

**Nassau County Police 8th Precinct
Environmental Assessment**



**New York Governor's Office of Storm Recovery
May 11, 2015**

**Nassau County Police 8th Precinct
Environmental Assessment**

May 11, 2015

Project Name: Nassau County Police Department 8th Precinct Station House

Project Location: 286 Wantagh Avenue, Bethpage, NY 11714 (Nassau County Police 8th Precinct is located in the Town of Hempstead)

HTFC SHARS #: N/A

Federal Agency: U.S. Department of Housing and Urban Development
Responsible Entity: New York State Homes and Community Renewal

Responsible Agency's Certifying Officer: Thomas J. King, Assistant General Counsel and Certifying Officer

Project Sponsor: Nassau County Department of Public Works
Jane Houdek, Senior Counsel, Attorney, Department of Public Works,

Primary Contact: Nassau County, 1194 Prospect Avenue, Westbury, NY 11590-2723
jhoudek@nassaucountyny.gov (516) 571-3144

Project NEPA Classification: 24 CFR 58.36 (Environmental Assessment)

Environmental Finding:

Finding of No Significant Impact - The project will not result in a significant impact on the quality of the human environment.

Finding of Significant Impact - The project may significantly affect the quality of the human environment.

Certification

The undersigned hereby certifies that New York State Homes and Community Renewal has conducted an environmental review of the project identified above and prepared the attached environmental review record in compliance with all applicable provisions of the National Environmental Policy Act of 1969, as amended (42 USC Sec. 4321 et seq.) and its implementing regulations at 24 CFR Part 58.

Signature



Thomas J. King, Assistant General Counsel and Certifying Officer

Environmental Review Prepared By: AKRF, Inc.
34 South Broadway, Suite 401
White Plains, NY 10601

CERTIFICATION OF NEPA CLASSIFICATION

It is the finding of the New York State Housing Trust Fund Corporation that the activity(ies) proposed in its 2015 NYS CDBG-DR project, Nassau County Police Department 8th Precinct Station House is:

Check the applicable classification.

- Exempt as defined in 24 CFR 58.34 (a).
- Categorically Excluded as defined in 24 CFR 58.35(b).
- Categorically Excluded as defined in 24 CFR 58.35(a) and no activities are affected by federal environmental statutes and executive orders [i.e., exempt under 58.34(a)(12)].
- Categorically Excluded as defined in 24 CFR 58.35(a) and some activities are affected by federal environmental statutes and executive orders.
- "Other" neither exempt (24 CFR 58.34(a)) nor categorically excluded (24 CFR 58.35).
- Part or all of the project is located in an area identified as a floodplain or wetland. For projects located in a floodplain or wetland, evidence of compliance with Executive Orders 11988 and/or 11990 is required.

For activities excluding those classified as "Other," attached is the appropriate Classification Checklist (Exhibit 2-4) that identifies each activity and the corresponding citation.



Signature of Certifying Officer

Thomas J. King

Print Name

May 11, 2015

Date

Assistant General Counsel and Certifying Officer
Title

CERTIFICATION OF SEQRA CLASSIFICATION

It is the finding of the New York State Housing Trust Fund Corporation that the activity(ies) proposed in its 2015 NYS CDBG-DR project, Nassau County Police Department 8th Precinct Station House is:

Check the applicable classification:

- Type I Action (6NYCRR Section 617.4)
- Type II Action (6NYCRR Section 617.5)
- Unlisted Action (not Type I or Type II Action)

Check if applicable:

- Environmental Impact Statement (EIS) Prepared
 - Draft EIS
 - Final EIS



Signature of Certifying Officer

Thomas J. King

Print Name

May 11, 2015

Date

Assistant General Counsel and Certifying Officer

Title

Description of the Proposed Project [24 CFR 50.12 & 58.32; 40 CFR 1508.25]:

The Nassau County Department of Public Works (NCDPW) proposes to utilize Housing and Urban Development (HUD) Community Development Block Grant – Disaster Recovery (CDBG-DR) funding to demolish the existing Nassau County Police Department's (NCPD) 8th Precinct (8th Precinct) station house and associated facilities to construct a new station house (approximately 130 feet by 66 feet) and pre-fabricated garage to serve as the headquarters for the NCPD's 8th Precinct (Proposed Project). No hazardous materials would be stored anywhere on the project site. The Proposed Project would be located on the existing 8th Precinct site at 286 Wantagh Avenue, Bethpage, New York 11714 (the Site) (see Figure 1 and Figure 2). The Site consists of a total of 2.20 acres.

The existing 8th Precinct station house would remain operational during construction (expected to last 18 to 24 months) and would be demolished upon completion of the new 8th Precinct station house. The proposed pre-fabricated garage (approximately 161 feet by 60 feet) would be built in the same location as the demolished existing station house. The new station house would be constructed on an eastern portion of the Site that is currently used for parking (see Figure 3).

The proposed station house would be constructed of pre-cast concrete planks, with insulated polystyrene columns, set on steel girders; building dimensions would be 130 feet by 66 feet. The depth of the foundation would be a minimum of 3 feet deep to extend below the frost line. All existing aboveground storage tanks (AST) and underground storage tanks (UST) associated with the existing station house and fuel pumps would be removed in accordance with all applicable local, state and federal regulations, including the requirements of Article XI of the Nassau County Public Health Ordinance.

The proposed new station house would be supplied with water from the Bethpage Water District. Wastewater would be discharged to the NCDPW Cedar Creek Water Pollution Control Plant in Seaford, NY. The proposed new station house would be connected to available natural gas and electric utilities. The proposed new station house would also be equipped with an emergency generator, which would be constructed on the roof to ensure continued operation of the station house during and following storm events.

Statement of Purpose and Need for the Proposal [40 CFR 1508.9(b)]:

The existing station house was constructed on a vacant site by the County in 1959-1960 and was occupied by the County on March 25, 1960. Due to its age, the existing station house does not possess updated design features that can withstand severe storm event conditions, such as high winds and heavy snow loading. In addition, the station house does not meet current police security requirements (i.e., building surveillance and a secure prisoner removal area) and is undersized (i.e., limited number of work stations and IT capability, limited space for equipment and file storage and for the reporting and processing of automobile crimes).

A conditions assessment conducted in 2007 by LiRo Architects and Planners, P.C. indicated that the masonry of the precinct station house was in poor to satisfactory condition. The roof has been patched, does not drain properly, and was reaching the end of its life expectancy in 2007. The underground basin drainage system appeared to be in fair condition during the 2007 conditions assessment. Drainage by the original loading dock is provided by a drywell that reportedly is unable to properly handle runoff during average rainfall events. This drywell system should be modified/replaced to accommodate the anticipated runoff.

The proposed new three-story station house would be designed to withstand severe storm events and address the current deficiencies regarding lack of space. The proposed new station house would comply with current police security requirements and meet current and future IT capability needs. The proposed new station house would also centralize the operations of specialized services provided by numerous detective units which currently operate out of various "Special Units" located throughout the County. As such, the station house would include an increased number of work stations, file rooms, and holding cells.

Existing Conditions and Trends [24 CFR 58.40(a)]:

The Site currently consists of the existing two-story, flat-roofed, brick building (approximately 10,388 gross square feet) on the western portion of the Site, a radio tower to the north of the existing station house, a multi-bay brick vehicle maintenance garage to the east of the existing building, a bicycle storage shed to the southeast of the existing garage, and three paved parking areas on the eastern portion of the Site (one for staff parking and two for police automotive evidence yards) (see Existing Site Conditions photos presented in Figure 4). The garage is used for minor maintenance operations on police vehicles, such as oil changes. There is a 500-gallon sealed metal waste oil container adjacent to the east side of the existing station house. There are also two propane cylinders, two fuel pumps, a 50-gallon diesel AST, and an HVAC unit to the east of the existing station house. There is a 10,000-gallon unleaded gas UST that was installed on April 4, 1997 and a 6,000-gallon diesel fuel UST installed on April 4, 1997 associated with the fuel pumps; these tanks have been replaced since 1992. There is also a 2,500-gallon #2 fuel oil UST located at the northeast corner of the existing station house. Upon completion of the proposed new station house, maintenance of police vehicles would be completed at a Nassau County garage facility in Hempstead, NY or at the Police Department's facility in Bethpage, NY. No vehicle maintenance would occur on the Site once the proposed new station house is complete.

Land uses surrounding the Proposed Project Site include: single family residential and an apartment complex to the north; single family residential to the west and east; and the Levittown Fire Department, the Island Trees water tower, and overhead transmission wires and corresponding transformer to the south.

The Site is located outside of the 500-year floodplain (see Figure 5). The United States Fish and

Wildlife (USFWS) National Wetlands Inventory (NWI) mapper and the New York State Department of State Environmental Conservation (NYSDEC) Environmental Resource Mapper do not identify any wetlands on or near the Site (see Figure 6 and Figure 7). A site visit on February 20, 2015 confirmed no wetlands are present within or immediately adjacent to the Site.

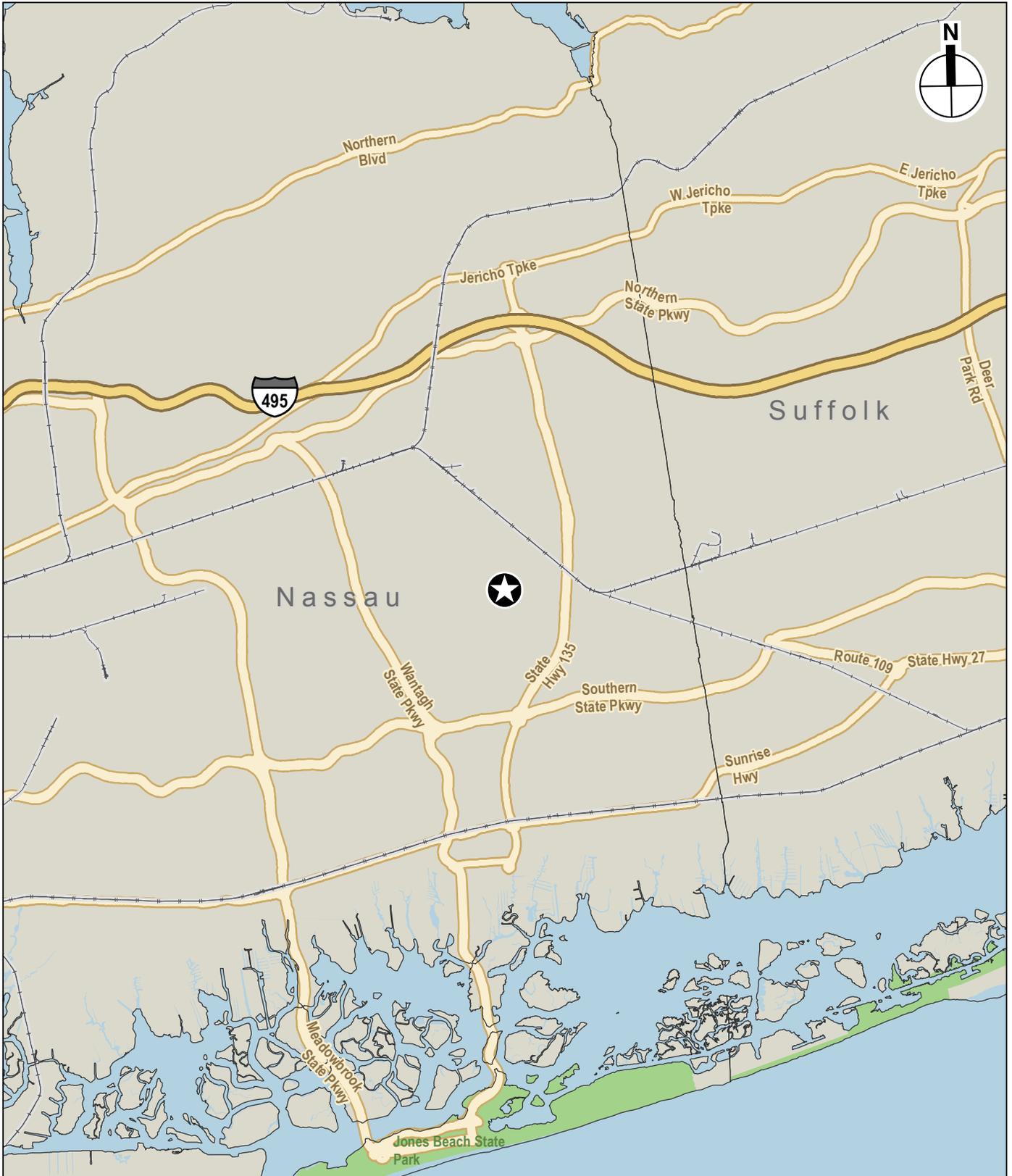
Funding Information

Estimated Total HUD Funded Amount: \$15,565,135

Estimated Total Project Cost

(HUD and non-HUD funds) [24 CFR 58.32(d)]: \$20,000,000

4/8/2015



 Project Location

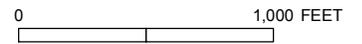
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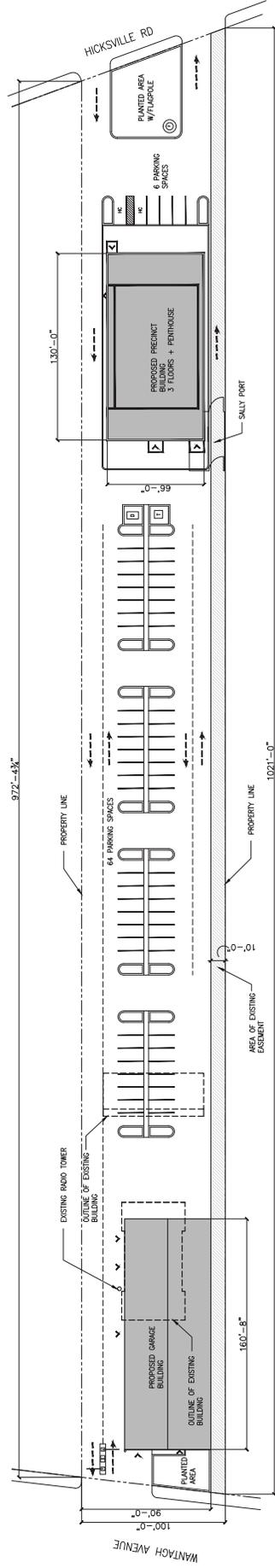
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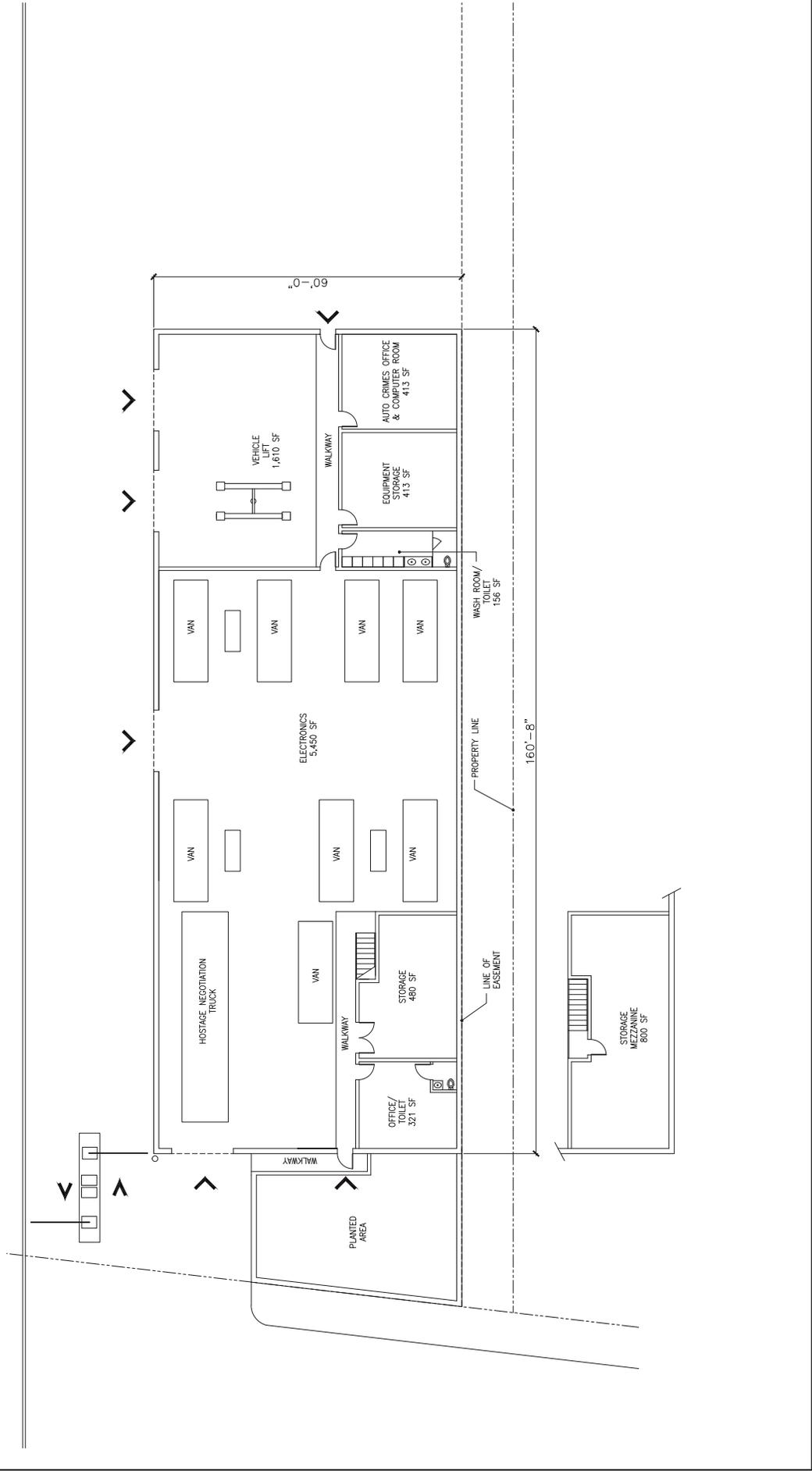
Source: USGS Aerials

 Project Site

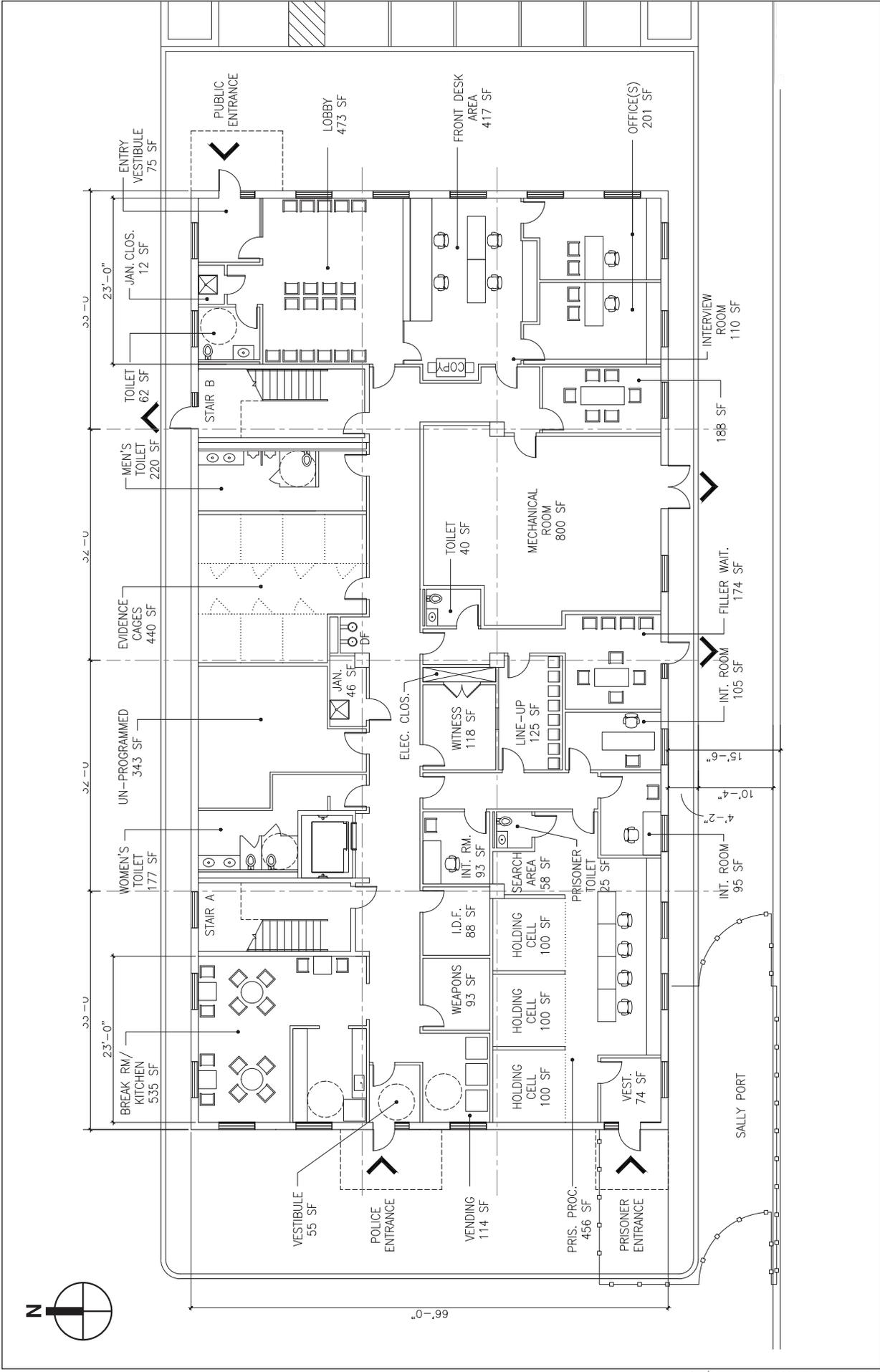




BUILDING SITE



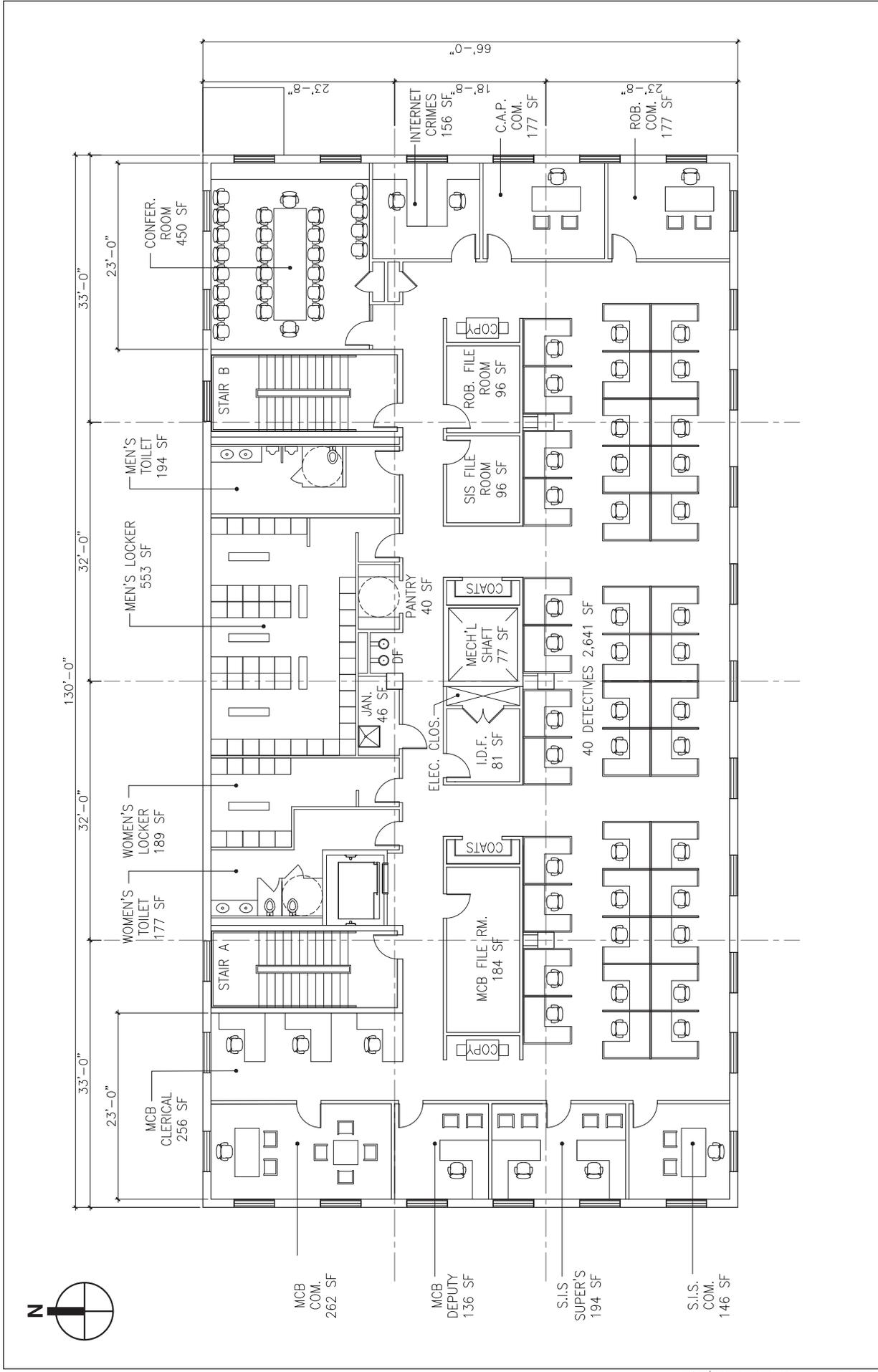
Nassau County Police 8th Precinct
Site Plan - Garage Building and Mezzanine
Figure 3b



Source: Lifo Architects and Planners, P.C.

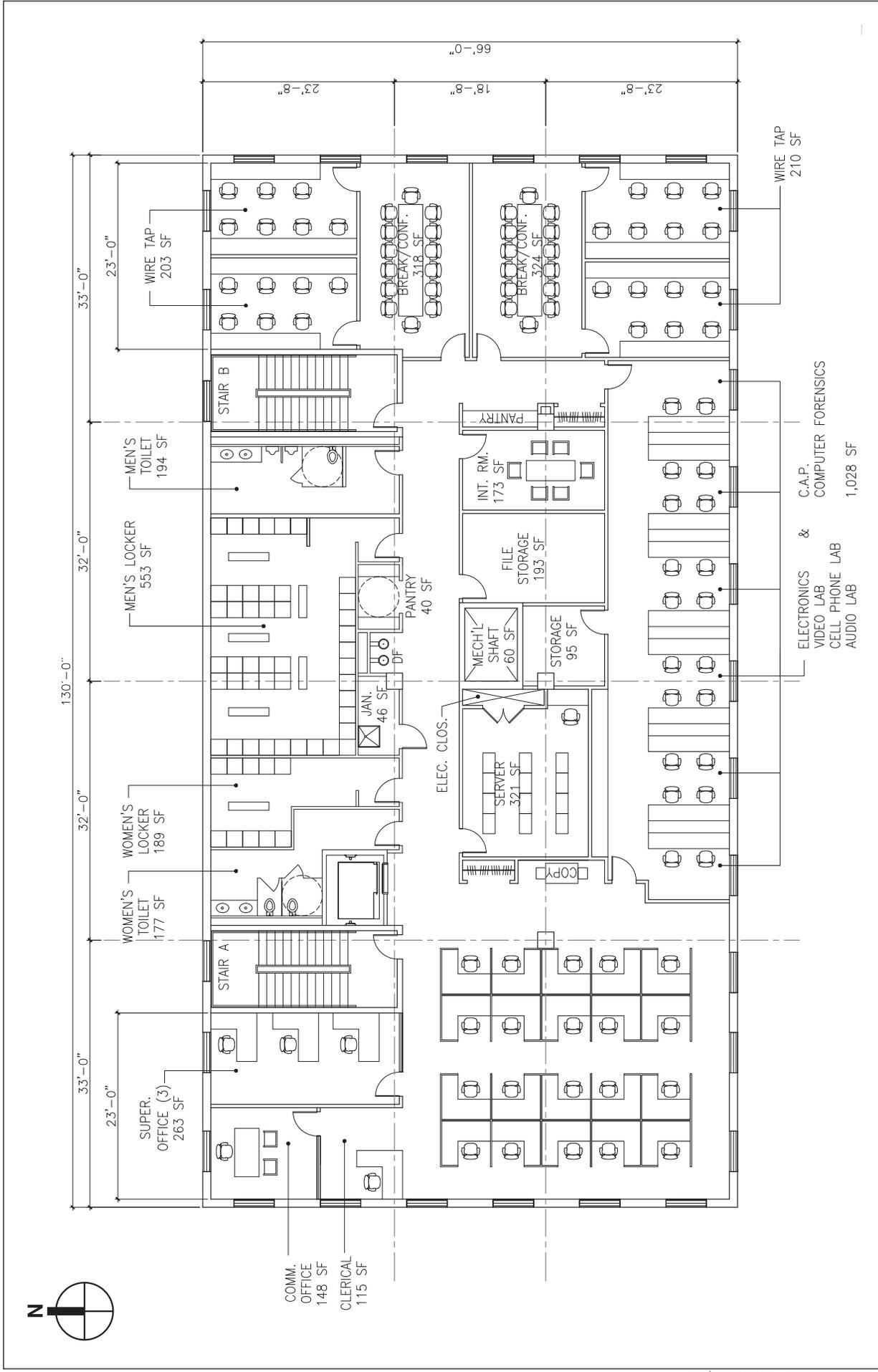
Nassau County Police 8th Precinct
Site Plan - Ground Floor
Figure 3c

Nassau County Police 8th Precinct



Nassau County Police 8th Precinct
Site Plan - Second Floor
Figure 3d

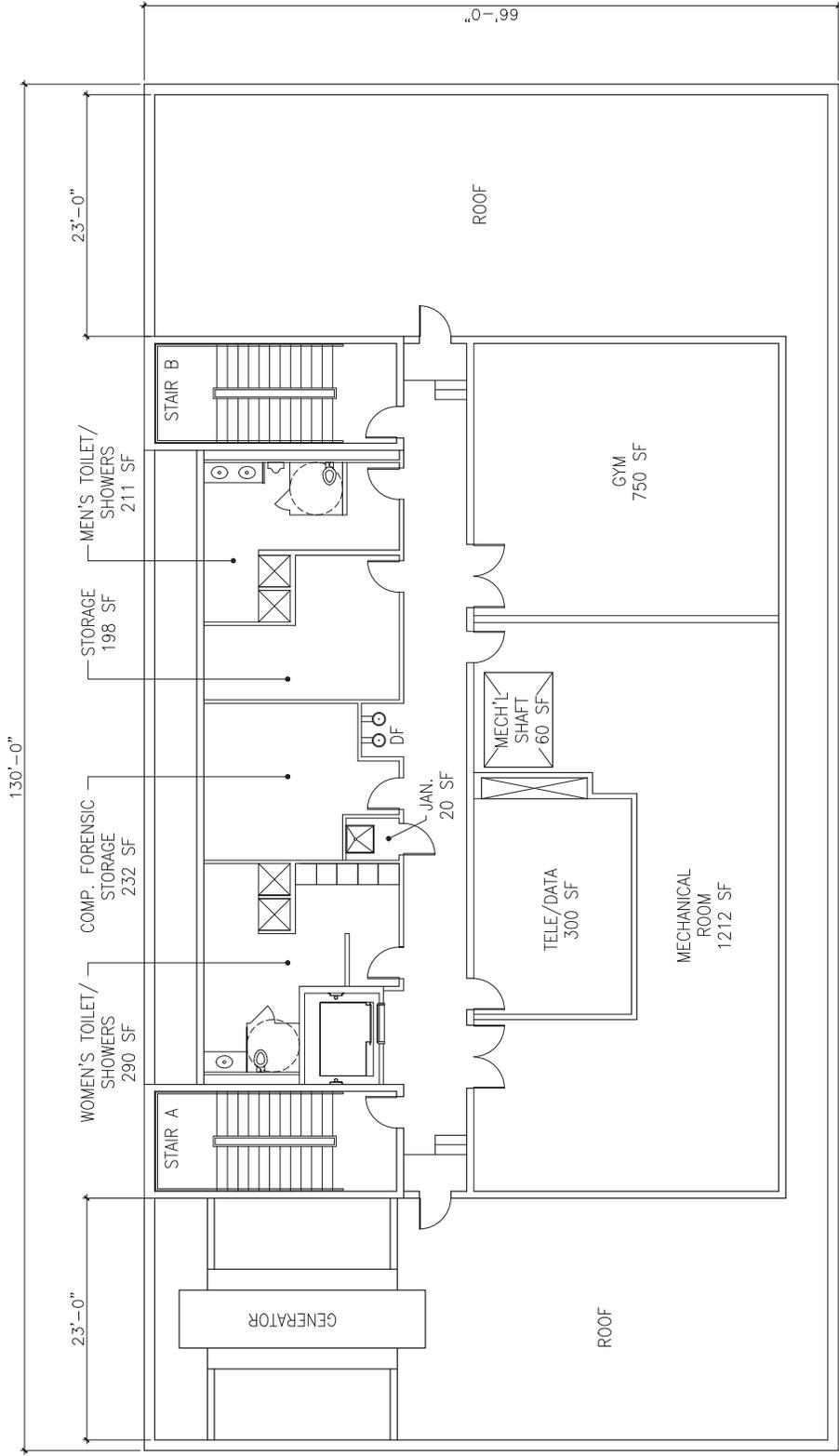
Nassau County Police 8th Precinct



Source: Lifo Architects and Planners, P.C.

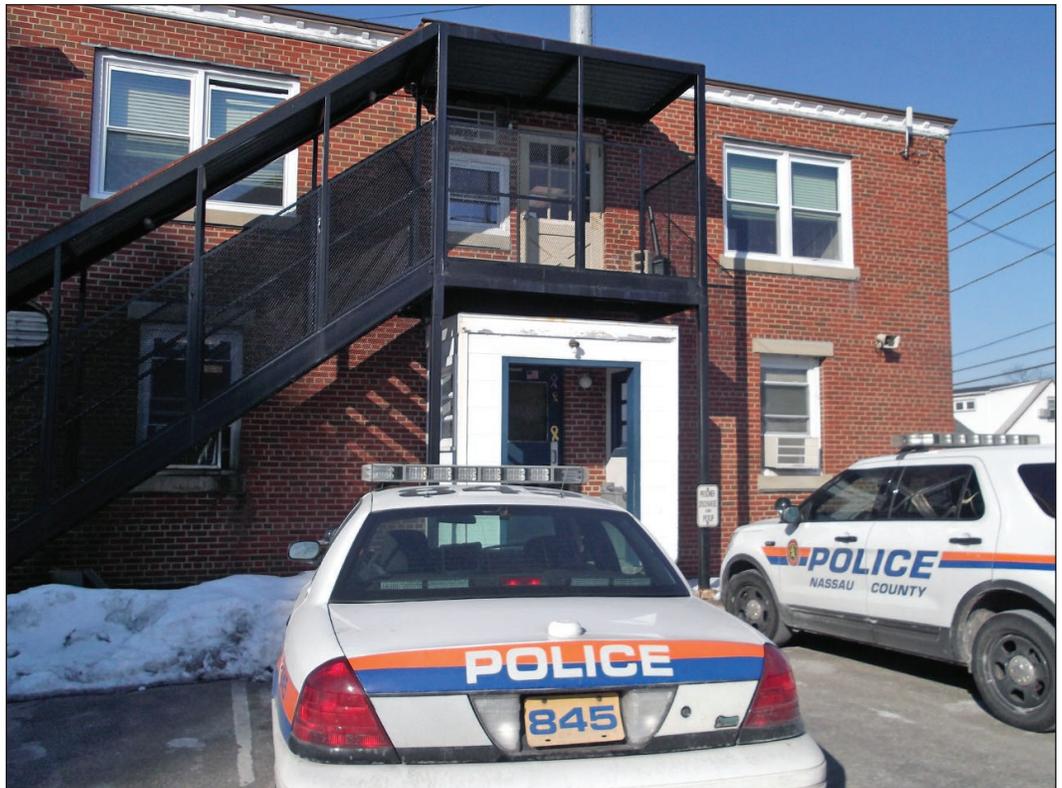
Nassau County Police 8th Precinct
Figure 3e

Nassau County Police 8th Precinct
Figure 3e





Front of 8th Precinct building 1



Back of 8th Precinct building 2



Fuel pumps behind 8th Precinct building 3



Underground storage tank shut off valve 4



HVAC unit behind 8th Precinct building 5



First police evidence yard east of 8th Precinct building 6



Dumpster east of 8th Precinct building 7



Looking north from project site 8



Looking east from project site 9



Looking south from project site 10



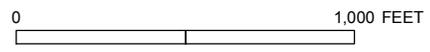
Looking west from project site 11

4/8/2015



Source: USGS Aerials; FEMA NFHL

- Project Site
- 100-Year Floodplain
- 500-Year Floodplain



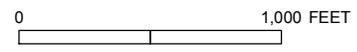
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PUBHX



Source: USGS Aerial, Tidal and Freshwater Wetlands, NYS Department of Environmental Conservation, 1974-2014

- Project Site
- Freshwater Forested/Shrub Wetland
- Freshwater Emergent Wetland
- Freshwater Pond
- Estuarine and Marine Wetland
- Riverine
- Lakes
- Estuarine and Marine Deepwater
- Other Freshwater Wetland

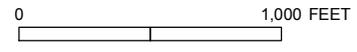


4/8/2015



Source: USGS Aerial, Tidal and Freshwater Wetlands, NYS Department of Environmental Conservation, 1974-2014

- Project Site
- Littoral Zone
- Fresh Marsh
- Coastal Shoals, Bars and Mudflats
- High Marsh
- Dredged Spoil
- Intertidal Marsh
- Formerly Connected Wetlands
- Freshwater Wetlands



Nassau County Police 8th Precinct

**NYSDEC Tidal and Freshwater Wetlands
Figure 7**

Compliance with 24 CFR 58.5 and 58.6 Laws and Authorities

Record below the compliance or conformance determinations for each statute, executive order, or regulation. Provide credible, traceable, and supportive source documentation for each authority. Where applicable, complete the necessary reviews or consultations and obtain or note applicable permits of approvals. Clearly note citations, dates/names/titles of contacts, and page references. Attach additional documentation as appropriate.

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 and 58.6		
Airport Hazards 24 CFR Part 51 Subpart D	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	Based on guidance provided by the U.S. Department of Housing and Urban Development in Fact Sheet #D1, the National Plan of Integrated Airport Systems was reviewed for civilian, commercial service airports within the vicinity of the program area, as projects located within 2,500 feet of a civil airport would require consultation with the appropriate civil airport operator. No known civil airports are located within 2,500 feet and no known military airports are located within 15,000 feet of the program area.
Coastal Barrier Resources Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	286 Wantagh Avenue, Bethpage, NY is not located in a USFWS Coastal Barrier Resources System Unit or Otherwise Protected Area. http://www.fws.gov/cbra/Maps/Locator/NY_Long_Island.pdf
Flood Insurance Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The project site is not located within the FEMA-designated 100- or 500-year floodplain (see Figure 5). https://msc.fema.gov/portal

STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 & 58.5

Clean Air

Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93

Yes No

The proposed action would be located in Nassau County, which is within a maintenance area for inhalable particulate matter (PM_{2.5}) and carbon monoxide, a marginal nonattainment area for the eight-hour ozone standard and considered an area source for hazardous air pollutants (HAPs) emissions.

The proposed emergency engines are subject to the stationary Reciprocating Internal Combustion Engine (RICE) Maximum Achievable Control Technology (MACT) regulations at 40 CFR 63 ZZZZ and the New Source Performance Standards (NSPS) at 40 CFR 60 IIII or 40 CFR 60 JJJJ that govern emission limits and compliance requirements for existing and new stationary RICE. Compliance will be demonstrated by purchasing an engine certified to the limits in these regulations. As these emergency engines do not require NYSDEC permits or registrations, are not located at major sources of HAP emissions, and are not intended for use in demand response programs, the proposed project would not trip conformity thresholds, do not require notification, and would likely not result in direct nor indirect adverse impacts to air quality. Therefore, the conformity determination requirements do not apply to the proposed project.

<http://www.epa.gov/airquality/greenbook/>
<http://www.epa.gov/airquality/greenbook/adden.html>

Coastal Zone Management

Coastal Zone Management Act, sections 307(c) & (d)

Yes No

Not applicable. State agencies must complete a Coastal Assessment Form (CAF) as soon as the agency contemplates an action that may affect the policies for the coastal area or of an approved LWRP. The project site is not located within the boundaries of the New York State Coastal Area Boundary or within an adopted LWRP.

The Town of Hempstead is a New York State Department of State (NYSDEC) Certified Coastal Erosion Hazard Area (CEHA) Community. However, the Site itself is located outside of the

		<p>CEHA. http://www.dos.ny.gov/opd/atlas/ http://appext20.dos.ny.gov/coastal_map_public/map.aspx http://www.dos.ny.gov/opd/programs/pdfs/Waterways_List_08-14.pdf http://www.dec.ny.gov/lands/86552.html</p>
<p>Contamination and Toxic Substances 24 CFR Part 50.3(i) & 58.5(i)(2)</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project site is not listed on a U.S. Environmental Protection Agency (EPA) Superfund National Priorities or CERCLA List, or equivalent State list, is not located within 3,000 feet of a toxic or solid waste landfill site, and is not known or suspected to be contaminated by toxic chemicals or radioactive materials.</p> <p>The project site contains a 500-gallon sealed metal waste oil container adjacent to the east side of the main station house building. There are also two propane cylinders, two fuel pumps, a 50-gallon diesel AST, and an HVAC unit to the east of the main station house building. All existing ASTs and USTs associated with the existing station house and fuel pumps would be removed in accordance with all applicable local, state and federal regulations, including the requirements of Article XI of the Nassau County Public Health Ordinance. Upon completion of the project, no hazardous materials would be stored on the Site. A review of the NYSDEC Spill Incident Database indicated that no spills had occurred at or adjacent to the project site. A consultation letter was sent to NYSDEC on February 20, 2015 regarding potential environmental impact of the proposed project.</p> <p>An asbestos survey was conducted for the proposed project site with a report filed on February 16, 2015 (included in Appendix D). The survey identified “confirmed asbestos containing materials (ACM)”, and “assumed ACM” at the proposed project site. All asbestos abatement work shall be performed in conformance with all applicable Federal, State and local rules and regulations. The abatement project will be filed with all agencies having jurisdiction over this</p>

		<p>project.</p> <p>The Proposed Project would not result in any significant adverse impacts related to toxic, hazardous, or radioactive materials.</p> <p>http://nepassisttool.epa.gov/nepassist/entry.asp http://www.dec.ny.gov/cfm/xtapps/derexterna/index.cfm?pageid=2</p>
<p>Endangered Species Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>There are six federally listed threatened or endangered species (piping plover, red knot, roseate tern, sandplain gerardia, seabeach amaranth, and northern long-eared bat (NLEB)) known to occur in Nassau County (see Appendix B).</p> <p>The Project Site is located in a developed, suburban portion of Bethpage, NY, over 9 miles from the outer Atlantic Coast and over 5.5 miles from South Oyster Bay where most of the potentially occurring federally listed species obtained from the IPaC search could occur – including sandplain gerardia, seabeach amaranth, roseate tern, rufa red knot, and piping plover. These species would not occur on the Project Site because no appropriate coastal habitat exists at the site for them.</p> <p>Although the NLEB could use inland, forested habitats, suitable habitat is not likely present within the vicinity of the Project Site. No caves or mines occur near the project site. Summer habitat of the NLEB generally includes upland and riparian forest within heavily forested landscapes (Ford et al. 2005, Henderson et al. 2008). The NLEB is sensitive to fragmentation and urbanization, and requires interior forest for both foraging and breeding (Foster and Kurta 1999, Broders et al. 2006, Henderson et al. 2008). Roost trees are usually in intact forest, close to the core and away from large clearings, roads, or other sharp edges (Menzel et al. 2002, Owen et al. 2003, Carter and Feldhammer 2005). The woodland habitat present adjacent to the Project Site is limited to a narrow border of woody vegetation along the transmission line to the</p>

		<p>south of the Project Site and along the residential area to the north of the Project Site. However, the Proposed Project would occur within paved or previously cleared/developed areas on the existing Precinct 8 site. No tree disturbance of any kind would be required for the Proposed Action. Because no tree clearing would be required, the Proposed Action would comply with the Interim 4(d) Rule for the NLEB (FR April 2, 2015). In addition, GOSR is unaware of any maternity roosts or hibernacula on or near the Project Site. For these reasons, the Proposed Action is considered unlikely to affect the NLEB or the habitats on which it depends.</p> <p>The NYSDEC EAF mapper (http://www.dec.ny.gov/eafmapper) does not identify the potential presence of rare, threatened or endangered species at the project site. In addition, the NYSDEC Natural Heritage Program stated in a letter dated March 20, 2015 that they have no records of rare or state-listed animals or plants or significant natural communities at the project site or in the vicinity. A letter requesting informal consultation was sent to USFWS Long Island Field Office with the required Information, Planning and Conservation System (IPaC) on February 20, 2015 (see Appendix A). USFWS concurred with the “no effect” determination in a response dated April 17, 2015 (see Appendix A). Therefore, the proposed project is not anticipated to result in any significant adverse impacts to threatened or endangered species.</p>
<p>Explosive and Flammable Hazards 24 CFR Part 51 Subpart C</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>This criterion is applicable to HUD-assisted projects that involve new residential construction, conversion of non-residential buildings to residential use, rehabilitation of residential properties that increase the number of units, or restoration of abandoned properties to habitable condition. As the Proposed Project is limited to the construction of a new 8th Precinct station house the criterion does not apply.</p>
<p>Farmlands Protection</p>	<p>Yes No</p>	<p>There are no New York State agricultural districts</p>

<p>Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658</p>	<p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>within Nassau County. The Proposed Project would not cause disturbance to Prime, Unique, or Statewide Important Farmland and would not involve the conversion of farmland to non-agricultural use. Therefore, the proposed project would not violate the Farmland Protection Policy Act.</p> <p>http://www.agriculture.ny.gov/ap/agsservices/agricultural-districts.html http://websoilsurvey.sc.egov.usda.gov/app/WebSoilSurvey.aspx</p>
<p>Floodplain Management Executive Order 11988, particularly section 2(a); 24 CFR Part 55</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project site is not located within a Special Flood Hazard Area, and is outside both the 100-year and 500-year floodplain (see Figure 5). Therefore, the Proposed Project would not have any impacts on flood management.</p> <p>https://msc.fema.gov/portal</p>
<p>Historic Preservation National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800; Tribal notification for new ground disturbance.</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>There are no historic properties on the Site as indicated by the National and State Registers of Historic Places.</p> <p>The New York State Office of Parks, Recreation and Historic Preservation (OPRHP) was consulted. Based on the attached letter dated March 11, 2015, it has been determined that the Proposed Project has no potential to affect cultural resources, including resources on (or eligible for listing on) the National Register of Historic Places (see correspondence in Appendix A).</p> <p>The HUD Tribal Directory Assessment Tool (TDAT) Version 2.0 was reviewed and no tribal interests were identified by HUD for Nassau County.</p> <p>http://www.nationalregisterofhistoricplaces.com/ny/nassau/state.html http://parks.ny.gov/shpo/online-tools/ http://egis.hud.gov/tdat/Tribal.aspx</p>
<p>Noise Abatement and Control Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The Proposed Project involves the construction of a new 8th Precinct station house and garage that will be built within the vicinity of the existing structure. Demolition of the existing station house will occur following completion of the new station house. The Proposed Project is not a noise sensitive use, and furthermore, the policies of 24 CFR 51.101(a)(3) do not apply to any action or</p>

		<p>emergency assistance under disaster assistance provisions or appropriations which are provided to save lives and protect public health and safety. The Proposed Project would temporarily increase noise levels at nearby residences. These increases would be mitigated by implementing the Construction Impacts Conditions for Approval (see below under Mitigation Measures and Conditions), including outfitting of equipment with mufflers, and compliance with local noise ordinances including time-of-day work limitations. Following these temporary renovations and rebuilding activities, noise levels would be similar to pre-storm levels and would not result in any significant increase in ambient noise levels.</p>
<p>Sole Source Aquifers Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The Proposed Project involves the construction of a new 8th Precinct station house and garage that will be built within the vicinity of the existing structure. The foundation for the new station house would be no more than four feet deep. The Proposed Project would not impact the Nassau-Suffolk Sole Source Aquifer. The required minimum two-foot separation distance between the stormwater drywells and the top of the historical high in the water table would be met. The USEPA stated in their April 1, 2015 letter that the Proposed Project satisfies the requirements of Section 1424(e) of the Safe Drinking Water Act (see Appendix A). http://www.epa.gov/region02/water/aquifer/</p>
<p>Wetlands Protection Executive Order 11990, particularly sections 2 and 5</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The proposed project is not located within a federal wetland, and is therefore in compliance with Executive Order 11990 (see Figure 6). The proposed project is greater than 300 feet from a NYSDEC tidal wetland and greater than 100 feet from a NYSDEC freshwater wetland (see Figure 7).</p>
<p>Wild and Scenic Rivers Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>There are no Wild and Scenic Rivers within Nassau County, as designated by the U.S. Department of the Interior, and no Wild, Scenic, or Recreational Rivers, as designated by the NYSDEC. There are no rivers within Nassau County listed on the Nationwide Rivers Inventory.</p>

		http://www.nps.gov/ncrc/programs/rtca/nri/status/ny.html http://www.rivers.gov/new-york.php http://www.dec.ny.gov/permits/32739.html
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ENVIRONMENTAL JUSTICE

<p>Environmental Justice Executive Order 12898</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The Proposed Project is not located in or adjacent to potential environmental justice areas as indicated by the New York State Department of Environmental Conservation (Appendix C). The proposed project would have no significant adverse environmental justice impacts on the surrounding community.</p> <p>http://www.dec.ny.gov/docs/permits_ej_operations_pdf/nassauej.pdf</p>
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Environmental Assessment Factors [24 CFR 58.40; Ref. 40 CFR 1508.8 &1508.27] Recorded below is the qualitative and quantitative significance of the effects of the proposal on the character, features and resources of the project area. Each factor has been evaluated and documented, as appropriate and in proportion to its relevance to the proposed action. Verifiable source documentation has been provided and described in support of each determination, as appropriate. Credible, traceable and supportive source documentation for each authority has been provided. Where applicable, the necessary reviews or consultations have been completed and applicable permits of approvals have been obtained or noted. Citations, dates/names/titles of contacts, and page references are clear. Additional documentation is attached, as appropriate. **All conditions, attenuation or mitigation measures have been clearly identified.**

Impact Codes: Use an impact code from the following list to make the determination of impact for each factor.

- (1) Minor beneficial impact
- (2) No impact anticipated
- (3) Minor Adverse Impact – May require mitigation
- (4) Significant or potentially significant impact requiring avoidance or modification which may require an Environmental Impact Statement

Environmental Assessment Factor	Impact Code	Impact Evaluation
LAND DEVELOPMENT		
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	2	<p>The proposed project is consistent with existing zoning regulations, land use types, building height and scale. The proposed project would result in coordinated land use and open space preservation, which is in conformance with Chapter 3 Land Use, of the 2010 Nassau County Draft Master Plan, by utilizing a County-owned existing developed site.</p> <p>The proposed project would maintain current land use and would therefore be compatible with existing land use. The proposed project would not result in the creation of new jobs and/or an increase in the number of employees at the 8th precinct, and therefore would not have an urbanizing effect.</p>
Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff	2	<p>The proposed site was previously developed; unsuitable soils are not anticipated. If unsuitable soils have caused structural problems for any of the existing on-site buildings, this would generally be addressed during the local permitting process. The proposed activities would not change the slope of the existing site.</p> <p>During construction, best management practices would be used to avoid soil erosion and existing drain inlets would be protected from debris, soil, and sedimentation. Vegetation would not need to be cleared for the construction of the proposed station house.</p> <p>The proposed site does not contain or abut freshwater or tidal wetlands.</p>

Hazards and Nuisances including Site Safety and Noise

3

The existing 10,000-gallon unleaded gas UST, 6,000-gallon diesel fuel UST, 2,500-gallon #2 fuel oil UST, 500-gallon waste oil AST, 50-gallon diesel AST, and two propane cylinders would be removed as part of the proposed project. Handling and disposal of oil, fuel, and/or diesel associated with the demolition of the existing station house and associated facilities would be done in accordance with all applicable federal, NYS, and local requirements and/or regulations, including the requirements of Article XI of the Nassau County Public Health Ordinance (see also the Mitigation Measures and Conditions section below). No vehicle maintenance, such as oil changes, would occur at 286 Wantagh Avenue once the proposed project is complete.

The Proposed Project would include demolition of structures constructed prior to 1978. An asbestos survey was prepared by a Qualified Environmental Professional (QEP) to determine the presence or absence of asbestos containing materials. The findings of that survey are provided in a report filed on February 16, 2015. The survey identified “confirmed asbestos containing materials (ACM)”, and “assumed ACM” at the proposed project site. Details on the specific findings are provided in the text of the full report provided in Appendix D. Based on the findings of the asbestos survey, remediation will be conducted prior to demolition in accordance with all applicable Federal, State and local regulations. Any remediation would be appropriately scheduled and coordinated with any demolition and/or redevelopment activities. Based on the findings of the asbestos survey, remediation would be conducted prior to demolition in accordance with all applicable city, state, and federal regulations. Any remediation would be appropriately scheduled and coordinated with any demolition and/or redevelopment activities.

Project activities would conform to Part 56 of Title 12 of the Official Compilation of Codes, Rules and Regulations of the NYS Department of Labor (12 NYCRR Part 56); the National Emission Standard for Asbestos—Standard for demolition and renovation (40 CFR Part 61.145); and National Emission Standard for Asbestos—Standard for waste disposal for manufacturing, fabricating, demolition, and spraying operations (40 CFR Part 61.150).

All activities must comply with applicable federal, state, and local laws and regulations regarding lead-based paint, including but not limited to, EPA Repair, Renovation, and Painting (RRP) Rule (40 CFR 745.80 Subpart E), HUD’s lead-based paint regulations in 24 CFR Part 35 Subparts A, B, H, J, and R, HUD “Guidelines for the Evaluation and Control of Lead-Based Paint

		<p>Hazards in Housing,” and the New York City Childhood Lead Poisoning Prevention Act of 2003. The Guidelines complement regulations that have been issued by HUD, the U.S. Environmental Protection Agency (EPA), and the Occupational Safety and Health Administration (OSHA), and policies from the Centers for Disease Control and Prevention (CDC).</p> <p>Barrels or tanks with petroleum products or other potentially toxic substances may be present on site. Remediation activities may include the purging of lines, tanks, and equipment containing hazardous chemicals, gasses, or flammable materials. Air monitoring equipment may be used to determine if any hazardous conditions remain. Demolition activities would adhere to dust suppression and personal protective gear to minimize exposure to lead paint.</p> <p>Mitigation measures would be implemented to ensure the proper handling of any solid waste generated during construction and demolition to address fugitive dust concerns. No vehicle maintenance, such as oil changes, would occur on the project site once the proposed station house is complete.</p> <p>According to the U.S. EPA, Nassau County is located in Radon Zone 3, where the predicted average indoor radon screening level is less than 2 picocuries per liter (pCi/L). Radon testing will not be required for the proposed project.</p> <p>The proposed project would temporarily increase noise levels at nearby residences. These increases would be mitigated by implementing the Construction Impacts Conditions for Approval, including outfitting of equipment with mufflers, and compliance with local noise ordinances including time-of-day work limitations. Following these temporary renovations and rebuilding activities, noise levels would be similar to pre-storm levels and would not result in any significant increase in ambient noise levels.</p> <p>A consultation letter was sent to NYSDEC on February 20, 2015 regarding potential environmental impact of the proposed project.</p>
Energy Consumption	2	<p>The project site is adequately serviced with existing utilities. The proposed project would utilize energy consumption, including the use of fossil fuels, for use of construction equipment and the shipment of materials required for repair and reconstruction activities. However, the proposed project would not increase long-term energy consumption. The reconstructed station house would be more energy-efficient as a result of the proposed project, due to incorporation of energy efficient building materials and practices, resulting in a beneficial effect.</p>

SOCIOECONOMIC		
Employment and Income Patterns	2	<p>The proposed project would create temporary construction jobs. However, these jobs would not significantly increase employment opportunities or impact income patterns as the construction duration is expected to be 18 to 24 months.</p> <p>The proposed project would not result in the creation of new permanent jobs at the existing 8th Precinct and would only centralize some already-existing detective unit jobs that are currently scattered throughout the county. Therefore, the proposed project would not have a net impact on employment and income patterns.</p>
Demographic Character Changes, Displacement	2	<p>The proposed project would not result in the creation of new permanent jobs at the existing 8th Precinct and would only centralize some already-existing detective unit jobs that are currently scattered throughout the county. Therefore, the proposed project would not alter the demographic characteristics of the surrounding community.</p> <p>The proposed project would not directly or indirectly displace people, businesses, institutions, or community facilities as it would occur within an existing developed site owned by Nassau County.</p>

Environmental Assessment Factor	Impact Code	Impact Evaluation
COMMUNITY FACILITIES AND SERVICES		
Educational and Cultural Facilities	2	<p>The proposed project would not result in the creation of new permanent jobs at the existing 8th Precinct and would only centralize some already-existing detective unit jobs that are currently scattered throughout the county. Therefore, the proposed project would not increase demand on educational facilities.</p> <p>The proposed project is not located within or adjacent to a cultural facility and would not impact cultural facilities.</p>
Commercial Facilities	2	<p>The proposed project would not result in the creation of new permanent jobs at the existing 8th Precinct and would only centralize some already-existing detective unit jobs that are currently scattered throughout the county. Therefore, the proposed project would not have a net impact on demand for commercial facilities.</p>
Health Care and Social Services	2	<p>The proposed project would not result in the creation of new permanent jobs at the existing 8th Precinct and would only centralize some already-existing detective unit jobs that are currently scattered throughout the county. Therefore, the proposed project would not have a net impact on demand for health care or social services.</p>
Solid Waste Disposal / Recycling	3	<p>Construction of the proposed station house would result in the generation of waste, primarily paved asphalt, soil, and packed gravel. Following construction, demolition of the existing station house would result in additional waste. The amount of solid waste generated from construction and demolition would not significantly increase short-term generation of municipal solid waste and would not increase long-term generation of municipal solid waste as the total acreage that would be disturbed to construct the proposed station house would be 2.20 acres.</p> <p>All waste would be hauled off-site by the selected contractor and would be handled in accordance with the State's solid and hazardous waste rules.</p>
Waste Water / Sanitary Sewers	2	<p>Wastewater from the proposed station house would be connected to the existing public sanitary sewer, which flows via gravity, to discharge at the County's Cedar Creek Water Pollution Control Plant, located at 3340 Merrick Road, Seaford, NY 11793. There is adequate capacity within this system to accommodate wastewater that would be generated once the proposed station house is operational.</p>
Water Supply	2	<p>The proposed project would not result in the creation of new permanent jobs at the existing 8th Precinct and would only centralize some already-existing detective unit jobs that are currently scattered throughout the county. Therefore, the</p>

		<p>proposed project would not increase demand on the water supply.</p> <p>The proposed station house and garage would connect to the existing public potable water utility, which is provided by the Bethpage Water District. The capacity of the existing public water utility is adequate to serve the proposed project and the water quality of the existing water utility is of potable quality as confirmed by the existing connection to and use of potable water supply at the existing 8th Precinct station house.</p> <p>The proposed project would not impact the Nassau-Suffolk Sole Source Aquifer. The required minimum two-foot separation distance between the stormwater drywells and the top of the historical high in the water table would be met. The USEPA stated in their April 1, 2015 letter that the Proposed Project satisfies the requirements of Section 1424(e) of the Safe Drinking Water Act (see Appendix A).</p>
Public Safety - Police, Fire and Emergency Medical	1	<p>The proposed project would not result in the creation of new permanent jobs at the existing 8th Precinct and would only centralize some already-existing detective unit jobs that are currently scattered throughout the county. Therefore, the proposed project would not increase demand for police protection, fire protection, or emergency medical services. The proposed station house and garage would be constructed in compliance with local building codes and all oil, fuel, and diesel storage tanks would be removed from the property, resulting in a decrease in the potential fire hazards on the site.</p>
Parks, Open Space and Recreation	2	<p>The proposed project of constructing a new precinct station house and garage within the existing 8th Precinct property would not impact open space or recreation.</p>
Transportation and Accessibility	2	<p>The proposed project would not impact transportation. There would be a negligible increase in construction traffic.</p>
NATURAL FEATURES		
Unique Natural Features, Water Resources	2	<p>There are no NYSDEC Unique Geologic Features within Nassau County and no NYSDEC Critical Environmental Areas within the vicinity of the project site.</p> <p>The proposed project would not pose a significant threat to groundwater or other water resources. The required minimum two-foot separation distance between the stormwater drywells and the top of the historical high in the water table would be met. The USEPA stated in their April 1, 2015 letter that the Proposed Project satisfies the requirements of Section 1424(e) of the Safe Drinking Water Act (see Appendix A). A consultation letter was sent to NYSDEC on February 20, 2015 regarding potential environmental impact of the proposed project.</p>

Vegetation, Wildlife	2	<p>There are six federally listed threatened or endangered species (piping plover, red knot, roseate tern, sandplain gerardia, seabeach amaranth, and northern long-eared bat (NLEB)) known to occur in Nassau County (see Appendix B).</p> <p>The Project Site is located in a developed, suburban portion of Bethpage, NY, over 9 miles from the outer Atlantic Coast and over 5.5 miles from South Oyster Bay where most of the potentially occurring federally listed species obtained from the IPaC search could occur – including sandplain gerardia, seabeach amaranth, roseate tern, rufa red knot, and piping plover. These species would not occur on the Project Site because no appropriate coastal habitat exists at the site for them.</p> <p>Although the NLEB could use inland, forested habitats, suitable habitat is not likely present within the vicinity of the Project Site. No caves or mines occur near the project site. Summer habitat of the NLEB generally includes upland and riparian forest within heavily forested landscapes (Ford et al. 2005, Henderson et al. 2008). The NLEB is sensitive to fragmentation and urbanization, and requires interior forest for both foraging and breeding (Foster and Kurta 1999, Broders et al. 2006, Henderson et al. 2008). Roost trees are usually in intact forest, close to the core and away from large clearings, roads, or other sharp edges (Menzel et al. 2002, Owen et al. 2003, Carter and Feldhammer 2005). The woodland habitat present adjacent to the Project Site is limited to a narrow border of woody vegetation along the transmission line to the south of the Project Site and along the residential area to the north of the Project Site. However, the Proposed Project would occur within paved or previously cleared/developed areas on the existing Precinct 8 site. No tree disturbance of any kind would be required for the Proposed Action. Because no tree clearing would be required, the Proposed Action would comply with the Interim 4(d) Rule for the NLEB (FR April 2, 2015). In addition, GOSR is unaware of any maternity roosts or hibernacula on or near the Project Site. For these reasons, the Proposed Action is considered unlikely to affect the NLEB or the habitats on which it depends.</p> <p>The NYSDEC EAF mapper (http://www.dec.ny.gov/eafmapper) does not identify the potential presence of rare, threatened or endangered species at the project site. In addition, the NYSDEC Natural Heritage Program stated in a letter dated March 20, 2015 that they have no records of rare or state-listed animals or plants or significant natural communities at the project site or in the vicinity.</p> <p>A letter requesting informal consultation was sent to USFWS Long Island Field Office with the required Information, Planning and Conservation System (IPaC) on February 20, 2015 (see</p>
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		Appendix A). USFWS concurred with the “no effect” determination in a response dated April 17, 2015 (see Appendix A). Therefore, the proposed project is not anticipated to result in any significant adverse impacts to threatened or endangered species.
Other Factors	2	There are no other factors applicable to the proposed project.

Additional Studies Performed:

LiRo Architects and Planners, P.C., Conditions Assessment Eighth Precinct 286 Wantagh Avenue, Bethpage, NY, April 2007.

LiRo Engineers, Inc. Survey Report Inspection for Asbestos-Containing Materials, Nassau County Police Precinct, 8th Precinct, 286 North Wantagh Avenue, Levittown, NY, February 16, 2015

Field Inspection (Date and completed by):

February 20, 2015 by 3PL Consulting (to check for wetlands and take photos)

List of Sources, Agencies and Persons Consulted [40 CFR 1508.9(b)]:

Broders, H.G., G.J. Forbes, S. Woodley, and I.D. Thompson. 2006. Range extent and stand selection for forest-dwelling northern long-eared and little brown bats in New Brunswick. *Journal of Wildlife Management* 70: 1174-1184.

Carter, T.C., and G.A. Feldhamer. 2005. Roost tree use by maternity colonies of Indiana bats and northern long-eared bats in southern Illinois. *Forest Ecology and Management* 219:259-268.

Federal Aviation Administration (FAA).

http://www.faa.gov/airports/environmental/airport_noise/noise_exposure_maps/

and

http://www.faa.gov/airports/runway_safety/diagrams/

FAA Runway Protection Zones. http://www.faa.gov/documentLibrary/media/Advisory_Circular/150-5300-13A-chg1-interactive.pdf

Federal Emergency Management Agency (FEMA). <http://msc.fema.gov/portal/search>

FEMA Final Report New York/New Jersey Coastal Advisory Flood Hazard Information Development Appendix B: Nassau Suffolk Advisory Memorandum, March 22, 2013.

Federal Register, December 17, 2014. <https://www.federalregister.gov/articles/2014/12/17/2014-28674/national-ambient-air-quality-standards-for-ozone>

Ford, W.M., M.A. Menzel, J.L. Rodrigue, J.M. Menzel, and J.B. Johnson. 2005. Relating bat species presence to simple habitat measures in a central Appalachian forest. *Biological Conservation* 126: 528-539.

Foster, R.W. and A. Kurta, A. 1999. Roosting ecology of the northern bat (*Myotis septentrionalis*) and comparisons with the endangered Indiana bat (*Myotis sodalis*). *Journal of Mammalogy* 80: 659-672.

Henderson, L.E., L.J. Farrow, and H.G. Broders. 2008. Intra-specific effects of forest loss on the distribution of the forest-dependent northern long-eared bat (*Myotis septentrionalis*). *Biological Conservation* 141:1819-1828.

Menzel, M.A., S.F. Owen, W.M. Ford, J.W. Edwards, P.B. Wood, B.R. Chapman, and K.V. Miller. 2002. Roost tree selection by northern long-eared bat (*Myotis septentrionalis*) maternity colonies in an industrial forest of the central Appalachian mountains. *Forest Ecology and Management* 155:107-114.

National Park Service. New York Segments. <http://www.nps.gov/ncrc/programs/rtca/nri/states/ny.html>

National Register of Historic Places – Nassau County, NY.
<http://www.nationalregisterofhistoricplaces.com/ny/Nassau/state.html>

New York State Department of Agriculture and Markets.
<http://www.agriculture.ny.gov/ap/agservices/agricultural-districts.html>

New York State Department of Environmental Conservation (NYSDEC), Coastal Management.
<http://www.dec.ny.gov/lands/86541.html>

and

<http://www.dec.ny.gov/lands/86552.html>

NYSDEC Environmental Assessment Mapper. <http://www.dec.ny.gov/eafmapper>

NYSDEC Environmental Resource Mapper. <http://www.dec.ny.gov/animals/38801.html>

NYSDEC Environmental Remediation Databases. <http://www.dec.ny.gov/chemical/8437.html>

and

<http://www.dec.ny.gov/cfm/xtapps/derexternal/index.cfm?pageid=1>

NYSDEC Natural Heritage Program, consultation letter dated February 20, 2015 and agency response dated March 20, 2015

NYSDEC. Potential Environmental Justice Areas in Nassau County, New York.
http://www.dec.ny.gov/docs/permits_ej_operations_pdf/nassauej.pdf

NYSDEC. State Implementation Plan, <http://www.dec.ny.gov/chemical/8403.html>

NYSDEC, Region 1 Regional Permit Administrator, Roger Evans, letters dated XX, 2015 and XX, 2015

NYSDEC. Wild, Scenic and Recreational Rivers. <http://www.dec.ny.gov/permits/32739.html>

NYSDEC Wetland Amendments Underway: <http://www.dec.ny.gov/lands/80921.html>

New York State Department of State (NYS DOS). Coastal Boundary Map.
<http://www.dos.ny.gov/opd/atlas/>

and

http://appext20.dos.ny.gov/coastal_map_public/map.aspx

NYS DOS. Local Waterfront Revitalization Program. Coastal Waterbodies and Inland Waterways.
http://www.dos.ny.gov/opd/programs/pdfs/Waterways_List_08-14.pdf

NYS Office of Parks, Recreation and Historic Preservation, consultation letter dated February 20, 2015 and agency response dated March 11, 2015

NYS Orthos Online: <http://www.orthos.dhSES.ny.gov/>

Owen, S.F., M.A. Menzel, W.M. Ford, B.R. Chapman, K.V. Miller, J.W. Edwards, and P.B. Wood. 2003. Home-range size and habitat used by the northern myotis (*Myotis septentrionalis*). American Midland Naturalist 150:352-359.

State Register of Historic Places: Cultural Resources Information Systems (CRIS).
<http://parks.ny.gov/shpo/online-tools/>

United States Department of Agriculture. Natural Resources Conservation Service. Web Soil Survey.
<http://websoilsurvey.sc.egov.usda.gov/app/WebSoilSurvey.aspx>

United States Department of Housing and Urban Development (HUD). Community Planning and Development. Tribal Directory Assessment Tool (TDAT) V2.0. <http://egis.hud.gov/tdat/Tribal.aspx>

U.S. Environmental Protection Agency (EPA), Greenbook.
<http://www.epa.gov/oaqps001/greenbk/index.html>

U.S. Environmental Protection Agency (EPA), Greenbook – Federal Register Notices.
<http://www.epa.gov/oaqps001/greenbk/adden.html>

U.S. Environmental Protection Agency (EPA) NEPAassist.
<http://nepassisttool.epa.gov/nepassist/entry.aspx>

U.S. Environmental Protection Agency (EPA) Region 2. Sole Source Aquifers.
<http://www.epa.gov/region02/water/aquifer/>

U.S. Environmental Protection Agency (EPA) Region 2 Water Programs, consultation dated February 20, 2015 and agency response (Grace Musumeci) dated April 1, 2015

U.S. Environmental Protection Agency (EPA) Region 2 Water Programs, email correspondence from Kelly Simmons, 3PL Consulting to Rajini Ramakrishnan, USEPA, re CDBG-DR Nassau County Police Precincts #4, #7 and #8 – USEPA request regarding the handling of on-site stormwater at each precinct. March 11, 2015.

United States Fish and Wildlife Service (USFWS) IPaC, accessed March 26, 2015:
<http://ecos.fws.gov/ipac/>

USFWS - Threatened and Endangered Species – Nassau County, NY.

http://ecos.fws.gov/tess_public/countySearch!speciesByCountyReport.action?fips=36059

USFWS John H. Chafee Coastal Barrier Island Resources System map for Long Island,
http://www.fws.gov/cbra/Maps/Locator/NY_Long_Island.pdf

USFWS, Wetlands Online Mapper, National Wetlands Inventory Map.
<http://www.fws.gov/wetlands/Data/Mapper.html>

Wild and Scenic Rivers Act, Sections 3 and 5 (16 USC 1274 and 1276).
<http://www.rivers.gov/rivers/delaware-upper.php>

List of Permits Obtained or Required:

Town of Hempstead building permit
Town of Hempstead demolition permit
NYS DEC SPDES Permit for Construction
Nassau County Department of Health Permit

Public Outreach [24 CFR 50.23 & 58.43]:

On May 11, 2015, a combined Notice of Finding of No Significant Impact (FONSI) and Notice of Intent to Request Release of Funds (NOIRROF) was published in Newsday. Any individual, group or agency may submit written comments on the Environmental Review Record. Comments should be submitted via email, in the proper format, on or before May 26, 2015 at NYSCDBG_DR_ER@nyshcr.org. Written comments may also be submitted at the following address, or by mail, in the proper format, to be received on or before May 26, 2015:

Thomas J. King, Certifying Officer
NYS Homes and Community Renewal
99 Washington Avenue, Suite 1224
Albany, New York 12260

Comments may be received by telephone at (518) 473-0015. All comments must be received on or before 5pm on May 26, 2015 or they will not be considered.

Cumulative Impact Analysis [24 CFR 58.32]:

There are no other nearby projects; therefore, there would be no cumulative impacts.

Alternatives [24 CFR 58.40(e); 40 CFR 1508.9]:

Relocation of the 8th Precinct – The County considered the alternative of relocating the 8th Precinct to another site. In order to continue to serve the communities of Bethpage, Old Bethpage, Levittown, Plainedge, Farmingdale, South Farmingdale, and portions of Hicksville, Plainview, North Wantagh, and North Massapequa the site would have to be located within the central and/or northeastern portion(s) of the County. The site would also have to possess the following characteristics:

- be located outside of the 100-year and 500-year floodplains to ensure the 8th Precinct remains open during and following severe storm events,
- be adequately sized to accommodate a new station house that contains updated police security features and a new garage,
- contain connection to existing water, gas and electric utilities,
- be properly zoned for the intended use, and
- be owned by the County or available for purchase by the County.

There are no benefits to the human environment of relocating the 8th Precinct to another site as the existing site possesses each of the required characteristics. A site that possesses each of the required characteristics that is also a County-owned site or a site that is available for purchase by the County is not available. Any available site that contained anything less than all of the required characteristics would delay the construction of the proposed station house and garage, which would subsequently delay the availability of expanded police services to the communities under the service of the 8th Precinct. Additionally, HUD does not allow construction of critical facilities, such as police stations, in the 500-year floodplain. For the reasons listed above, the alternative of relocating the 8th Precinct to another site was rejected.

Rehabilitating the existing 8th Precinct Station House – The County considered the alternative of rehabilitating the 8th Precinct station house. This would allow the 8th Precinct to continue to serve the communities of Bethpage, Old Bethpage, Levittown, Plainedge, Farmingdale, South Farmingdale, and portions of Hicksville, Plainview, North Wantagh, and North Massapequa. The site already possesses each of the required characteristics:

- located outside of the 100-year and 500-year floodplains to ensure the 8th Precinct remains open during and following severe storm events,
- adequately sized to accommodate a new station house that contains updated police security features and a new garage,
- contain connection to existing water, gas and electric utilities,
- properly zoned for the intended use, and
- County-owned or available for purchase by the County.

The footprint of the existing station house would have to be expanded in order to provide a station house that possesses current police security features and that contains expanded space to offer an expanded suite of police services. This would require the removal of the externally located structures, e.g., the USTs associated with the station house's heating system and the vehicle fuel pumps, the administrative trailer and radio tower. The existing station house was constructed prior to 1978 and contains lead and asbestos, which would require special services for the removal and hauling of these materials. For the reasons listed above, the alternative of rehabilitating the existing 8th Precinct station house was rejected.

No Action Alternative [24 CFR 58.40(e)]:

Under the No Action Alternative the 8th Precinct would continue to manage operations and provide limited public services from the existing Community Policing Center location, using the existing station house and associated facilities. The existing station house and facilities would

remain undersized and in non-compliance with current police security requirements. The 8th Precinct Community Policing Center would continue to be susceptible to future storm damage, which could result in the closure of this station house during severe storm events. Closure of the 8th Precinct Community Policing Center during severe storm events would impact the surrounding communities which are serviced by Precincts 4 and 7, since the 8th Precinct Community Policing Center is the back-up operations center for Precincts 4 and 7 when their main operation centers are closed.

Summary of Findings and Conclusions:

The Proposed Project would involve construction of a new 8th Precinct station house and garage within the vicinity of the existing precinct station house, followed by demolition of the existing station house buildings. The Site is a previously disturbed site located within an urban area. All ASTs and USTs would be removed as part of the Proposed Project; no hazardous materials would be stored on the Site following completion of the project. No adverse environmental impacts are expected to occur.

Mitigation Measures and Conditions [40 CFR 1505.2(c)]

Summarize below all mitigation measures adopted by the Responsible Entity to reduce, avoid, or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with the above-listed authorities and factors. These measures/conditions must be incorporated into project contracts, development agreements, and other relevant documents. The staff responsible for implementing and monitoring mitigation measures should be clearly identified in the mitigation plan.

Construction Impacts Conditions for Approval:

- Construction equipment would be outfitted with mufflers.
- Construction would comply with local noise ordinances including time-of-day work limitations. The Town of Hempstead code limits construction work to the hours of 7 AM to 6 PM (Chapter 144 Unreasonable Noise, subsection 144-3 Specific Prohibitions).
- All solid waste materials would be managed and transported in accordance with Federal, state, and local solid and hazardous waste rules.
- All existing ASTs and USTs associated with the existing station house and fuel pumps would be removed in accordance with all applicable local, state and federal regulations, including the requirements of Article XI of the Nassau County Public Health Ordinance.
- Segregation of inert waste shall be done, as practicable, to reduce the cost of waste management.
- The existing drain inlets would be protected from debris, soil, and sedimentation.
- Best management practices would be used to avoid soil erosion.
- All asbestos abatement work shall be performed in accordance with all applicable Federal, State and Local rules and regulations. The abatement project shall be filed with all agencies having jurisdiction over this project, such as USEPA and NYSDEL.
- A licensed abatement contractor must perform the removal of all friable and non-friable ACM.
- At such time that the ACM or Assumed ACM are to be abated, the following measures are recommended to be undertaken to ensure that ACM is properly and effectively carried out:
 - Develop and implement a schedule that outlines the time frame for removal of asbestos-containing materials.
 - Develop complete and concise specifications to effectively deal with removal of the asbestos-containing material. These specifications should be developed to comply with all applicable Federal, State and Local regulations.
 - Retain the service of an independent testing laboratory to monitor the quality of the air before, during and after the removal work. Retain all documentation and correspondence from the removal contractor, the testing laboratory and related items in a permanent record
- Mitigation measures would be implemented to ensure the proper handling of any solid waste generated during construction and demolition to address fugitive dust concerns.

Recommendations from Nassau County Department of Health (NCDH)

Water Supply:

- Engineering plans and specifications for the construction of new or modification of existing water mains which will serve the proposed development must be submitted, through the public water supplier, for review and approval to the NCDH. The installation of private wells as a source of drinking water, cooking, sanitary or laundry use, in an area served by a public water system, is prohibited.
- Evidence must be provided to the NCDH indicating that all water mains constructed as part of the development will be deeded to-the-public water supplier, along with a dedicated easement as may be necessary, to assure proper operation, repair and maintenance. Dead-end water mains shall not be proposed unless approved by the NCDH pursuant to conditions in Article VI of the NCPHO. All water mains should be connected to adjacent street mains or otherwise looped for improved water distribution.
- The sponsor/applicant must comply with all water supplier requirements for backflow prevention devices on water service lines.

Site Environmental Assessment:

- The installation, removal, or abandonment of all toxic and hazardous material storage tanks or areas containing fuel oil, waste oil and regulated petroleum or chemical products must be performed in accordance with the requirements of Article XI of the NCPHO.
- Existing drywells, leaching pools or cesspools must be closed in accordance with all applicable federal (USEPA), state (NYSDEC) or local regulations. The results of approved laboratory testing of soil beneath all drywells, leaching pools or cesspools on the site which have received discharges of sanitary waste, waste water, interior drainage, petroleum products or toxic or hazardous waste must be submitted to the NCDH.
- The NCDH will require the removal of all contamination sources on the site and may require testing to determine if any organic or inorganic chemical contaminants are present in the soil or groundwater at the site. This may include an investigation of soil vapor intrusion to determine if there is potential for contamination of indoor air by volatile organic chemicals. Soil vapor, indoor and ambient air testing must be conducted in accordance with the *NYSDOH Guidance for Evaluating Soil Vapor Intrusion in the State of New York*. NCDH may also request the installation of a soil gas ventilation system to protect indoor air quality in any proposed new or modified site buildings if warranted.
- Any hazardous materials encountered at the site must be removed by an industrial waste transporter registered with the NYSDEC and be taken to an approved hazardous waste disposal facility. The NYSDEC and the NCDH must be notified upon discovery of any hazardous substance in order to determine if further investigation is necessary.

Other Requirements:

- A certification of rodent free inspection for demolition must be obtained from the NCDH Office of Community Sanitation. A copy of the certification must be given to the local building department in order to obtain a demolition permit.
- A NYS Dept. of Labor licensed inspector must survey any existing buildings or structures for the presence of Asbestos Containing Building Material (ACBM) prior to demolition. If

ACBM's are identified, they must be handled in accordance with NYSDOL and USEPA regulations.

Suggestions from EPA

Suggestions from EPA to minimize environmental impacts and create a more sustainable project are outlined below. See the EPA correspondence dated April 1, 2015 in Appendix A for more detail.

- Construction and demolition – to the maximum extent possible, utilize local and recycled materials in construction process and recycle materials generated onsite.
- Clean diesel – implement diesel controls, cleaner fuel, and cleaner construction practices for on-road and off-road equipment used for transportation, soil movement, or other construction activities, including:
 - Strategies and technologies that reduce unnecessary idling, including auxiliary power units, the use of electric equipment, and strict enforcement of idling limits; and
 - Use of clean diesel through add-on control technologies like diesel particulate filters and diesel oxidation catalysts, repowers, or newer, cleaner equipment.
- Stormwater – utilize low impact development (LID) principles such as minimizing effective imperviousness to create site drainage, and the planting of native and non-invasive vegetation on the project site for stormwater management purposes. Other LID practices can include bioretention facilities, rain gardens, vegetated rooftops, rain barrels, and permeable pavements.
- Cost-efficient, environmentally friendly landscaping – EPA's GreenScapes program provides cost-efficient and environmentally friendly solutions for landscaping.
- Energy efficiency – energy-efficient technologies should be incorporated into the station house when possible.

Determination:

- Finding of No Significant Impact** [24 CFR 58.40(g)(1); 40 CFR 1508.27]
The project will not result in a significant impact on the quality of the human environment.
- Finding of Significant Impact** [24 CFR 58.40(g)(2); 40 CFR 1508.27]
The project may significantly affect the quality of the human environment.



May 11, 2015

Preparer Signature

Nina S. Peek, AICP

Sr. Technical Director, AKRF Inc.

Name/Title/Organization

Date



May 11, 2015

Signature of Certifying Officer

Date

Thomas J. King

Assistant General Counsel and Certifying Officer

Print Name

Title

This original, signed document and related supporting material must be retained on file by the Responsible Entity in an Environmental Review Record (ERR) for the activity/project (ref: 24 CFR Part 58.38) and in accordance with recordkeeping requirements for the HUD program(s).