

COUNTY OF SUFFOLK



STEVEN BELLONE
COUNTY EXECUTIVE

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

Tom Gulbransen
Chairperson
CEQ

SUFFOLK COUNTY COUNCIL ON ENVIRONMENTAL QUALITY MEETING SUMMARY

DATE: August 10, 2022
TIME: 9:32 AM – 10:29 AM
LOCATION: ZOOM Video Conference

PRESENT:

Thomas Gulbransen, Chair
Michael Kaufman, Vice Chair
Rob Carpenter Jr
Anthony Graves
Mark Haubner
Kaetlyn Jackson
Hon. Anthony Piccirillo
Herbert Strobel

ABSENT:

Frank De Rubeis
Mary Ann Spencer

CAC REPRESENTATIVES:

None

STAFF:

Sarah Lansdale, Commissioner, Suffolk County Dept. of Eco Dev and Planning
Andrew Freleng, Chief Planner, Suffolk County Dept. of Eco Dev and Planning
John Corral, Environmental Projects Coordinator, SC Dept. of Eco Dev and Planning
Christine DeSalvo, Principal Office Assistant, SC Dept. of Eco Dev and Planning
Richard Martin, Director of Historic Services, Suffolk County Departments of Parks,
Recreation and Conservation
Jennifer Kohn, Assistant County Attorney, Suffolk County Department of Law

GUESTS:

Peter Scully, Deputy County Executive, Suffolk County
Robert Trotta, Suffolk County Legislator, District # 13
Blake Hyatt, Assistant Deputy County Executive, Suffolk County
Ben Wright, Principal Civil Engineer, Suffolk County Department of Public Works
Dorian Dale, Sustainability Director, Suffolk County Economic Development and Planning
Rosalie Drago, Commissioner, Suffolk County Department of Labor, Licensing and Community Affairs
Dawn Carroll, Suffolk County Department of Public Works
Teri Allar, Land Management Specialist, Suffolk County Department of Public Works
Geoff Mascaro, Property Management Administrator, Suffolk County Department of Public Works
Daniel Rissmany, Sr. Federal & State Aid Claims Examiner, Suffolk County Department
David Barnes, Environmental Protection Director with the Town of Smithtown
Allyson Murray, Town of Smithtown Planning Department
Christina DeLisi, Suffolk County Labor Department
Sarah Stein, Senior Environmental Manager, DASNY
David Berem
Jennifer Creey
Jen Juengst

CEQ Chair Tom Gulbransen read the following opening Meeting statement:

“This is the regularly scheduled CEQ meeting for August 10, 2022 meeting of the Suffolk County Council on Environmental Quality and for the record we do have a quorum present.

Instead of a public meeting open for the public to attend in person, members of the public may listen to or log into the video conference. This meeting and its notice follow the Open Meetings Law as amended by Chapter 417 of the Laws of 2021, signed into law by Governor Hochul on 9/2/2021, which law, in part, authorizes County committees and bodies to hold meetings remotely via videoconferencing or teleconferencing, provided the public has the ability to view or listen to the meeting and the meetings are recorded and later transcribed. In this instance, we will be using ZOOM and will be recording the entirety of the meeting.

Additionally, we will be following the voting protocol used by the Suffolk County Legislature at its March 17, 2020 meeting. All voting on Board Actions and Resolutions will be done via a roll call and we ask that all Board Members clearly state their name when making a motion and clearly state their vote when their name is called.”

Minutes:

July 13, 2022 Meeting Summary

After a brief discussion, a motion was made by Mr. Kaufman to approve the July 13, 2022 CEQ minutes. The motion was seconded by Mr. Carpenter. Motion carried. Tom Gulbransen abstained.

Correspondence:

The CEQ Chair, Tom Gulbransen, noted that this morning the CEQ received correspondence from the Mastic Park Civic Association in regards to the Smith Point Bridge Replacement Project. CEQ staff said that they had forwarded this correspondence to the Suffolk County Department of Public Works and also noted that the correspondence indicates that it was sent to the Suffolk County Legislature. It was discussed that that the CEQ reviewed this project at last month's meeting and there is not an action that the CEQ needs to take at this point but that the Legislature can consider the correspondence as part of its review of the Smith Point Bridge project.

CEQ Staff also noted that the CEQ also received two correspondence on the Brentwood Community Hub project. One was from Dormitory Authority of the State of New York (DASNY) noting that DASNY have no objection to Suffolk County being SEQRA Lead Agency. The second was from State Historic Preservation Office (SHPO) noting that SHPO reviewed the project and found that the project would have no impacts on Archeological or Historic Resources.

Public Portion:

None

Historic Trust Docket:

Director's Report:

Richard Martin, Director of Historic Services with Suffolk County Parks, noted that the four recently discussed vacant parks housing units that were reviewed for the Parks Housing Committee have been rented. These properties include: the Cottage at the Indian Island Golf Course, two residential units at Blydenburgh County Park and a cottage at Meadow Croft in West Sayville.

Updates on Historic Trust Custodial Agreements

Mr. Martin noted that he had no new updates for the CEQ regarding the Custodial Agreements.

Mr. Martin brought to the attention of the CEQ, that on the July 22, 2022 CEQ LADS report there is a resolution (IR 1577-2022) regarding appropriating funds in connection with the restoration of West Next Farm aka Coindre Hall in Huntington. This resolution would add additional funds for Capital Project 7096. Mr. Martin noted that this Capital Project is designated to restore buildings at the site and that the Parks Department is targeting the restoration of the boathouse, pier and seawall. Mr. Martin noted that the restoration of the seawall is currently ongoing and the Parks Department also plans to move on to the restoration of the

pier and boathouse.

Project Review:

Recommended Unlisted Actions:

- A. Proposed Acquisition of Land (Suffolk County Tax Map Number: 0800-009.00-01.00-003.005) for the Construction of Treated Effluent Disposal Facilities, in the Hamlet of Kings Park, Town of Smithtown

Geoff Mascaro, Property Management Administrator with the Suffolk County Department of Public Works, gave a presentation on the proposed action. The CEQ also received information on the proposed action from Peter Scully, Deputy Suffolk County Executive for Administration, Ben Wright, Principal Civil Engineer with the Suffolk County Department of Public Works as well as comments on the proposed action from Robert Trotta, Suffolk County Legislator, District # 13.

In addition, David Barnes, Environmental Protection Director with the Town of Smithtown, noted the Town of Smithtown's close collaborations with Suffolk County on this project. Mr. Barnes also noted the importance and environmental benefits of the project. These benefits include: water quality improvements to the Nissequogue River by removing the cesspools in the Kings Park business district that are very close to the Nissequogue River headwaters and improvements to the property itself through the removal of the derelict structures and the future use of the majority of the property for open space purposes. Mr. Barnes also supported the SEQRA classification of this project as an Unlisted Project with a Negative Declaration.

The proposed action involves the acquisition of real property in the Hamlet of Kings Park for the purpose of using the subject premises for the municipal purposes of constructing, operating and maintaining a facility for treated effluent disposal in connection with a proposed downtown Smithtown sewerage project. The proposed downtown Smithtown sewerage project is anticipated to connect to the existing Kings Park County Sewer District # 6 and it is proposed that treated effluent from the Sewer District # 6 sewage treatment plant will be conveyed to the subject property and then recharged to groundwater via recharge beds.

The recharge beds are intended to be located in the footprint of the current dilapidated structures in the northeast portion of the property on approximately 2.5 acres of the overall 16.7 acre subject property. A large portion of the subject property's remaining acreage will be used for open space purposes, including a potential new walking trail through the subject property.

As proposed, Suffolk County will acquire the subject property from the Dormitory Authority of the State of New York (DASNY). The acquisition of the subject property is the first phase of an anticipated proposed sewerage project for which the project details still need to be determined and then analyzed by a supplemental SEQRA reviews

proposed.

Any development on the property, including the construction, reconstruction, operation and maintenance of the facility for the discharge of treated effluent will be required to obtain all applicable regulatory permits and approvals and will require supplemental SEQRA review to insure that the sewerage project details are properly considered.

It was noted that while the specific details of the Smithtown Sewerage project will be examined by a supplemental comprehensive SEQRA review, significant environmental benefits are anticipated to result from the downtown Smithtown sewerage project. The CEQ pointed out the Town of Smithtown Planning Department projection which found that even with a complete buildout of the Kings Park Downtown, a 78% nitrogen loading reduction from this downtown Smithtown area to the Nissequogue River is anticipated. Ben Wright, Principal Civil Engineer from Suffolk County Department of Public Works, clarified that this benefit results from the large nitrogen reduction that will occur when the wastewater is treated at the King Park Sewage Treatment Plant and then discharged to groundwater versus using cesspools to handle the Kings Park downtown wastewater.

The CEQ also discussed how the future open space area of the property will be insured. Peter Scully, Deputy Suffolk County Executive for Administration, stated that due to extensive outreach with the Community, the County has committed to the Community that the area of the property not used for the sewerage discharge facility will be preserved for open space purposes. Mr. Scully noted that the exact mechanism as to how the large majority of the property will be protected (whether by deed restriction or easement) still needs to be determined but that the County has committed to protecting it for open space purposes.

After the CEQ project discussion, Mr. Kaufman made a motion to recommend the classification of the proposed project as an Unlisted Action with a Negative Declaration. Mr. Graves seconded the motion. Motion carried.

B. Proposed Construction of a Community Hub in the Hamlet of Brentwood, Town of Islip

Rosalie Drago, Commissioner, Suffolk County Department of Labor, Licensing and Community Affairs and Blake Hyatt, Senior Deputy Commissioner, Suffolk County Department of Labor, Licensing and Community Affairs gave a presentation on the proposed action.

The proposed project (aka the proposed action) involves the construction of a Community Hub development project to be constructed in two phases. The proposed project is located on Crooked Hill Road in the Hamlet of Brentwood and is identified by the following Suffolk County Tax Map Numbers: 0500-071.00-01.00-013.010, -013.011 and -013.014.

Phase I of the proposed project involves retrofitting 23,500 square feet (sf) of the existing

26,878 sf building as well as a 4,600 square foot building extension and a new 6,500 sf atrium. This rehabilitated and additional building space is proposed to include classrooms, offices, meeting space and equipment labs and will be owned and operated by Suffolk County to provide the community with workforce training and educational opportunities. Phase I is also proposed to include a national offshore wind training center that would be administrated by a private, not-for-profit organization and involve approximately 8,000 square feet of existing rehabilitated building space and an approximately 3,000 square foot addition.

Phase II of the proposed project is proposed to involve a 21,000 sf addition to the northwest side of the existing building consisting of a 3,400 sf "innovation corridor" and a 17,500 square foot, 2 story addition as well as the rehabilitation of 4,500 square feet of existing building space. This Phase II Community Hub space is proposed to be owned and operated by Suffolk County and involve community space for industry training, workstations, childcare, a library, and offices.

Parking for both Phase I and Phase II is proposed to be located to the south of the existing building. This proposed Community Hub development project will be subject to Suffolk County Department of Public Works building review and permit requirements and will also be required to obtain all other applicable regulatory permits and approvals.

The CEQ noted the importance of this project in providing training, learning and career opportunities for this community which is located in an Environmental Justice area. Mr. Gulbransen noted that in his experience at the National Science Foundation that the best way to get young people involved in STEM careers is to enable young people to connect personally with mentors and people they can relate to in the STEM field.

The CEQ recommended that solar be included as part of the roof design of the building. The project sponsors noted that they want this project to be as environmentally sustainable as possible.

After a brief discussion Mr. Kaufman made a motion to recommend the classification of the proposed project as an Unlisted Action with a Negative Declaration. The motion included that the project sponsors will consider designing the building so that the roof is solar capable to allow for the future use of solar panels on the building. Mr. Haubner seconded the motion. Motion carried.

Recommendations for LADS Report:

Recommendations for Legislative Resolutions Laid on the Table July 26, 2022 and July 29, 2022

Mr. Carpenter made a motion to accept the staff recommendations on Legislative Resolutions Laid on the Table July 26, 2022. The motion was seconded by Ms. Jackson.

Motion carried. Michael Kaufman abstained from IR 1612-2022, IR1617-2022, IR 1618-2022 and IR 1654- 2022

Mr. Carpenter made a motion to accept the staff recommendations on Legislative Resolutions Laid on the Table May 23, 2022. The motion was seconded by Ms. Jackson. Motion carried. Michael Kaufman abstained from IR 1658-2022.

Other Business:

None

CAC Concerns:

None

The CEQ adjourned the Meeting