

**Sy Gruza**  
Senior Environmental Counsel, PSEG Long Island

175 East Old Country Road  
Hicksville, NY 11801  
Sy.Gruza@pseg.com



August 3, 2023

**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 (CPBJPPC) 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:

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

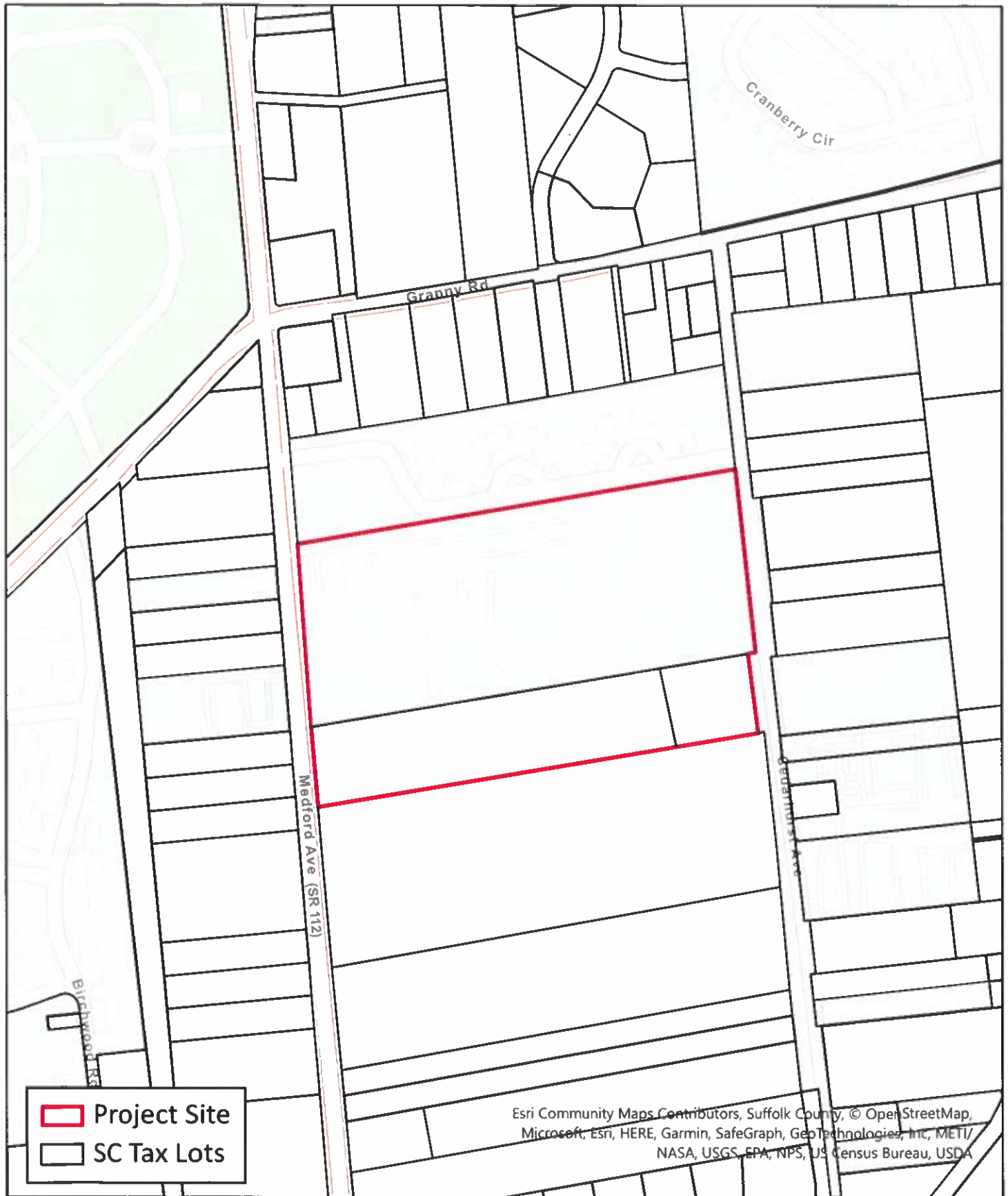
By: \_\_\_\_\_

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

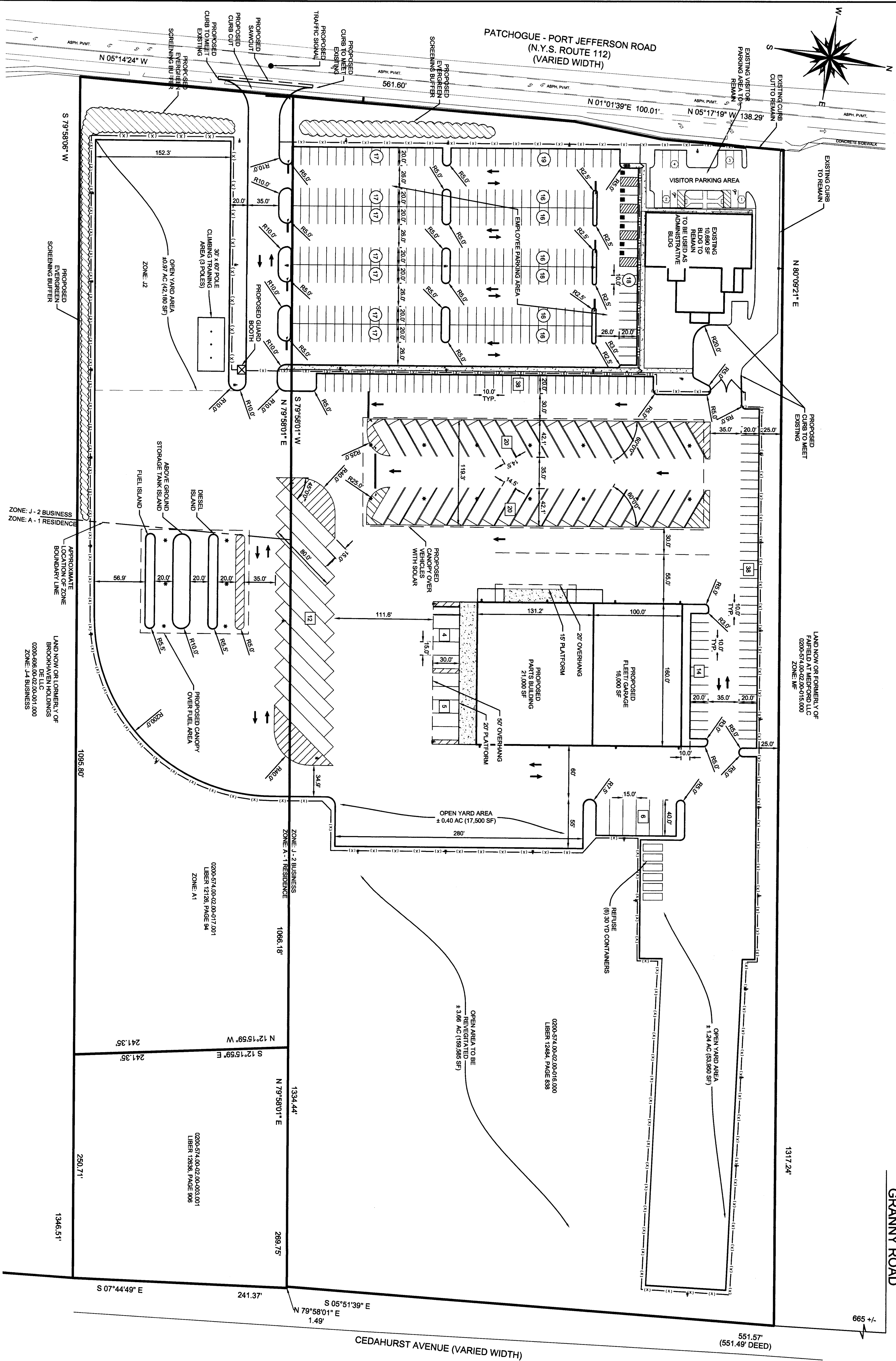


**FIGURE 1  
LOCATION MAP**













Sources: ESRI WMS  
Scale: 1 inch equals 400 feet



**Medford  
Operations  
Center**



<b><u>SITE DATA</u></b>	ADDRESS: 3351 NY-112, MEDFORD, NY 11763 SECTION: 200 - 50' x 102 - 500' 18" & 17'1" TOTAL LOT USE: 200 - 50' x 102 - 500' 18" & 17'1" PROPOSED USE: LAPAROSCOPIC OPERATION CENTER ZONING: 2 (BUSINESS) / A1 (RESIDENTIAL) SITE AREA: LOT 30A1: 1.44 AC LOT 30A2: 1.44 AC LOT 17: 1.51 59 AC LOT 17: 1.51 59 AC FIRE DISTRICT: MEDFORD WATER DISTRICT: SUFFOLK COUNTY WATER AUTHORITY
<b><u>PARKING CALCULATION</u></b>	PROVIDED PARKING: 262 STALLS STREET PARKING: 10' X 20' FLEET PARKING: 90 STALLS 15' X 20' FLEET PARKING: 85 STALLS 15' X 20' FLEET PARKING: 85 STALLS TOTAL PARKING PROVIDED: 469 STALLS
<b><u>BUILDING LOT COVERAGE</u></b>	EXISTING (ADMINISTRATIVE): 16,690 SF PROPOSED (FLEET) GARAGE: 21,000 SF TOTAL COVERAGE: 37,690 SF


LEGEND	
	EXISTING PARKING QUANTITY
	PROPOSED FLEET PARKING QUANTITY
	PROPOSED STANDARD PARKING QUANTITY
	PROPOSED GUARD BOOTH
	PROPOSED FENCE
	PROPOSED SIGN
	PROPOSED SIDEWALK
	PROPOSED PAVEMENT MARKING
	PROPOSED PAVEMENT MARKING
	PROPOSED CURB
	PROPOSED CLEARING LIMIT
	PROPOSED SIDEWALK SCREENING BUFFER

EXISTING LOT COVERAGES	
BUILDING	44,745 SF
IMPERVIOUS LANDSCAPE	212,280 SF
WOODS	585,374 SF
TOTAL	214,349 SF
	1,056,748 SF

PROPOSED LOT COVERAGES	
PAVEMENT	548,238 SF
BUILDING	47,690 SF
MIXED NATIVE SPECIES	
AND LAWN	18,370 SF
NATURAL WOODS	192,774 SF
MEADOW RE-VEGETATION	129,445 SF
WOODLAND RE-VEGETATION	120,220 SF
TOTAL	1,056,748 SF

LIMITS OF PROPOSED SITE DEVELOPMENT CALCULATION	
Total Area lot J2	854,308 SF
Allowable Development of J2 65%	555,300 SF
Total Area lot A1	200,440 SF
Allowable Development of A1 53%	107,293 SF
Limit of Site Development	662,593 SF
Proposed Site Development Area	631,175 SF

#	REVISION	DATE
1	REVISE LANDSCAPE PLAN AS PER CLIENT COMMENTS	ACR/PF

OVERALL ALIGNMENT PLAN	
APPLICANT:	
PROPOSED LIPAP/SEGL OPERATION CENTER SITUATED AT MEDFORD TOWN OF BROOKHAVEN, SUFFOLK COUNTY, NEW YORK S.C.T.M. DISTRICT: 200. SECTION: 574. BLOCK: 102. LOT: 3.001, 1 & 8 & 17.1	
<div>DRAFT 7/27/2023</div>	
<div><p><b>NELSON + POPE</b> <i>engineers • architects • surveyors</i></p></div> <div>70 Maxwell Road, Melville, NY 11747 • 631.427.5665 • <a href="http://nelsonpopc.com">nelsonpopc.com</a></div>	
DRAWN BY:	KK CADS: 08204-SFP-DWG SCALE:
CHECKED BY:	CCV FILE NO. 1" = 60'
DATE: JULY 23 PROJECT NO.: 08204	C-101
SHEET NO.: 2 OF 11	





400ft

1,261,250,175 249,373.512 Feet