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August 3, 2023

RECEIVED

AUG 04 2023

Central Pine Barrens Joint
Planning & Policy Commission

UPS Overnight Mail

Julie Hargrave
Policy and Planning Manager
Central Pine Barrens Joint Planning & Policy Commission
624 Old Riverhead Road
Westhampton Beach, NY 11978

Re: Lead Agency Coordination Request

Proposed Action: LIPA Medford Operations Center
Medford, Town of Brookhaven, Suffolk County, NY

Dear Ms. Hargrave:

In accordance with Article 8 (State Environmental Quality Review - SEQR) of the Environmental Conservation Law and its implementing regulations at 6 NYCRR Part 617 and 21 NYCRR LXXXI 10052, the Long Island Power Authority (LIPA) is commencing a coordinated review of the above-referenced Proposed Action. The Central Pine Barrens Joint Planning & Policy Commission (CPBPPC) has been identified as an Involved Agency for the review and approval of this action on the basis that the Proposed Action includes construction within the Pine Barrens Compatible Growth Area. The first step of the coordinated review is to determine which Involved Agency will serve as the Lead Agency. LIPA is proposing to serve as Lead Agency for this Proposed Action.

PSEG Long Island, as Agent for the Long Island Lighting Company d/b/a LIPA, a wholly owned subsidiary of the Long Island Power Authority, is proposing to convert and redevelop the 24.26± acre property currently occupied by Country Fair commercial amusement/entertainment facility to an administrative office, warehouse, maintenance/repair building for fleet vehicles, and lineman training facility. The project includes conversion of an existing 10,690± SF Country Fair recreational building to be used as an administrative office building, and construction of a 16,000± SF fleet garage and 21,000± warehouse for fleet vehicles and materials.

PSEG Long Island on behalf of LIPA seeks to consolidate their operations at two existing facilities (Patchogue and Port Jefferson) at the proposed site. The project plans will allow for the centralization and modernization of fleet and administrative offices through the installation of 409 surface parking stalls, which includes 252 standard vehicle parking spaces, 90 10'x20' fleet parking spaces, 55 15'x40' fleet spaces, and 12 15'x80' heavy duty fleet

vehicle spaces, as well as a fleet gas and diesel fueling station with underground gasoline storage tanks, above-ground diesel storage tank with required fire suppression, secondary containment, vapor control, and overfill protection equipment as applicable. Electric charging stations for employee vehicles and planning for additional future fleet charging stations will also be provided. Of the 24.26± acres, a total of 19.84± acres is expected to be disturbed, which includes previously disturbed areas affected by Country Fair Entertainment. The project will result in 13.68± acres of impervious surface, where stormwater runoff will be collected in a series of catch basins and leaching pools in addition to a wet meadow/bioswale. The remaining acreage of the site will be comprised of naturally revegetated woodland and meadow areas, and undisturbed landscape/woodland.

Annexed hereto is the Draft SEQRA Full Environmental Assessment Form for your review.

PSEG Long Island would like to quickly move forward with this important project. Accordingly, we request that you complete the attached form, sign, and return it to PSEG Long Island by August 24, 2023. If you would like to provide additional comments, including issues of concern which you believe should be evaluated as part of the SEQR process, please provide those on a separate sheet and attach them to the completed form. Please note that if a response is not received within 30 days (i.e., by August 24, 2023), we will assume that you concur on LIPA serving as Lead Agency, and that your agency has no comments on the Proposed Action at this time.

If you have any questions, please contact me at (516) 222-3570. Thank you for your cooperation.

Sincerely,



On behalf of

Sy Gruza, Esq.
Environmental Counsel, PSEG LI

Enclosures: Draft SEQRA Full Environmental Assessment Form (FEAF), Project Location Map – Figure 1, Overall Alignment Plan
Cc: Jason Horowitz (LIPA)

LEAD AGENCY RESPONSE
LIPA Medford Operations Center

Agency:

Jurisdiction:

The undersigned hereby consents to Long Island Power Authority serving as lead agency for the proposed action described above.

By: _____

Title: _____

Please send this form to: PSEGLongIslandSEQR@pseg.com

and

PSEG Long Island
Attn: Lara Pomi-Urbat
Permitting Specialist Supervisor
Bethpage Office
175 East Old Country Road
Hicksville, NY 11801

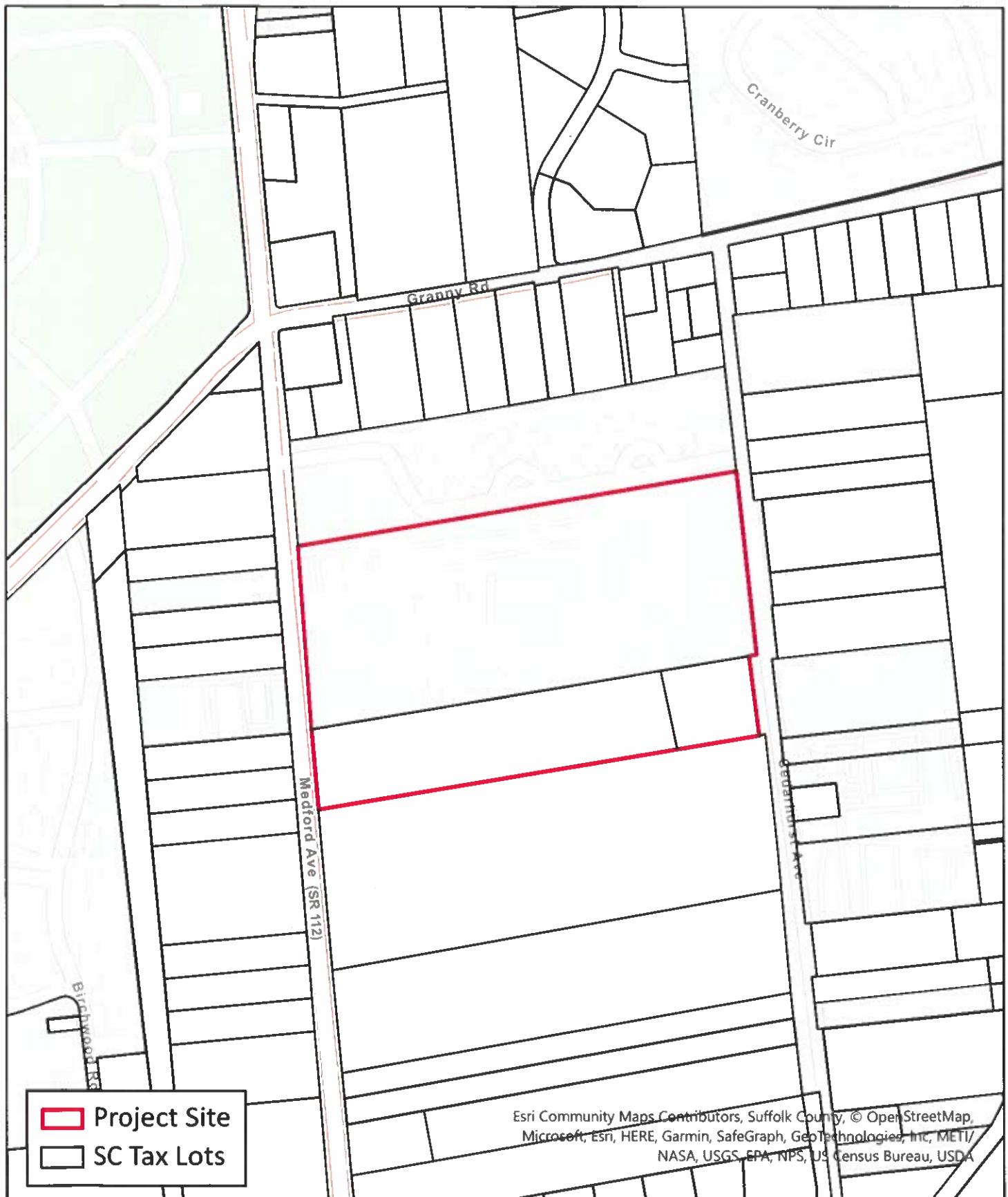


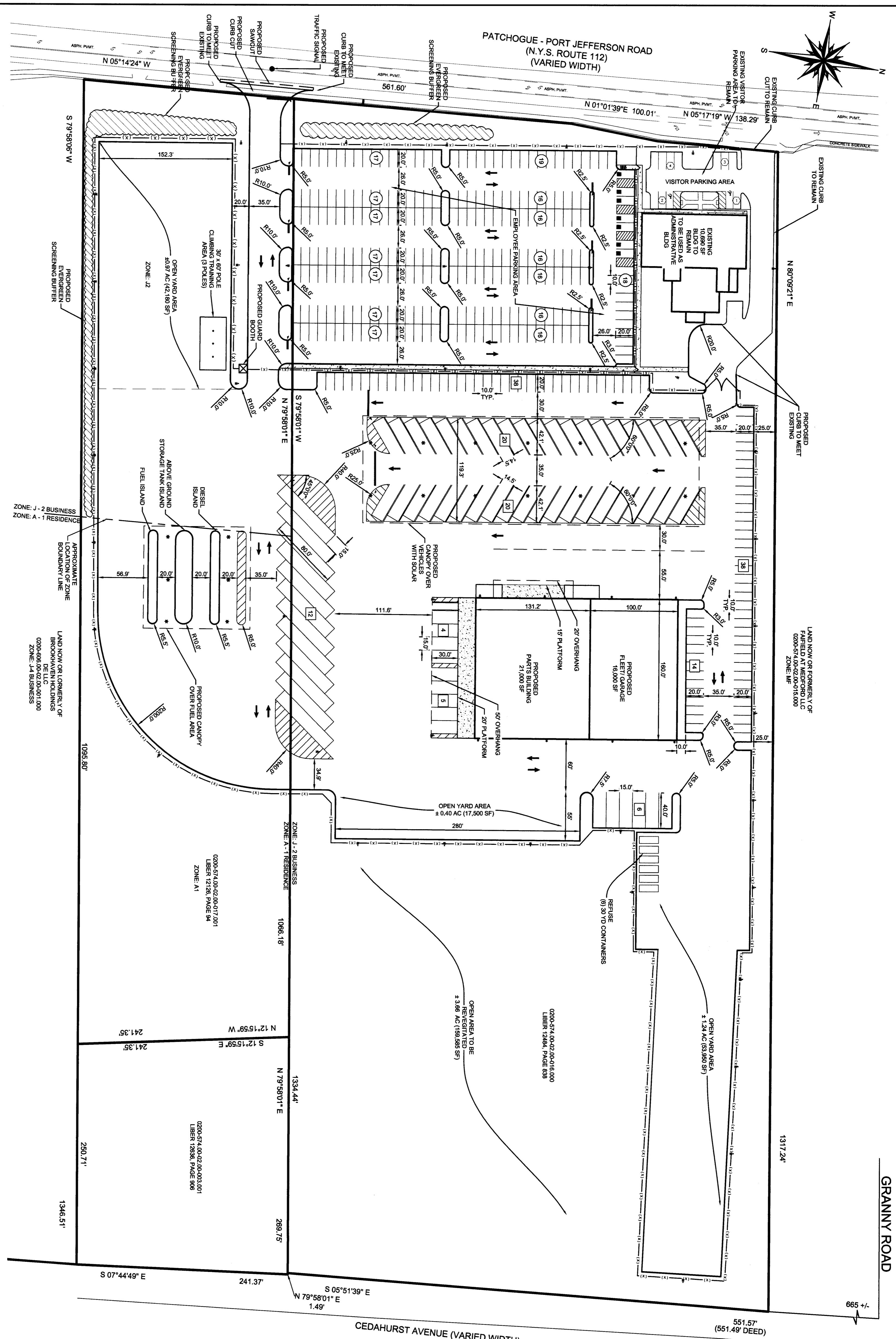
FIGURE 1
LOCATION MAP

Sources: ESRI WMS
Scale: 1 inch equals 400 feet



NPV

Medford
Operations
Center



LIMITS OF PROPOSED SITE DEVELOPMENT CALCULATIONS		
Total Area Lot J2	854,308	SF
Allowable Development of J2 65%	555,300	SF
Total Area Lot A1	202,440	SF
Allowable Development of A1 53%	107,293	SF
Limit of Site Development	662,593	SF
Proposed Site Development Area	619,175	SF

DRAFT 7/27/2023		<h1>OVERALL ALIGNMENT PLAN</h1> <h2>PROPOSED LIPA/PSEG LI OPERATION CENTER</h2> <p>SITUATED AT MEDFORD TOWN OF BROOKHAVEN, SUFFOLK COUNTY, NEW YORK S.C.T.M.; DISTRICT: 200, SECTION: 574, BLOCK: 02, LOT: 3.001, 16 & 17.1</p> <p>NELSON + POPE engineers • architects • surveyors 70 Maxess Road, Melville, NY 11747 • 631.427.5665 • nelsonpope.com</p>				
DRAWN BY:	KK	CADD:	08204-SP.DWG	SCALE:	C-101	
CHECKED BY:	CCV	FILE NO.:	-	1" = 60'	<small>SHEET NO.: 200-11</small>	
DATE:	JULY 2023					PROJECT NO.:
						08204



400ft

1,261,250.175 249,373.512 Feet