70% Suffolk County and 30% Town of Brookhaven).		
Name of Applicant/Project Sponsor: Suffolk County Division of Planning and Environment/Lauretta R. Fischer, Chief Environmental Analyst		Email: lauretta.fischer@suffolkcountyny.gov Telephone #: 631-853-6044
Address: 100 Veterans Memorial Highway, H. Lee Densson Bldg. - 2 nd Floor		
City/P.O.: Hauppauge	State: New York	Zip Code: 11788
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule or regulation? If Yes , attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If No , continue to question 2.		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental agency? If Yes , list agency(s) name and permit or approval: Town of Brookhaven		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
3a. Total acreage of the site of the proposed action: 9.6		
3b. Total acreage to be physically disturbed: 0		
3c. Total acreage (project site and contiguous properties) owned or controlled by the applicant or project sponsor: 9.6		

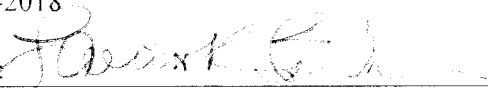
4. Check all land uses that occur on, adjoining and near the proposed action: <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Forest <input checked="" type="checkbox"/> Parkland <input type="checkbox"/> Agriculture <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Aquatic <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input checked="" type="checkbox"/> Other: Vacant	
5a. Is the proposed action a permitted use under the zoning regulations?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
5b. Is the proposed action consistent with an adopted comprehensive plan?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
7. Is the site of the proposed action located in, or adjoining a state listed Critical Environmental Area (CEA)? If Yes, identify CEA: <input type="text" value="Central Suffolk SPGA and Coastal Zone Area South"/>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
8a. Will the proposed action result in a substantial increase in traffic above present levels?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
8b. Are public transportation services available at or near the site of the proposed action?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
8c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: <input type="text"/>	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input checked="" type="checkbox"/>
10. Will the proposed action connect to an existing public/private water supply? If Yes, does the existing system have capacity to provide service? Yes <input type="checkbox"/> No <input type="checkbox"/> If No, describe method for providing potable water: <input type="text"/>	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input checked="" type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities? If Yes, does the existing system have capacity to provide service? Yes <input type="checkbox"/> No <input type="checkbox"/> If No, describe method for providing wastewater treatment: <input type="text"/>	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input checked="" type="checkbox"/>
12a. Does the site contain a structure that is listed on either the State or National Register of Historic Places or dedicated to the Suffolk County Historic Trust?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
12b. Is the proposed action located in an archeological sensitive area?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
13a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

<p>13b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?</p> <p>If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres:</p> <input type="text"/>	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>
<p>14. Identify the typical habitat types that occur on, or are likely to be found on the project site (check all that apply):</p> <p><input type="checkbox"/> Shoreline <input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early/mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban</p>	
<p>15. Does the site of the proposed action contain any species of animal or associated habitats, listed by the State or Federal government as threatened or endangered?</p>	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>
<p>16. Is the project site located in the 100 year flood plain?</p>	<p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p>
<p>17. Will the proposed action create storm water discharge, either from point or non-point sources?</p> <p>If Yes,</p> <p>a. Will storm water discharges flow to adjacent properties? Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>If Yes, describe:</p> <input type="text"/>	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>
<p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?</p> <p>If Yes, explain size and purpose:</p> <input type="text"/>	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</p> <p>If Yes, describe:</p> <input type="text"/>	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe:</p> <input type="text"/>	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>

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

Applicant/Sponsor Name: Laurretta R. Fischer, Chief Environmental Analyst

Date: 6-4-2018

Signature: 

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

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

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

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

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

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

Name of Lead Agency

Date

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from Responsible Officer)

RESOLUTION NO. - 2018 AUTHORIZING THE ACQUISITION OF LAND UNDER THE NEW ENHANCED SUFFOLK COUNTY DRINKING WATER PROTECTION PROGRAM 2014 REFERENDUM – LAND PURCHASES FOR OPEN SPACE PRESERVATION (CP8732.210) - FOR THE DONALDSON PROPERTY – EAST MORICHES NATURE PRESERVE (TOWN OF BROOKHAVEN - SCTM#'S 0200-593.00-03.00-007.001 & 0200-594.00-02.00-001.001)

WHEREAS, Local Law No. 31-2014, a Charter Law Amending the ¼% Suffolk County Drinking Water Protection Program (DWPP) for Enhanced Water Quality Protection, Wastewater Infrastructure and General Fund Property Tax Relief for Suffolk County, created the 2014 Enhanced Suffolk County Water Quality Protection Program, codified in Suffolk County Charter Article XIIA; and

WHEREAS, in November of 2014, two-thirds of Suffolk County voters approved Proposition No. 5-2014, enacting the provisions of Resolution No. 579-2014. Local Law No. 31-2014, “A Charter Law Amending the ¼% Suffolk County Drinking Water Protection Program (DWPP) for Enhanced Water Quality Protection, Wastewater Infrastructure and General Property Fund Tax Relief for Suffolk County.” This Proposition recognized the essential nature of the Drinking Water Protection Program to the well-being of the County’s drinking water supply and required \$29.4 million in serial bonds be issued through the Capital Program for water quality protection program projects; and

WHEREAS, THE 2016 Adopted Capital Budget contains three water quality protection 2014 Referendum capital projects totaling \$29.4 million; CP 8732 for land purchases (\$20.0 million), CP 8733 for water quality projects (\$4.7 million), CP 8734 for sewer improvement projects (\$4.7 million); and

WHEREAS, this capital project provides \$20 million in serial bond funding for the acquisition by the County, by fee, lease or easement, of interests in land associated with the Suffolk County Drinking Water Protection Program; and

WHEREAS, Resolution No. 536-2017 authorized planning/appraisal steps and Procedural Motion No. 22-2017 authorized the acquisition of said property; and

WHEREAS, the Town of Brookhaven (“Town”) has approved Resolution No. 2017-0394 on May 11, 2017 authorizing the acquisition of the subject property in partnership with the County of Suffolk; and

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

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

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

1st RESOLVED, that the County of Suffolk hereby approves the acquisition of the subject property set forth below under the New Suffolk County Drinking Water Protection Program, effective as of December 1, 2007, Open Space component, for a total purchase price of [REDACTED], which cost is to be shared by the County of Suffolk and the Town, with the County of Suffolk's share, totaling [REDACTED], for a seventy percent (70%) undivided interest; and the Town's share, totaling [REDACTED] for a thirty percent (30%) undivided interest, at [REDACTED] per acre, for 9.6± acres, subject to a final survey; and hereby authorizes additional expenses, which shall include, but not be limited to, the cost of surveys, appraisals, environmental audits, title reports and insurance, and tax adjustments:

<u>PARCEL:</u>	<u>SUFFOLK COUNTY TAX MAP NUMBER:</u>	<u>ACRES:</u>	<u>REPUTED OWNER AND ADDRESS:</u>
No. 1	District 0200	8.1± acres	D. Robert Donaldson
	Section 593.00		147 Sunken Meadow Road
	Block 03.00		Northport, NY 11768
	Lot 007.001		
No. 2	District 0200	1.5± acres	
	Section 594.00		
	Block 02.00		
	Lot 001.001		

; and be it further

2nd RESOLVED, that the Director of Real Estate and/or his designee, is hereby authorized, empowered, and directed, pursuant to Section C42-3(C)(3) of the SUFFOLK COUNTY CHARTER, to acquire the parcel(s) listed herein above from the reputed owner, the funding for which shall be provided under the New Enhanced Suffolk County Drinking Water Protection Program, effective June 14, 2016, Section C12A-2(B)(1) of the SUFFOLK COUNTY CHARTER, for the County's portion of purchase price of [REDACTED] subject to a final survey; and be it further

3rd RESOLVED, that the County Comptroller is hereby authorized to reserve and to pay \$512,050±, subject to a final survey, from previously appropriated funds in capital project 525-CAP-8732.210 for the New Enhanced Suffolk County Drinking Water Protection Program, 2014 Referendum, effective as of June 14, 2016, pursuant to the new Article XIA of the SUFFOLK COUNTY CHARTER, Section C12A-2(B)(1); and be it further

4th RESOLVED, that the title to this acquisition shall be held by the County of Suffolk and the Town, as tenants-in-common, with the County owning a undivided 70% interest and the Town owning a 30% undivided interest; and, be it further

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

6th **RESOLVED**, that the acquisition of such parcel(s) meets the following criteria as required under Section C12-2(B)(1) of the SUFFOLK COUNTY CHARTER:

- c.) any tract of land located fully or partially within the statutorily designated Special Groundwater Protection Area:

7th **RESOLVED**, that the subject parcel(s) shall be transferred to the County Department of Parks, Recreation and Conservation for passive recreational use; and be it further

8th **RESOLVED**, that the above activity is an unlisted action (if greater than 100 acres; Type II) pursuant to the provisions of Title 6 NYCRR, Part 617; and be it further

9th **RESOLVED**, that the project will not have a significant effect on the environment for the following reasons:

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

10th **RESOLVED**, that in accordance with Section 450-5(C)(4) of the SUFFOLK COUNTY CODE, the Suffolk County Council on Environmental Quality is hereby directed to prepare and circulate any appropriate notices or determinations in accordance with this resolution.

DATED:

APPROVED BY:

County Executive of Suffolk County
Date of Approval:

EAST MORICHES NATURE PRESERVE ADDITION - DONALDSON PROPERTY

SCRPTM# 0200 59300 0300 007001 and 0200 59400 0200 001001

Open Space

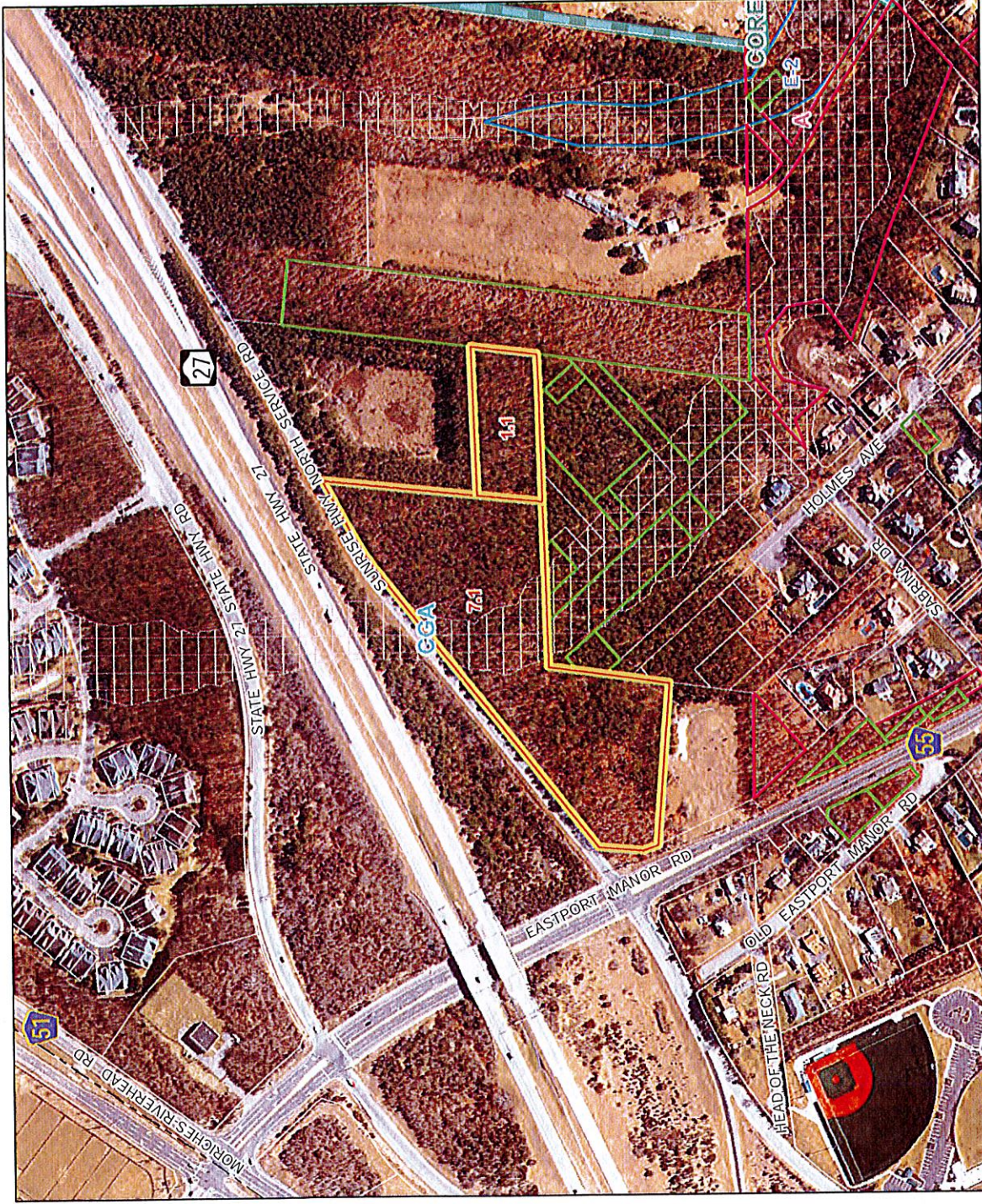
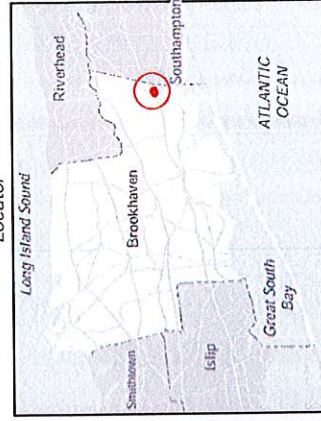
9.5 ± acres - Town of Brookhaven



	Proposed Acquisition
	County of Suffolk
	Town of Brookhaven
	SCRIP Tax Map Base
	FEMA FIRM, 100-year Floodplain
	NYS Freshwater Wetlands
	Pine Barrens
	CORE Area
	Compatible Growth Area (CGA)



Locator



COPYRIGHT 2016, COUNTY OF SUFFOLK, N.Y. Real Property Taxmap parcel network used with permission of Suffolk County Real Property Tax Service Agency (R.P.T.S.A.). This rendering is a DRAFT MAP in that the data displayed is an interagency or intra-agency work produced for the purposes of identifying and correcting data. It is not a final agency work product for the purposes of final compilation of data. It has been left out and questionable. This map is a DRAFT MAP produced in an effort to aid in the correction of data and is not held out as being complete or accurate in any way.

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