PUBLIC NOTICE
SUMMARY OF 8-STEP FLOODPLAIN ANALYSIS
FOR THE PECONIC CROSSINGS PROJECT

Step 1: Determine if the proposed action is in a 100-year floodplain.
This action is the redevelopment of an existing developed site located at 11 Main Street in Riverhead, Suffolk County, New York. The northern portion of the 0.51-acre project site is located within an area with a 0.2 percent chance annual flood hazard. The southern portion of the site, approximately 0.3 acres, lies within the Special Flood Hazard Area (SFHA) Zone AE, as shown on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) number 36103CO466H, Revised September 25, 2009. This map is attached to this document. Areas designated as a SFHA are those subject to inundation by the 1 percent annual chance flood (e.g., a 100-year flood), also known as the base flood.

Step 2: Notify the public of the intent to locate the proposed action in a floodplain.
An early public notice of proposed activity within the 100-year floodplain was published by the Governor’s Office of Storm Recovery on February 20, 2015 (see attached Early Notice). The Early Notice requested comments from the public concerning floodplain and natural resource impacts of the proposed action. The Early Notice explained that the proposed action would be evaluated for potential direct and indirect impacts associated with floodplain development and, where practicable, would be designed or modified to minimize potential adverse impacts to lives, property, and natural values within the floodplain. The Early Notice was published in Newsday and posted at http://www.stormrecovery.ny.gov/environmental-docs. The required 15-day period was conducted to allow for public comments, and comments were accepted either electronically or via written correspondence. No comments were received.

Step 3: Identify and evaluate practicable alternatives to locating the proposed action in a floodplain.
The proposed action is to remove the two existing commercial structures in the 100-year floodplain on the northern side of the Peconic River and replace them with a new residential building. The new building is designed to limit exposure of residents to flood hazards by minimizing the amount of finished area on the first floor. A parking structure would occupy the majority of the on-grade portion of the building with only a small section of the first floor within the floodplain. Additionally, all residential units and the vast majority of equipment is located above the parking structure, above the base flood elevation (BFE). There would be no relative change to the level of development of the floodplain at the project site.

Alternatives to the proposed action considered:

**Alternative 1: Other Redevelopment On-site Outside of Floodplain**
The project site is already fully developed in an urban area and is zoned Downtown Center 1: Main Street (DC-1) Zoning Use District. The intent of the DC-1 Zoning Use District is to allow,
maintain, and foster a traditional downtown character along Main Street with a pedestrian-friendly streetscape, active ground-floor uses, a twenty-four-hour presence from upper-story residential, in a compact, walkable scale. Redevelopment of the site would maintain the urban character.

The 100-year floodplain covers approximately 60 percent of the 0.51-acre site. The site is currently fully developed with the building and parking lot covering the entire site. It would be impossible to redevelop the site without creating disturbance in the floodplain. Any redevelopment of the site would require disturbance in the floodplain to remove the existing structures. Redeveloping the site utilizing only the 0.2 acres outside the floodplain is economically infeasible.

**Alternative 2: Other Use of Existing Buildings**

The southern portion of the existing structures are in the 100-year floodplain and subject to flooding. Any other use of the buildings without any disturbance in the 100-year floodplain would subject that use to the same risk of flooding. The amount of impervious surface in the 100-year floodplain would not be reduced.

**Alternative 3: No Action Alternative**

The no action alternative would leave the existing buildings in place. These buildings are currently occupied by the Long Island Science Center which has outgrown this facility. Remaining in the existing building limits the growth of the Science Center and its ability to continue its educational mission. The southern portion of the Science Center would remain in the 100-year floodplain and would be at risk from future flooding. Additionally, by not pursuing the proposed project the community would lose the opportunity to create new affordable rental housing that would help alleviate the ongoing affordability crisis in Long Island.

**Step 4: Identify and describe the proposed action’s direct and indirect effects associated with occupying or modifying the floodplain.**

The 100-year floodplain on the property is all previously disturbed. The existing development includes impermeable surfaces associated with structures and parking lots.

Under the proposed project, the entire 0.51-acre site would be disturbed including the 0.3 acres in the 100-year floodplain. The short-term direct impacts to the 100-year floodplain would consist of demolition of the two existing structures, removal of the existing asphalt parking lots, regrading of the site, excavation for the drainage structures and leaching galleries, and construction of the new building.

Long-term direct impacts would include replacement of impervious surface with new impervious surface with integral drainage systems that direct stormwater to landscaped filter strips with overflow into leaching galleys/chambers beneath the parking areas. Where stormwater is not able to be directed to landscaped filter strips, it will be directed to leaching galleys/chambers using a system of catch basins and piping.

The proposed action represents short-term impacts to previously disturbed areas and a minor long-term beneficial change to the condition of the 100-year floodplain.

**Step 5: Identify methods to minimize the potential adverse impacts within a floodplain and to restore and preserve its natural and beneficial values.**
The short-term impacts would be mitigated by best management practices for debris, dust, and erosion control during demolition and construction activities. The project site is already fully developed in an urban area and zoned for urban use. Any redevelopment of the site would still be urban. The proposed action overall represents an improvement to the current impervious nature of the project site and would replace the current at-risk structures with a flood resistant structure. The proposed action’s drainage features would improve the current condition of the floodplain.

**Step 6: Reevaluate the proposed action to determine if it is still practicable given its floodplain effects.**

The proposed project would replace the current at-risk structures with a new flood resistant structure, improving the site’s resilience to future storm. The project, as proposed, would reduce potential hazards to human safety, health, and welfare, and is considered practicable.

The no action alternative remains impracticable because there would be no reduction in at-risk structures, and no increase in the amount of resilient, sustainable, affordable housing in the region.

**Step 7: If the only practicable alternative is locating in a floodplain, publish a final public notice.**

It has been determined that there is no practicable alternative to locating the project in the floodplain.

A final public notice will be published in accordance with 24 CFR Part 55 for a minimum 7-day comment period. The final notice will detail the reasons why the project (demolition of structures located in the floodplain) must be located in the floodplain, a list of alternatives considered, and all mitigation measures taken to minimize adverse impacts and preserve natural and beneficial floodplain values.

All comments received during the comment period will be responded to and fully addressed prior to funds being committed to the proposed project, in compliance with Executive Order 11988 or 24 CFR Part 55.

**Step 8: The proposed action can be implemented after steps 1 through 7 have been completed.**

Implementation of the proposed action may require additional local and state permits, which could place additional design modifications or mitigation requirements on the project.
LEGAL NOTICE # 21158145 EARLY NOTICE AND PUBLIC EXPLANATION OF A PROPOSED ACTIVITY IN A 100-YEAR FLOODPLAIN PECONIC CROSSING, RIVERHEAD, SUFFOLK COUNTY, NEW YORK

Lori A. Shirley, Certifying Environmental Officer
Governor's Office of Storm Recovery
NYS Homes & Community Renewal
38-40 State Albany, NY 12207

NOTIFICATION OF ACTIVITY IN A 100-YEAR FLOODPLAIN

To: All interested Agencies, Groups, and Individuals

This is to give notice that the Governor's Office of Storm Recovery (GOSR) under 24 CFR Part 58 has determined that the Peconic Crossing Project in Riverhead, Suffolk County, New York (Project) is located in the 100-year floodplain. GOSR is conducting an environmental review of the Project on behalf of the State of New York as the recipient of a Community Development Block Grant Disaster Recovery (CDBG-DR) funds from the US Department of Housing and Urban Development (HUD) under 42 USC 5304(g) and 70 Fed. Reg. 62,182 (Oct. 16 2014). As required by Executive Order 11988, in accordance with HUD regulations 24 CFR 55.20 Subpart C, Procedures for Making Determinations on Floodplain Management and Protection of Wetlands, GOSR will be identifying and evaluating practicable alternatives to locating the action in the floodplain, as well as potential impacts on the floodplain. Pursuant to the CDBG-DR Program and Federal Register Notices 78 Fed. Reg. 14329, 78 Fed. Reg. 69104, and 79 Fed. Reg. 62194 (Notices), published March 5, 2013, November 18, 2013, and October 16, 2014, respectively, the State of New York has been allocated approximately $4.4 billion of CDBG-DR funds for storm recovery activities, including but not limited to the acquisition, demolition, reconstruction, improvement, financing and use of existing properties in storm-impacted communities and counties. A portion of this funding will be used for the proposed redevelopment of a 0.51-acre project site located at 11 West Main Street in the Town of Riverhead. The project site is currently occupied by a 10,000-square foot, three-story commercial building owned by the Long Island Science Center with an associated asphalt paved parking area. The Proposed Action includes the demolition of the current building and the construction of a new five-story structure consisting of a four-story wood-frame building built over a single-story masonry parking structure. The first floor parking structure will be built of flood-resistant materials. The other floors would house a total of 45 residential units, five units of which would be set aside for households earning up to 50 percent of the area median income (AMI); 35 units would be set aside for those earning up to 60 percent AMI, and 5 units for those earning up to 90 percent AMI. The residential units and all equipment would be located above the base flood elevation. The southern portion of the site, approximately 0.3 acres, lies within the Special Flood Hazard Area Zone AE, as shown on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) number 36103CO466H, Revised September 25, 2009. There are three primary purposes for this notice. First, citizens who may be affected by activities in floodplains and those who have an interest in the protection of the natural environment should be given an opportunity to express their concerns and provide information about these areas. Second, an adequate public notice program can be an important public educational tool. The dissemination of information about floodplains can facilitate and enhance Federal efforts to reduce the risks associated with the occupancy and modification of these special areas. Third, as a matter of fairness, when the Federal government determines it will participate in actions taking place in floodplains, it must inform those who may be put at greater or continued risk. PUBLIC COMMENTS Any individual, group, or agency may submit written comments on the proposed action or a request for further information to: Lori A. Shirley, Certifying Environmental Officer Governor's Office of Storm Recovery NYS Homes & Community Renewal 38-40 State Albany, NY 12207; e-mail NYSCDBG_DR_ER@nyshcr.org Attn: Lori A Shirley, Certifying Environmental Officer All comments received by March 7, 2016 will be considered. Lori A. Shirley, Certifying Officer February 19, 2016

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