



OFFICE OF LEGAL AFFAIRS

September 9, 2021

Via email: [jjakobsen@pb.state.ny.us](mailto:jjakobsen@pb.state.ny.us) and  
Fed Ex: 8136 8888 4744

Judy Jakobsen  
Executive Director  
Central Pine Barrens Joint Planning & Policy Commission  
624 Old Riverhead Road  
Westhampton Beach, NY 11978

RE: Suffolk County Community College, Eastern Campus – Warehouse Building

Dear Ms. Jakobsen:

This request for a determination of jurisdiction is being submitted on behalf of Suffolk County Community College (the “College”). Founded 1959, the College is a State Chartered Community College and a unit of the State University of New York (SUNY). The College’s mission is to provide high quality, affordable and accessible higher educational opportunities to support the economic empowerment of Suffolk County residents and businesses.

In the above referenced project, the College proposes to construct a warehouse facility to store campus supplies and materials. This warehouse addition was identified in the College’s Comprehensive Master Plan developed in 1993. The structure will be located adjacent to the existing Central Energy Plant within Ring Road on the Campus. The siting of the building and the building dimensions were specifically adjusted to minimize any impact upon vegetation in the immediate area.

The Central Pine Barrens Joint Planning & Policy Commission has allowed several projects on the Eastern Campus within the confines of Ring Road. Most recently, the College’s Health and Wellness Center and Learning Resource Center were approved and have become very valuable additions to the campus. We believe a continuation of the Ring Road limitation on campus development is a sensible and realistic approach to take when reviewing College projects on the Eastern campus.

In support of this request, we are submitting the following documentation:

1. Document entitled “Proposed Siting” dated 9-8-21 which includes an overall aerial view of the campus and the proposed site of the building, a detailed aerial view of the proposed site and (4) photographs from ground level showing the existing conditions.

*Suffolk County Community College promotes intellectual discovery, physical development, social and ethical awareness, and economic opportunities for all through an education that transforms lives, builds communities, and improves society.*

**Central Administration**  
533 College Road  
Selden, NY 11784-2899  
(631) 451-4112

**Ammerman Campus**  
533 College Road  
Selden, NY 11784-2899  
(631) 451-4110

**Michael J. Grant Campus**  
Crooked Hill Road  
Brentwood, NY 11717-1092  
(631) 851-6700

**Eastern Campus**  
121 Speonk-Riverhead Road  
Riverhead, NY 11901-3499  
(631) 548-2500

Judy Jakobsen  
Page 2  
September 9, 2021

2. Drawing C-2: Demolition Site Plan dated 9-8-21 showing the proposed structure and its relationship to the site. This drawing indicates which trees need to be removed.
3. Excerpts from the College Comprehensive Master Plan, 1993, Phase III, listing the Warehouse as part of the Master Plan to be located in the vicinity of the campus service area.
4. A copy of Commission Resolution of January 3, 1995 determining that Phase I of the College Master Plan constitutes non-development pursuant to the NYS Environmental Conservation Law.

We would request that you make these documents a part of your file in this matter and should you require any further documentation or information, please advise and we will be happy to provide same.

We would request your permission to proceed with the construction of the warehouse structure as presented herein.

Very truly yours,



Louis J. Petrizzo  
Executive Vice President and General Counsel

/gk

CC: Jon DeMaio, Administrative Director Educational Facilities, SCCC  
Ralph Cassetta, AIA; Partner, Campbell Cassetta Architects, PC  
Benjamin Zwirn, College Director of Legislative Affairs  
Julie Hargrave, Principal Environmental Planner, Central Pine Barrens Commission

## Hargrave, Julie

---

**From:** Gail Kenehan <kenehag@sunysuffolk.edu>  
**Sent:** Thursday, September 09, 2021 4:01 PM  
**To:** judy.jakobsen@pb.state.ny.us  
**Cc:** Jon DeMaio; rcassetta@ccarchpc.com; Benjamin Zwirn; PB Hargrave, Julie; Louis Petrizzo  
**Subject:** SCCC - Eastern Campus, Warehouse Building  
**Attachments:** LTR\_Central\_Pine\_Barren\_Commission\_RE\_SCCC\_Eastern\_Campus\_Warehouse\_09092021.pdf; 9-8-21 PROPOSED SITE PHOTOS SCCC Eastern Campus Warehouse.pdf; 9-8-21 C-2 SITE DEMO PLAN SCCC Eastern Campus Warehouse.pdf; SCCC\_1993\_MASTER\_PLAN.pdf; Central\_Pine\_Barren\_Joint\_Planning\_Commission\_RESOLUTION\_Core\_Preservation\_Area\_Hardship\_Application\_SCCC\_SCTM\_900\_212\_2\_7\_2\_dated\_111794.pdf

**CAUTION:** This email originated from outside of SCWA. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon Ms. Jakobsen:

The attached letter and applicable documents are being sent to your attention at the request of Louis J. Petrizzo, Executive Vice President and General Counsel, Suffolk County Community College.

Regards,

*Gail A. Kenehan*

Secretarial Assistant to

Louis J. Petrizzo

Executive Vice President & General Counsel

Suffolk County Community College

Office of Legal Affairs / NFL-230

533 College Rd / Selden / NY 11784

P: 631-451-4235 / F: 631-451-4974

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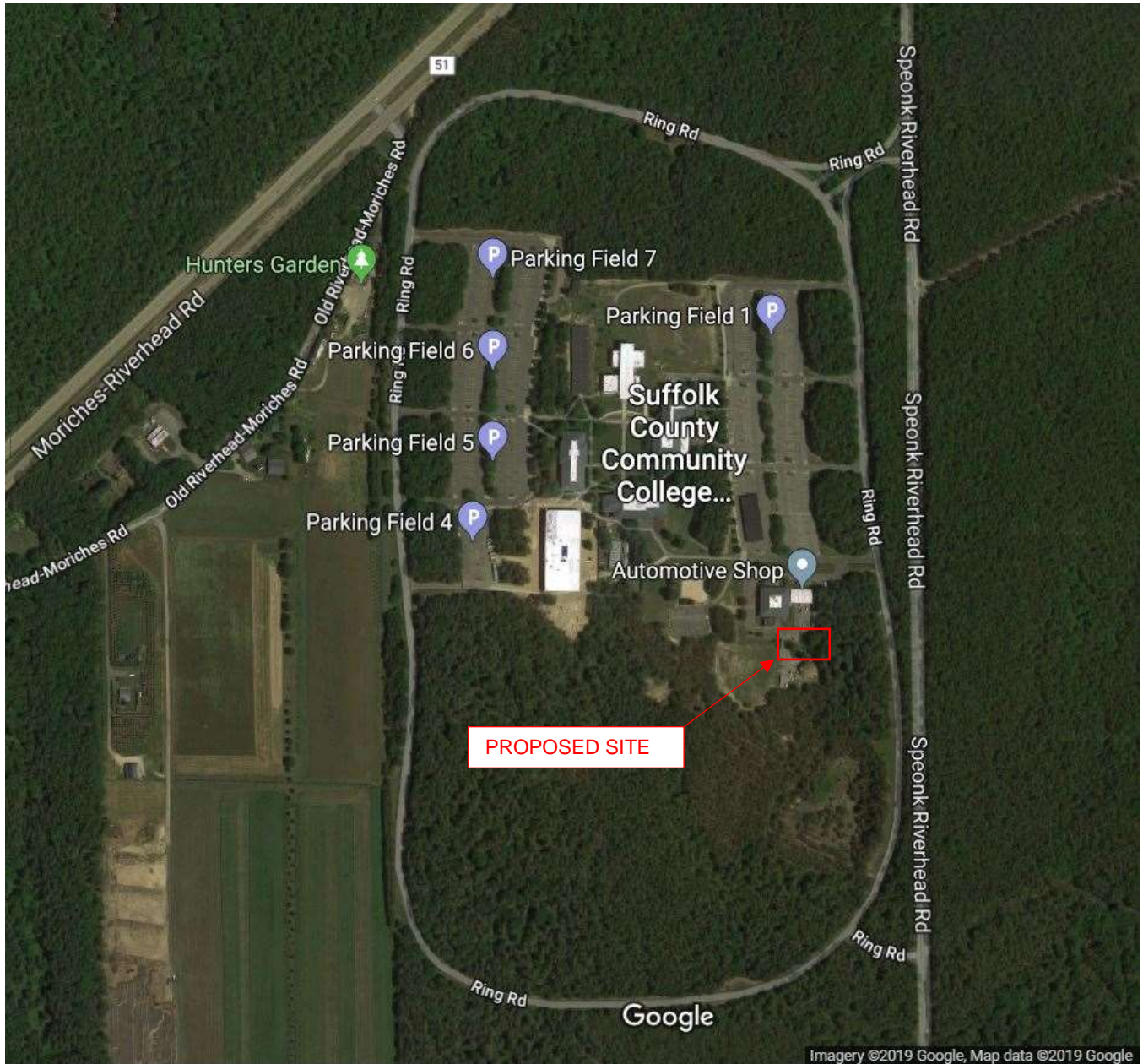






SUFFOLK COUNTY COMMUNITY COLLEGE  
EASTERN CAMPUS  
RIVERHEAD, NY

WAREHOUSE BUILDING  
PROPOSED SITING  
SEPTEMBER 8, 2021



OVERALL AERIAL VIEW





SUFFOLK COUNTY COMMUNITY COLLEGE  
EASTERN CAMPUS  
RIVERHEAD, NY

WAREHOUSE BUILDING  
PROPOSED SITING  
SEPTEMBER 8, 2021



DETAILED AERIAL VIEW



SUFFOLK COUNTY COMMUNITY COLLEGE  
EASTERN CAMPUS  
RIVERHEAD, NY

WAREHOUSE BUILDING  
PROPOSED SITING  
SEPTEMBER 8, 2021



VIEW 1:  
Looking southeast from  
Maintenance Building.



VIEW 2:  
Looking south from Maintenance  
Building.





SUFFOLK COUNTY COMMUNITY COLLEGE  
EASTERN CAMPUS  
RIVERHEAD, NY

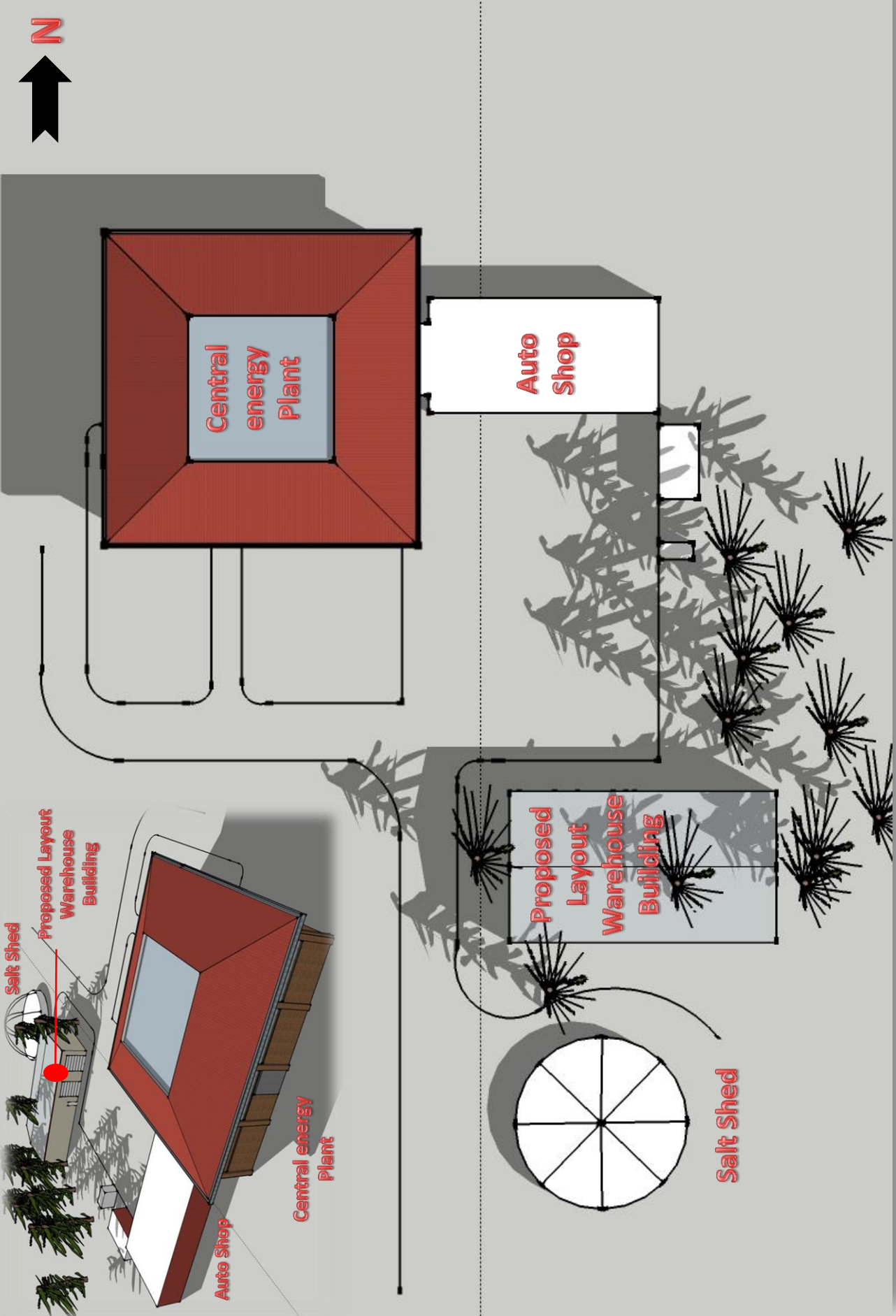
WAREHOUSE BUILDING  
PROPOSED SITING  
SEPTEMBER 8, 2021



VIEW 3:  
Looking northeast from access road.

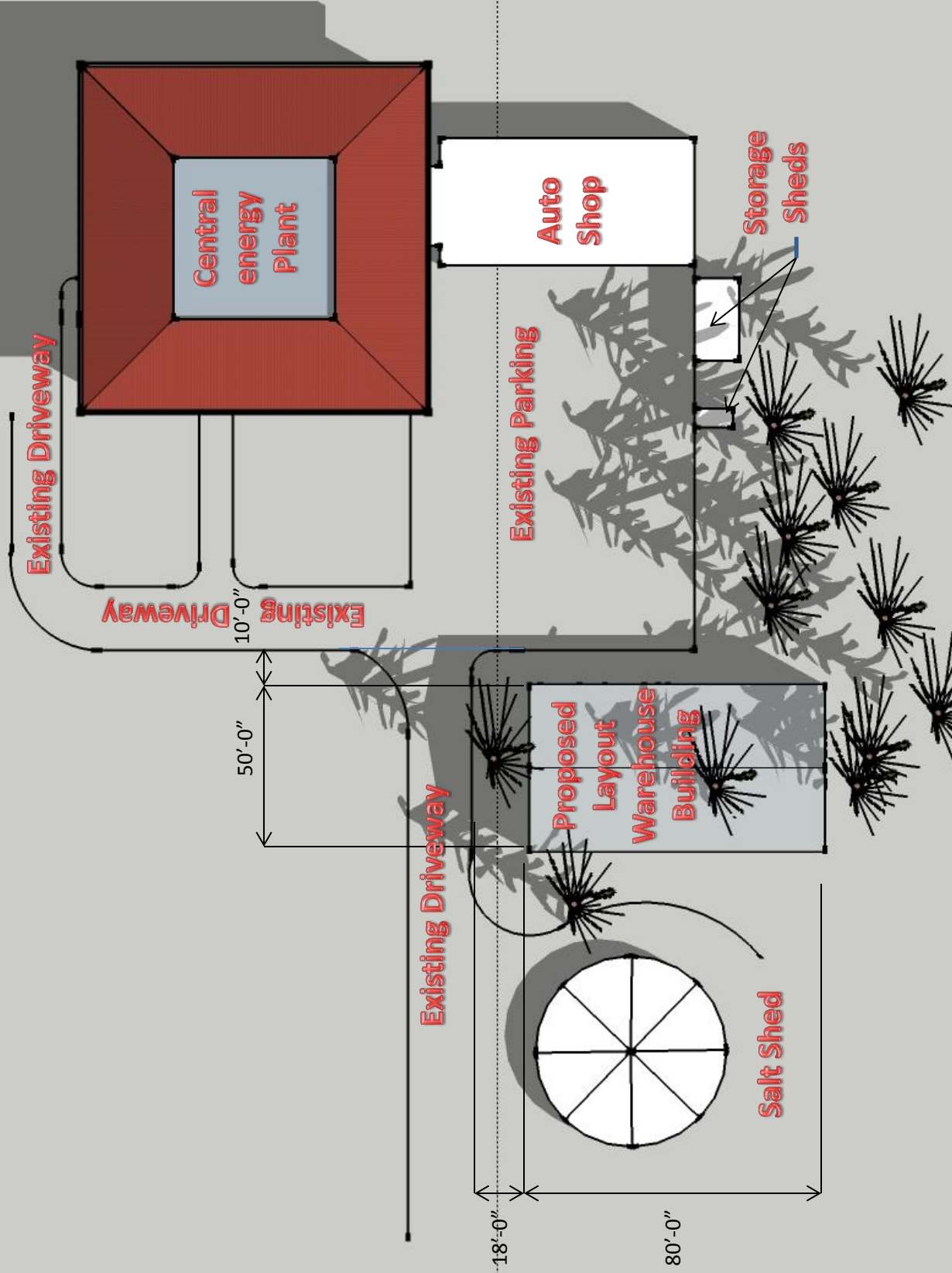


VIEW 4:  
Looking east from access road



**Proposed Warehouse Building  
SCCC – 121 Speonk Riverhead Rd. Riverhead NY - 11901**

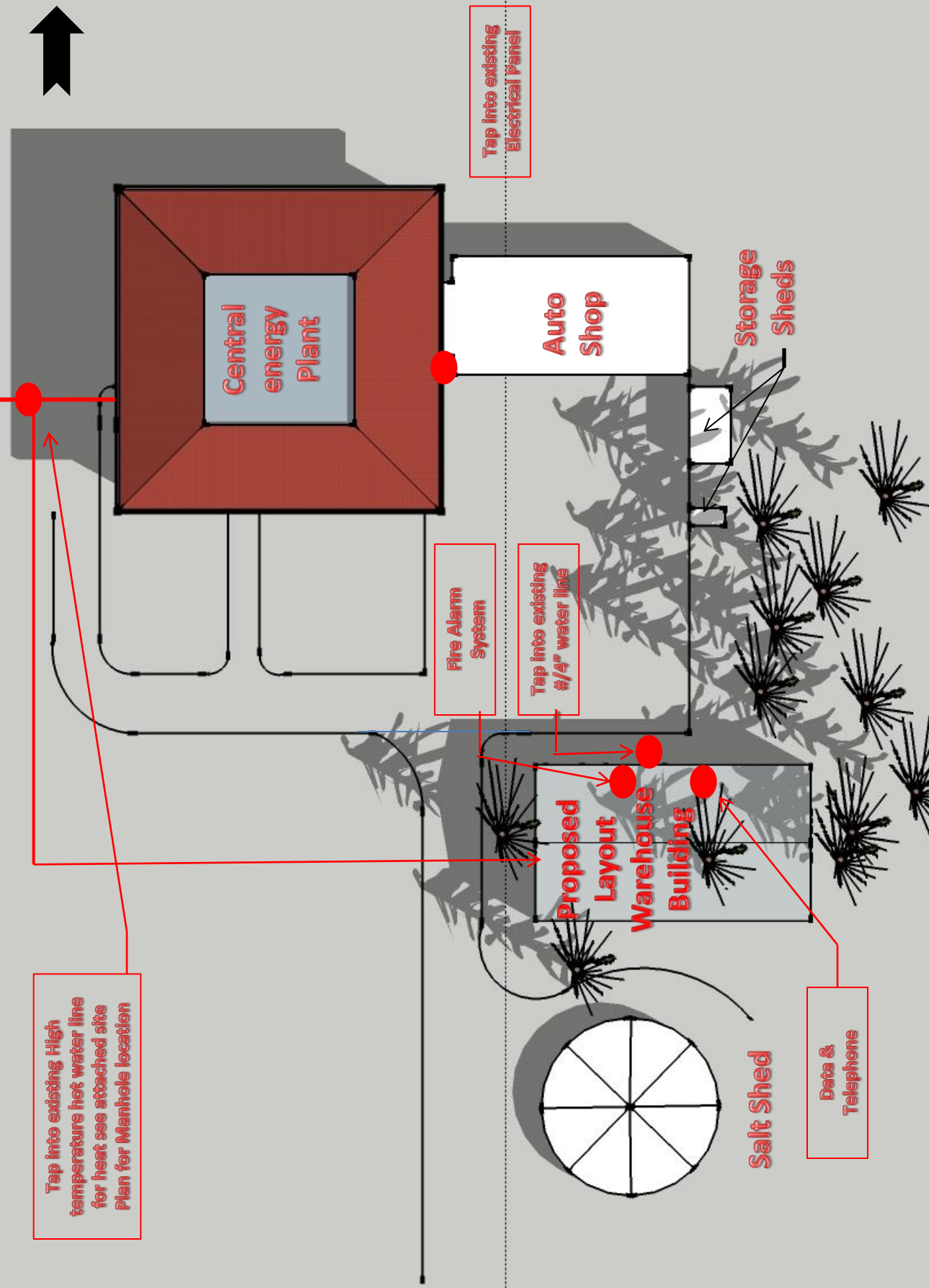




**Proposed Warehouse Building**  
**SCCC – 121 Speonk Riverhead Rd. Riverhead NY - 11901**

**Site Location Plan**

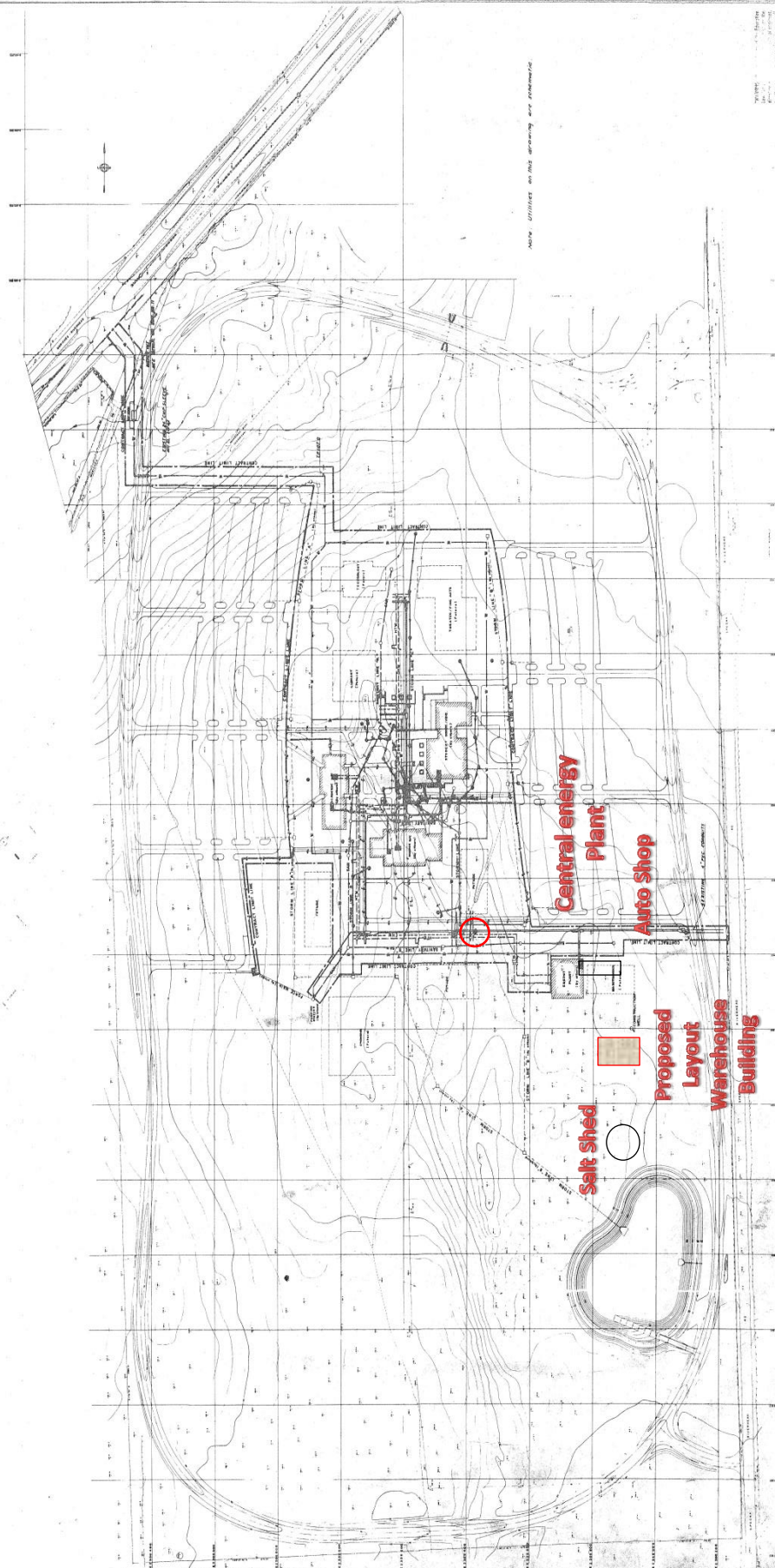




# Proposed Warehouse Building

SCCC – 121 Speonk Riverhead Rd. Riverhead NY - 11901

Site Utility Plan



SUFFOLK COUNTY COMMUNITY COLLEGE, eastern campus  
southampton township, new york

Lockwood  
Kessler &  
Hart  
INC.  
architects-engineers  
consulting engineers  
New York, New York

Frederic P.  
Wiedersum  
Associates  
architects-engineers  
New York, New York

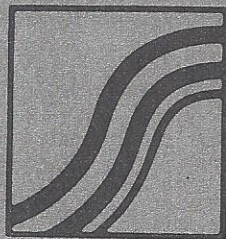
COMBINED UTILITIES  
& SITE PLAN

Scale: 1" = 100'  
Date: 1974  
Drawn by: [signature]  
Checked by: [signature]  
Project No. 1001

**Proposed Warehouse Building**  
**SCCC - 121 Speonk Riverhead Rd. Riverhead NY - 11901**  
**Overall Site Utility Plan**



# **SUFFOLK** COMMUNITY COLLEGE



## **Comprehensive Master Plan**

**Volume II**

**1993**



**Suffolk Community College**  
**Comprehensive Master Plan**

**Volume II**

**Facilities Plan Component**

**April 1, 1993**

SUFFOLK COMMUNITY COLLEGE

CAPITAL PROJECTS

MASTERPLAN -- PHASE III

EASTERN CAMPUS

TITLE	ESTIMATED COST
Central Services Admin./Warehouse	765,000
Upgrade Liting	500,000
Install RPZ	250,000
Upgrade Parking Fields	3,000,000
Upgrade Storm Drainage System	3,000,000
TOTAL FOR EASTERN CAMPUS	\$7,515,000.

SUFFOLK COMMUNITY COLLEGE

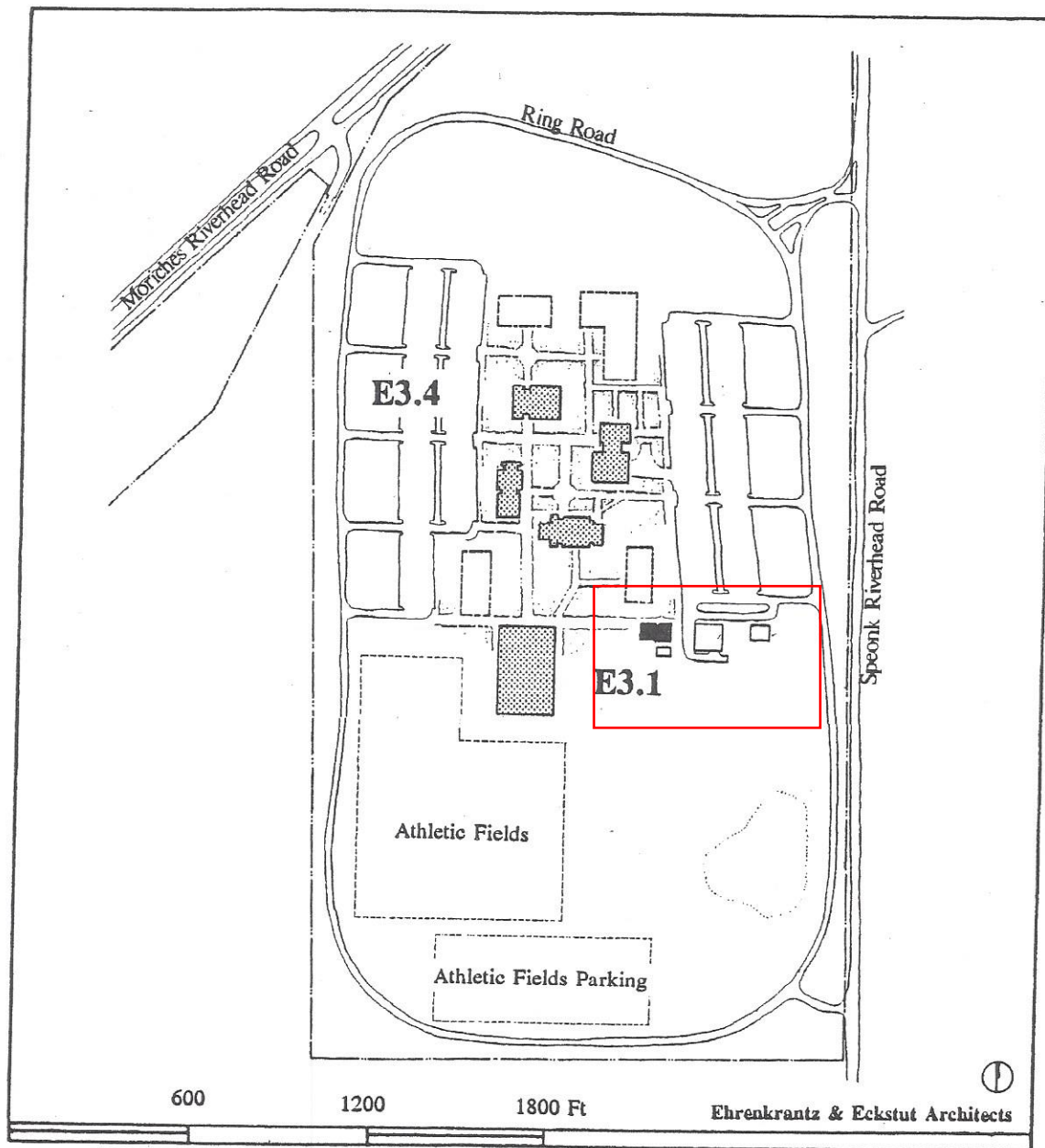
## CAPITAL PROJECTS

## MASTERPLAN -- SUMMARY

AREA/CAMPUS	PHASE I	PHASE II	PHASE III	TOTAL
COLLEGE WIDE	13,083,000	20,375,000	5,900,000	39,358,000
AMMERMAN	8,116,000	18,465,869	51,401,444	77,983,313
WESTERN	49,035,921	48,700,000	11,000,000	108,735,921
EASTERN	5,375,000	24,835,000	7,515,000	37,725,000
TOTAL	75,609,921	112,375,869	75,816,444	\$263,802,234

RENOVATION/REHABILITATION PROJECTS (35)	74,810,834
NEW BUILDINGS/MAJOR ADDITIONS (13)	161,585,400
LIFE CYCLE PROJECTS (15)	27,406,000
	<hr/>
TOTAL	263,802,234
TOTAL PROJECTS	63





### Phase III: Eastern Campus

- E3.1 Central Services Administration & Warehouse
- E3.2 Upgrade Lighting
- E3.3 Install RPZ
- E3.4 Upgrade Parking Fields
- E3.5 Upgrade Storm Drainage System

- \* New Building
- Project Location
- ▨ Existing Building
- Future Building Sites

### Phase III: College-Wide

- C3.1 College Wide Security System Upgrade
- C3.2 Phase Protection/Replace Generators
- C3.3 Waterproofing Exterior of Buildings - Phase II
- C3.4 Replacement of Waste Piping Systems

=====

**CENTRAL SERVICES ADMINISTRATION/  
WAREHOUSE**

E 3.1

- A. Need addressed: Academic Program space provided towards stated 10-year goal.
- B. Proposed new ASF by use category:  
Central Services 3,500 SF  
Total new ASF: 3,500 SF  
Total new GSF: 4,900 SF
- C. Existing ASF affected by this project: None
- D. Total project costs: \$765,000

<u>Function</u>	<u>Assigned SF</u>	<u>Gross/ Net</u>	<u>Gross SF</u>	<u>Bldg. Config.</u>	<u>Footprint</u>
Central Services	3,500 SFx	1.4	= 4,900	÷ 1 story	= 4,900 SF

Planning determinants: • Locale of campus service area

=====

**UPGRADE LIGHTING**

E. 3.2

- A. Need addressed: Provide more energy efficient lighting.
- C. Existing ASF affected by this project: Campus-wide.
- D. Total project costs: \$500,000.

=====

**INSTALL BUILDING RPZ VALVES**

E 3.3

- A. Need addressed: Backflow prevention required by current State and Local codes.
- C. Existing ASF affected by this project: Campus-wide.
- D. Total project costs: \$250,000.

=====

**UPGRADE PARKING FIELDS**

E 3.4

- A. Need addressed: Life-cycle renewal of Campus parking lots.
- C. Existing ASF affected by this project: Campus-wide.
- D. Total project costs: \$3,000,000.
- =====

PROJECT: CENTRAL SERVICES ADMINISTRATION/WAREHOUSE

LOCATION: EASTERN CAMPUS

PROJECT DESCRIPTION, JUSTIFICATION & BENEFITS:

This project addresses the program space needs as outlined in the Masterplan. A cost breakdown and space description is on the accompanying page.



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SPACE	STATIONS	EACH	TOTAL NET AREA	NET TO GROSS FACTOR	GROSS AREA	COST/ SQ.FT.	TOTAL COST
RECEIVING AND CENTRAL STORAGE SPACE							
1 Warehouse		600	600	1.30	780	85.00	66,300
1 Receiving Area		200	200	1.50	300	85.00	25,500
1 Dispensing Area		100	100	1.30	130	85.00	11,050
TOTAL RECEIVING AND CENTRAL STORAGE SPACE			900		1,210		102,850
SHOP SPACE							
1 Woodworking		150	150	1.40	210	87.00	18,270
1 General Repair		150	150	1.40	210	87.00	18,270
1 Painting		150	150	1.40	210	87.00	18,270
2 Shop Storage Rooms		100	200	1.40	280	85.00	23,800
TOTAL FOR SHOP SPACE			650		910		78,610
DEPARTMENT FACILITIES							
1 Administrator's Office		130	130	1.40	182		
1 Supervisor's Office		100	100	1.40	140		
1 Clerical Office		150	150	1.40	210		
1 Storage and Duplication Room		80	80	1.40	112		
1 Time Clock Area		50	50	1.40	70		
TOTAL DEPARTMENT FACILITIES			510		714	90.00	64,260
LUNCH AND LOCKER ROOMS							
1 Lunch Room		300	300	1.40	420		
2 Locker Rooms		150	300	1.40	420		
TOTAL LUNCH AND LOCKER ROOMS			600		840	90.00	75,600
TOTALS FOR THIS PART OF PHASE II			2,660		3,674		321,318
Site Work at Building							150,000
TOTAL CONSTRUCTION BUDGET FOR THIS PHASE							471,318
Architectural & Engineering Fees at	8%						37,704
Design and Construction Contingency	10%						47,132
Movable Equipment at	10%						47,132
Administration and Supervision							30,000
TOTAL ESTIMATE OF ALL COSTS FOR THIS PHASE							\$633,286





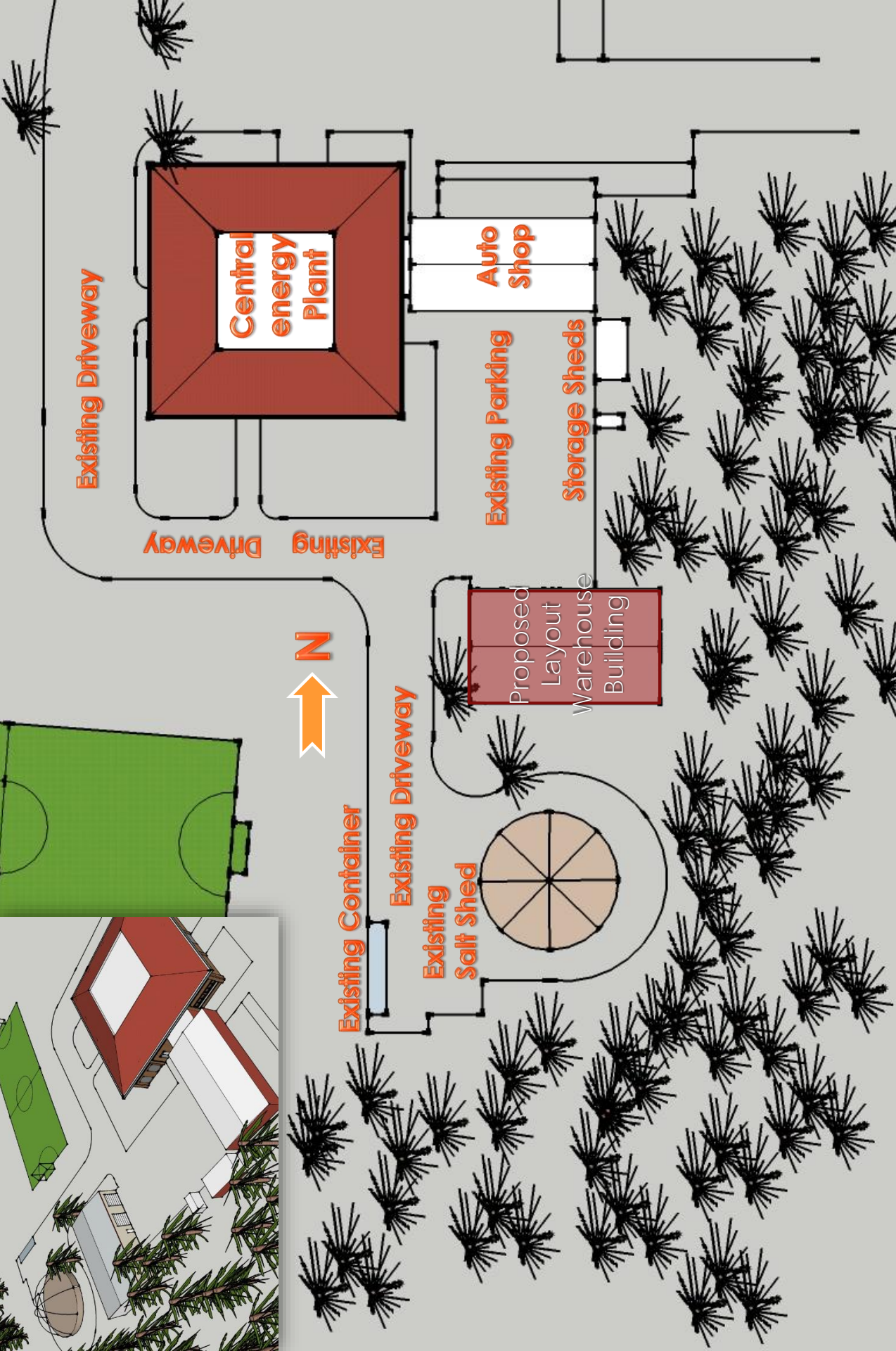


# Warehouse Storage Building

SCCC - 121 Speonk Riverhead Rd. Riverhead NY - 11901

Aerial Site Plan





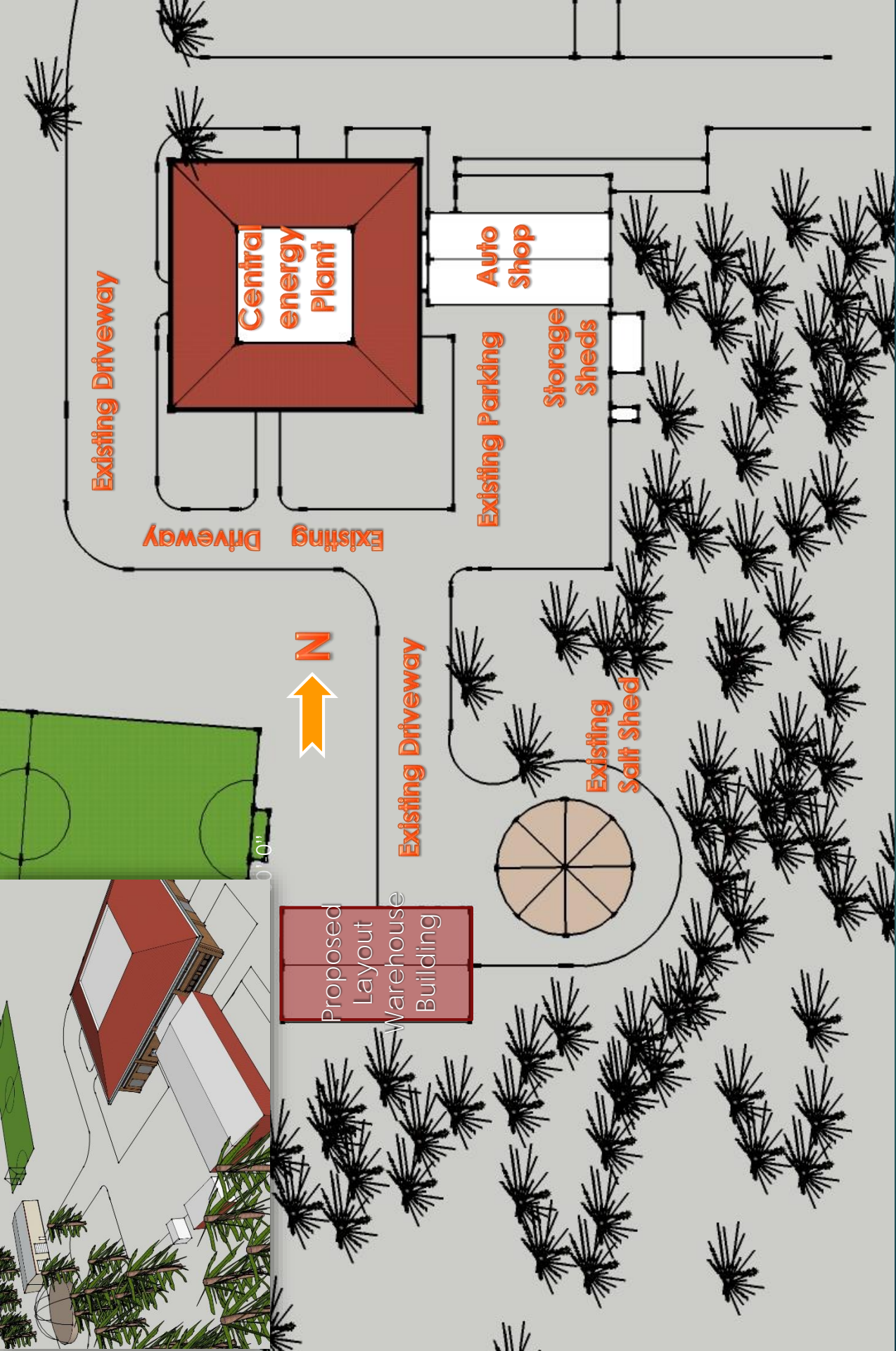
# Proposed Warehouse Storage Building

SCCC - 121 Speonk Riverhead Rd. Riverhead NY - 11901

( Option 1 )

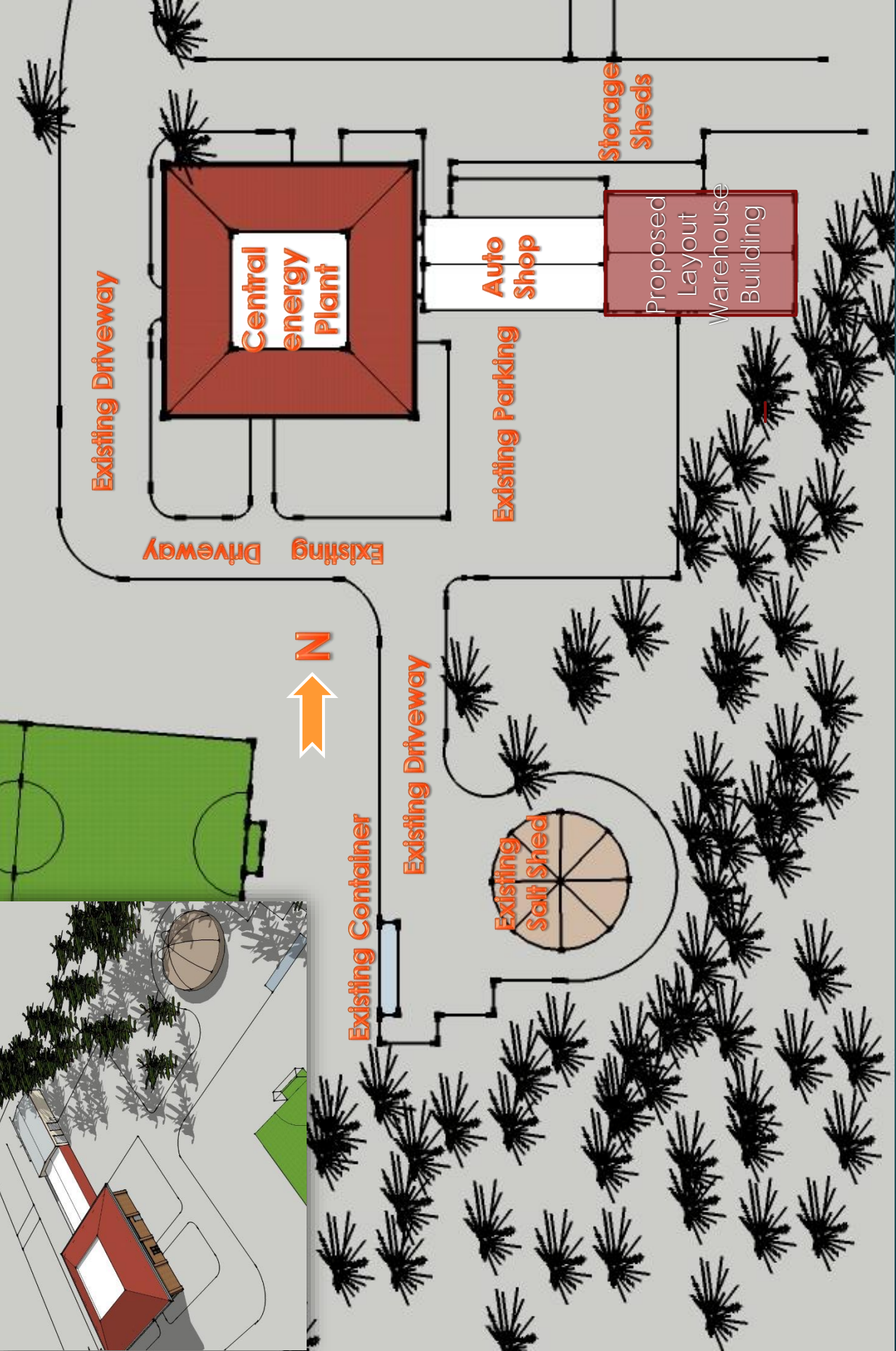
Site Location Plan





**Proposed Warehouse Storage Building**  
SCCC - 121 Speonk Riverhead Rd. Riverhead NY - 11901

**( Option 2 )**  
**Site Location Plan**



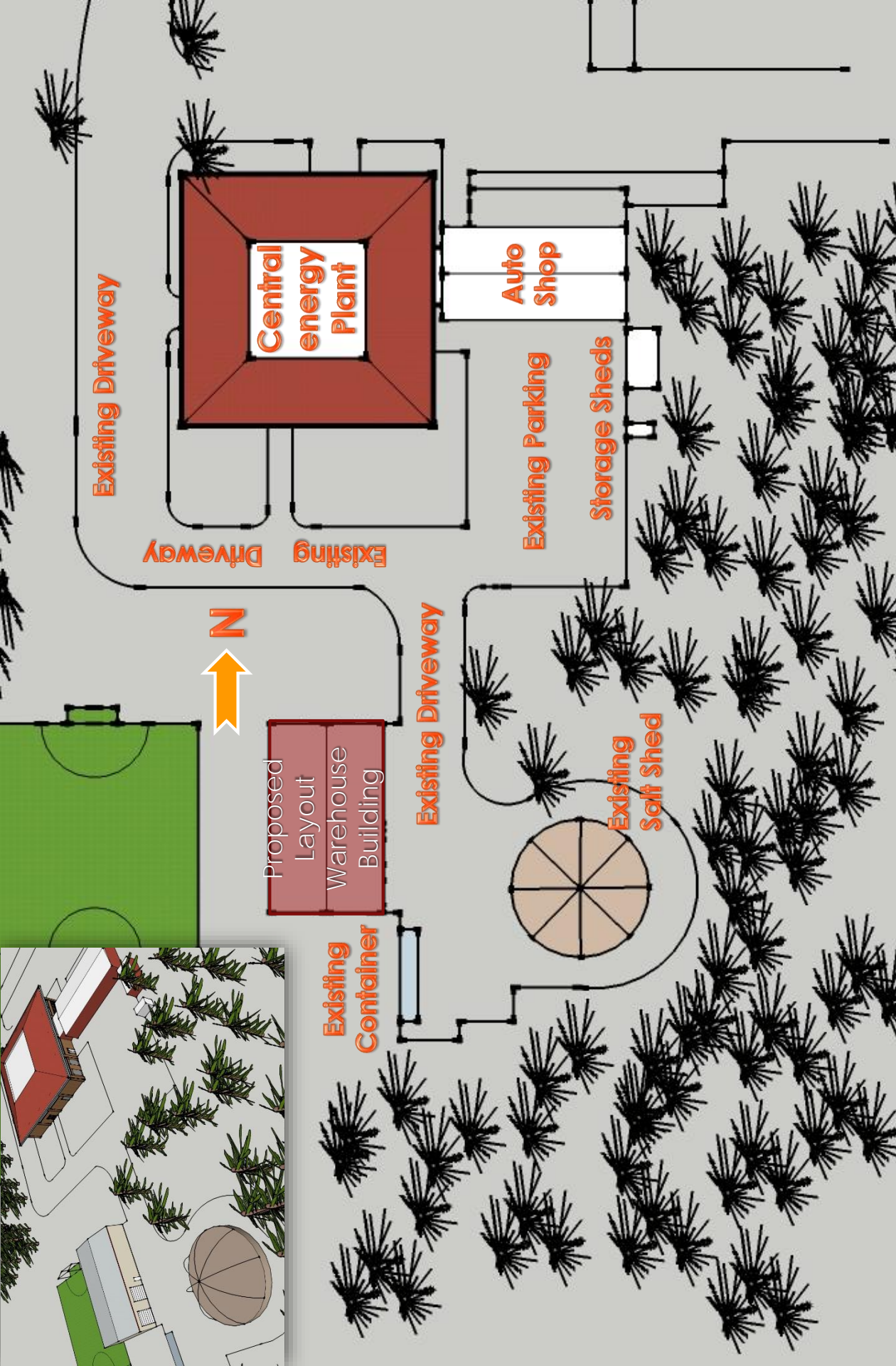
# Proposed Warehouse Storage Building

(Option 3)

SCCC - 121 Speonk Riverhead Rd. Riverhead NY - 11901

Site Location Plan



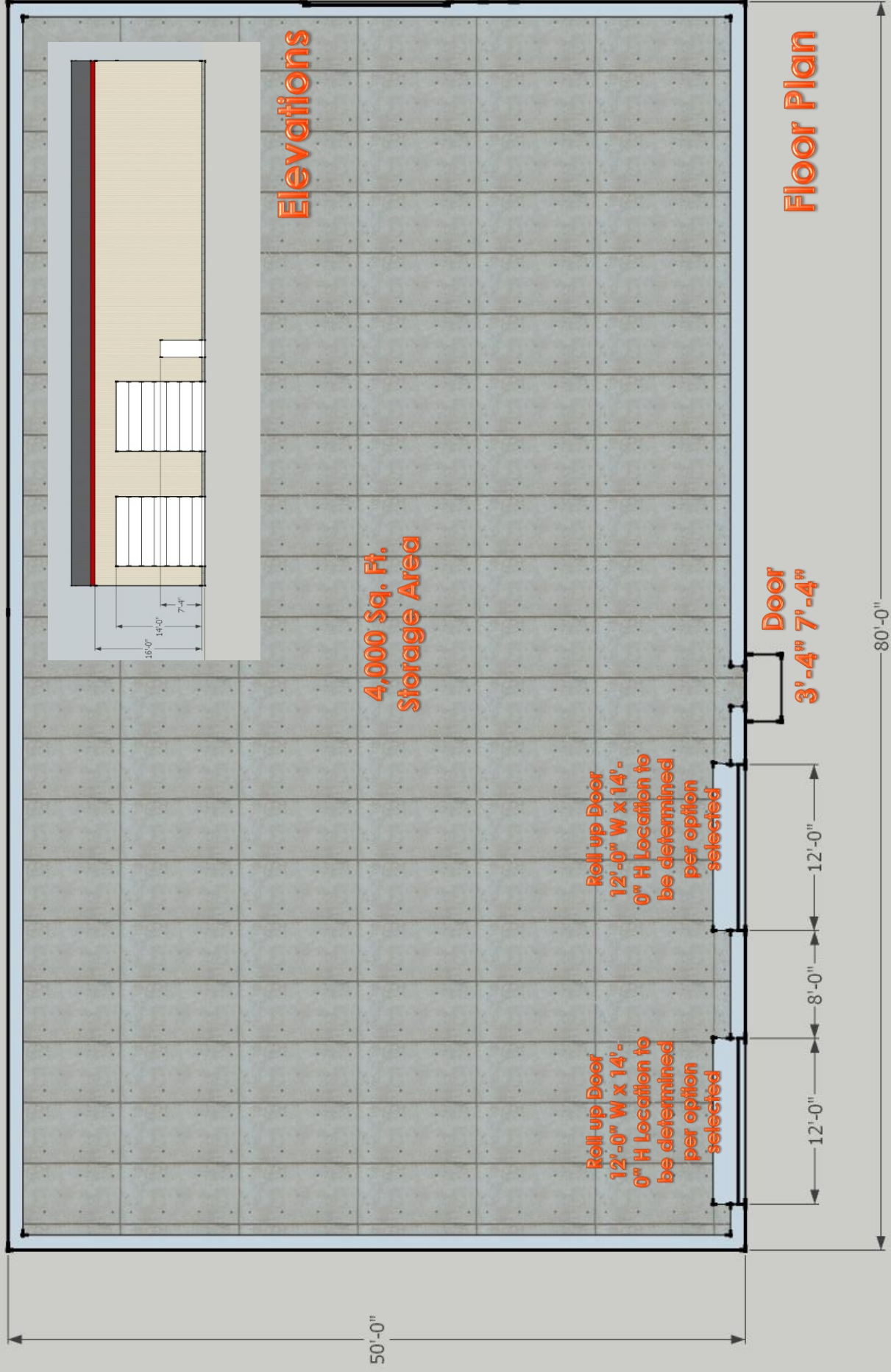


# Proposed Warehouse Storage Building

SCCC – 121 Speonk Riverhead Rd. Riverhead NY - 11901

( Option 4)

Site Location Plan

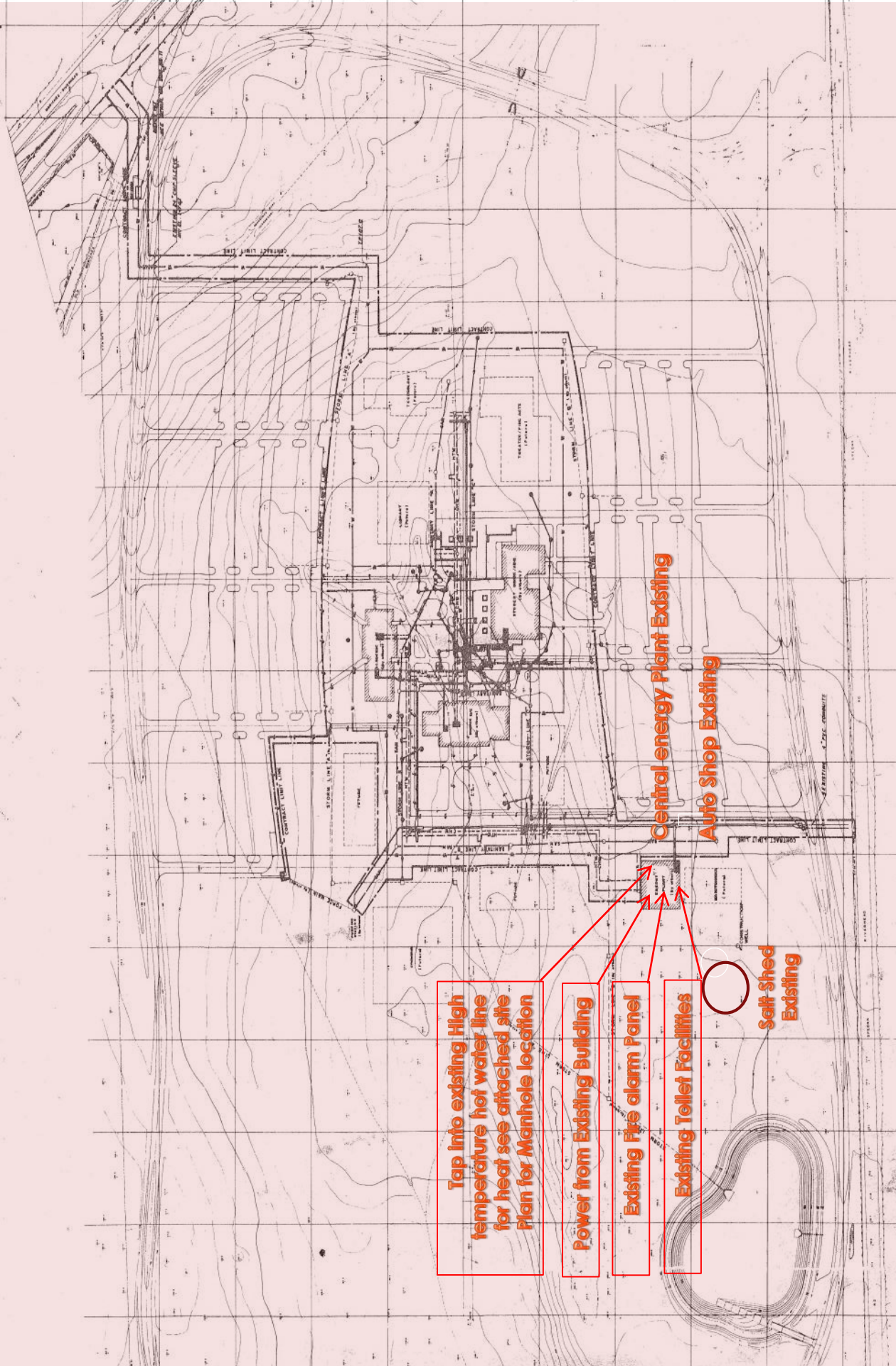


# Proposed Warehouse Storage Building

SCCC – 121 Speonk Riverhead Rd. Riverhead NY - 11901

## Floor Plan & Elevations





Tap into existing High temperature hot water line for heat see attached site plan for Manhole location

Power from Existing Building

Existing Fire alarm Panel

Existing Toilet Facilities

Salt Shed Existing

Central energy Plant Existing

Auto Shop Existing

# Warehouse Storage Building

SCCC - 121 Speonk Riverhead Rd. Riverhead NY - 11901

Overall Site Utility Plan

## Options: Pro's:

- Does not require additional paved spaces.
- Only 5 trees to be removed.
- Close proximity to other facilities.

- Exterior hot water piping for heating approx. 150'
- Remote hook up to existing panel in the CEP Approx. \$10,000.00
- Exterior Direct Burial Electrical cable

## Con's:

### Option # 2

- Does not require additional paved spaces.
- No trees to be removed.

- Exterior hot water piping for heating approx. 300'
- Remote hook up to existing panel in the CEP Approx. \$13,000.00
- Exterior Direct Burial Electrical cable

### Option # 3

- Interior piping from CEP to new building
- Interior conduit from Fire Alarm Panel.
- Close proximity to other facilities.
- Interior Electrical cable
- Access from both sides of the building

- Require approx. 15 trees to be removed
- Additional minor costs to attach to existing building.
- Requires 2,500 sq.ft.. of additional paved spaces which would be a good idea for circulation etc.

### Option # 4

- Does not require additional paved spaces.
- No trees to be removed.
- Close proximity to other facilities.

- Exterior hot water piping for heating approx. 150'
- Remote hook up to existing panel in the CEP Approx. \$10,000.00
- Exterior Direct Burial Electrical cable

# Warehouse Storage Building

SCCC – 121 Speonk Riverhead Rd. Riverhead NY - 11901

Pro's & Con's/Option



## **ITEM 8**

### **RESOLUTION NO. 2016.80 - Making a SEQRA Determination for the Construction of the New Warehouse Building on the Eastern Campus (CP 2145)**

**WHEREAS**, the College Board of Trustees serves as Lead Agency for determinations issued pursuant to the State Environmental Quality Review Act ("SEQRA") (NYS Environmental Conservation Law, Article 8) and its implementing regulations at Title 6 NYCRR Part 617, and

**WHEREAS**, under Capital Project 2145, the College will be constructing the new Warehouse Building on the Eastern Campus, and

**WHEREAS**, this project is subject to review under SEQRA as both the State of New York and the County of Suffolk have the authority to issue approval for the funding of this project, and

**WHEREAS**, the College recommends that this project be considered an "Unlisted Action," pursuant to 6 NYCRR §617.2(ak), as this project neither meets or exceeds a threshold contained in the list of Type I Actions in 6 NYCRR §617.4, nor meets the definition of any listed Type II Action in 6 NYCRR §617.5, and

**WHEREAS**, a Short Environmental Assessment Form (SEAF) was prepared by the College, as shown in Attachment V, attached hereto, to ascertain the environmental impacts of this project, as per 6 NYCRR §617.6(a)(3), and

**WHEREAS**, the New York State Department of Environmental Conservation (NYSDEC) EAF Mapper Application was used to populate answers to geographic or place-based questions on the SEAF, and

**WHEREAS**, the results of the EAF Mapper Application are consistent with other available sources that identify environmentally sensitive conditions with the exception of the relative location of land that has been the subject of remediation for hazardous waste which requires a check of other available sources to confirm or refute the finding, and

**WHEREAS**, a search of the NYSDEC Spill Incidents Database, Remedial Site Database, and Bulk Storage Database indicates no record of any hazardous waste remediation on the Eastern Campus, nor near the project site, and

**WHEREAS**, the NYSDEC Natural Resources and Environmental Protection Maps indicate that no environmental remediation sites are located on the Eastern Campus, nor near the project site, and

**WHEREAS**, the College's review pursuant to SEQRA has indicated that the construction of the new Warehouse Building on the Eastern Campus will not have a significant adverse impact on the environment, be it therefore

**RESOLVED**, that the Board of Trustees hereby finds and determines that the construction of the new Warehouse Building on the Eastern Campus constitutes an "Unlisted Action," with no significant adverse impacts on the environment pursuant to 6 NYCRR §617.2(ak), for the following reasons:

1. The action will not exceed any of the criteria contained in 6 NYCRR §617.7(c) which sets forth thresholds for determining significant adverse impacts on the environment;
2. The action does not adversely impact surface or groundwater, traffic or noise levels, nor increase erosion, flooding, leaching or drainage problems as the topography remains flat, the building will generate no wastewater, and storm water will be managed with the existing Campus storm water sewer system;
3. The action does not remove large quantities of vegetation, does not impact a significant habitat area, and does not impact a threatened or endangered species of animal or plant;
4. As the action does not adversely impact groundwater, the action does not impair the environmental characteristics of the state listed Critical Environmental Area (CEA) identified by the EAF Mapper Application as the Central Suffolk Pine Barrens Aquifer Overlay District;
5. The action does not conflict with the College's Master Plan;
6. The action does not impair the character or quality of important archeological, historical, architectural or aesthetic resources as the site does not contain a structure that is listed on either the State or National Register of Historic Places nor is it located in an archeological sensitive area;
7. The increased use of electricity associated with the action is not significant relative to the rest of the Eastern Campus;
8. The action does not create a hazard to human health;
9. The action is consistent with the current use of the land as a community college;
10. The action does not attract a large number of people to the Campus compared to the number of people who would come to the Campus absent the action;
11. The action does not create a material demand for other actions that would meet one or more of the criteria in 6 NYCRR §617.7(c);
12. The action does not result in changes to two or more elements of the environment that when considered together result in a substantial adverse impact on the environment;
13. There are no related actions to this action that when considered cumulatively would meet one or more of the criteria in 6 NYCRR §617.7(c);
14. All necessary State and County approvals will be obtained.

\*\*\*\*\*



## Short Environmental Assessment Form

### Part 1 - Project Information

#### Instructions for Completing

**Part 1 - Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

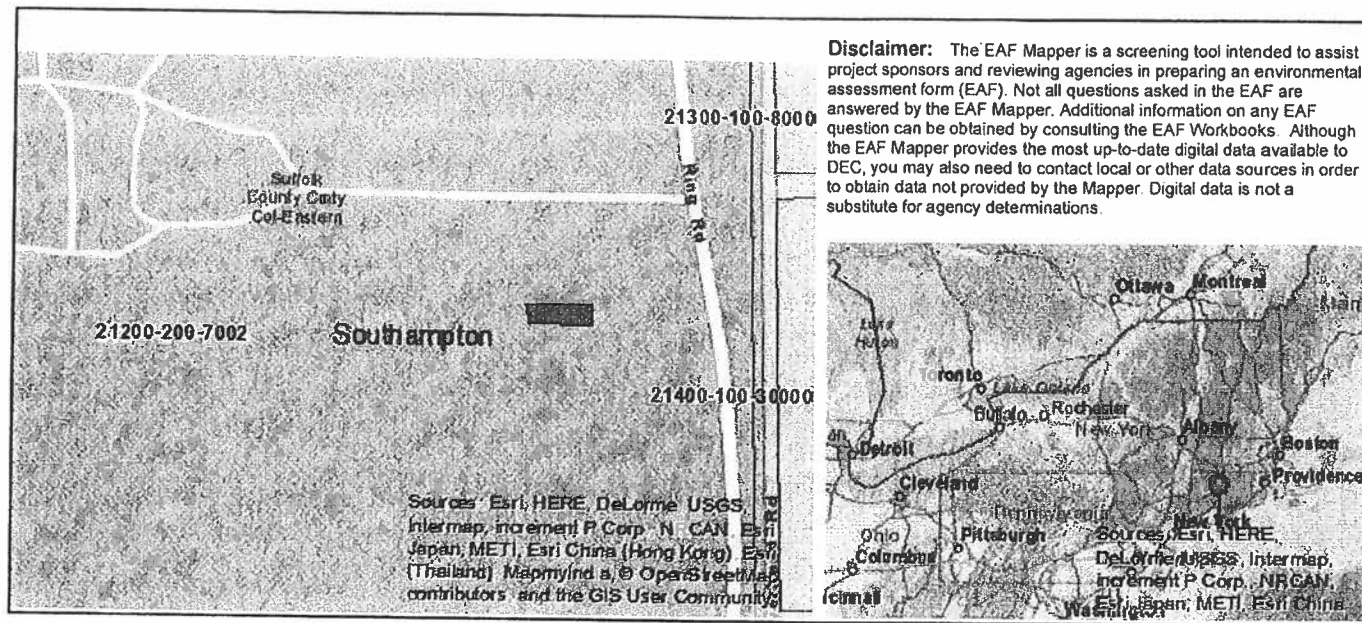
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 - Project and Sponsor Information</b>							
Name of Action or Project: Capital Project 2145- Warehouse Building Eastern Campus							
Project Location (describe, and attach a location map): 121 Speonk-Riverhead Road, Riverhead, NY 11901-3499							
Brief Description of Proposed Action: Construction of a warehouse and receiving area for the Eastern Campus. The building will be a single story pre-engineered structure approximately 4,000 gsf.							
Name of Applicant or Sponsor: Suffolk County Community College		Telephone: 631-451-4000 E-Mail: <a href="http://www.sunysuffolk.edu">www.sunysuffolk.edu</a>					
Address: 533 College Road							
City/PO: Selden		State: NY	Zip Code: 11784				
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 2px;">NO</td> <td style="width: 50%; padding: 2px;">YES</td> </tr> <tr> <td style="text-align: center; padding: 2px;"><input checked="" type="checkbox"/></td> <td style="text-align: center; padding: 2px;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: County of Suffolk - funding; State of New York - funding; Community College - building permit			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 2px;">NO</td> <td style="width: 50%; padding: 2px;">YES</td> </tr> <tr> <td style="text-align: center; padding: 2px;"><input type="checkbox"/></td> <td style="text-align: center; padding: 2px;"><input checked="" type="checkbox"/></td> </tr> </table>	NO	YES	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NO	YES						
<input type="checkbox"/>	<input checked="" type="checkbox"/>						
3.a. Total acreage of the site of the proposed action? _____ 0.1 acres b. Total acreage to be physically disturbed? _____ 0.1 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 192 acres							
4. Check all land uses that occur on, adjoining and near the proposed action. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input checked="" type="checkbox"/> Other (specify): Educational <input type="checkbox"/> Parkland							

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: Name: Central Suffolk Pine Barrens, Name: Aquifer Overlay District, Name: SGPA, Reason: Benefit to human health & protect drinking water, Reason: Preserve pure water quality, Reason: Protect groundwater, Agency: Suffolk Coun...	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies:	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?  If No, describe method for providing potable water: _____ No potable water will be provided to this structure.	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?  If No, describe method for providing wastewater treatment: _____ No wastewater will be generated from this structure.	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input checked="" type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES Existing campus storm water conveyance system: _____			



18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ There is no active remediation on the Campus. A search of the NYSDEC Spill Incidents Database, Remedial Site Database, Bulk Storage Database and Natural Resources and Environmental Protection Maps indicate no hazardous waste remediation.	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor name: _____ Date: _____		
Signature: _____		



Part 1 / Question 7 [Critical Environmental Area]	Yes
Part 1 / Question 7 [Critical Environmental Area - Identify]	Name: Central Suffolk Pine Barrens, Name: Aquifer Overlay District, Name: SGPA, Reason: Benefit to human health & protect drinking water, Reason: Preserve pure water quality, Reason: Protect groundwater, Agency: Suffolk County, Agency: Southampton, Town of, Agency: Long Island Regional Planning, Date: 2-10-88, Date: 6-20-84, Date: 3-19-93
Part 1 / Question 12a [National Register of Historic Places]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	Yes



**Short Environmental Assessment Form**  
**Part 2 - Impact Assessment**

**Part 2 is to be completed by the Lead Agency.**

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:		
a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

***Short Environmental Assessment Form***  
***Part 3 Determination of Significance***

For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input checked="" type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
Suffolk County Community College Board of Trustees <div style="border-bottom: 1px solid black; text-align: center; margin-top: 5px;">Name of Lead Agency</div>	<div style="border-bottom: 1px solid black; text-align: center; margin-top: 5px;">Date</div>
<div style="border-bottom: 1px solid black; text-align: center; margin-top: 5px;">Print or Type Name of Responsible Officer in Lead Agency</div>	<div style="border-bottom: 1px solid black; text-align: center; margin-top: 5px;">Title of Responsible Officer</div>
<div style="border-bottom: 1px solid black; text-align: center; margin-top: 5px;">Signature of Responsible Officer in Lead Agency</div>	<div style="border-bottom: 1px solid black; text-align: center; margin-top: 5px;">Signature of Preparer (if different from Responsible Officer)</div>

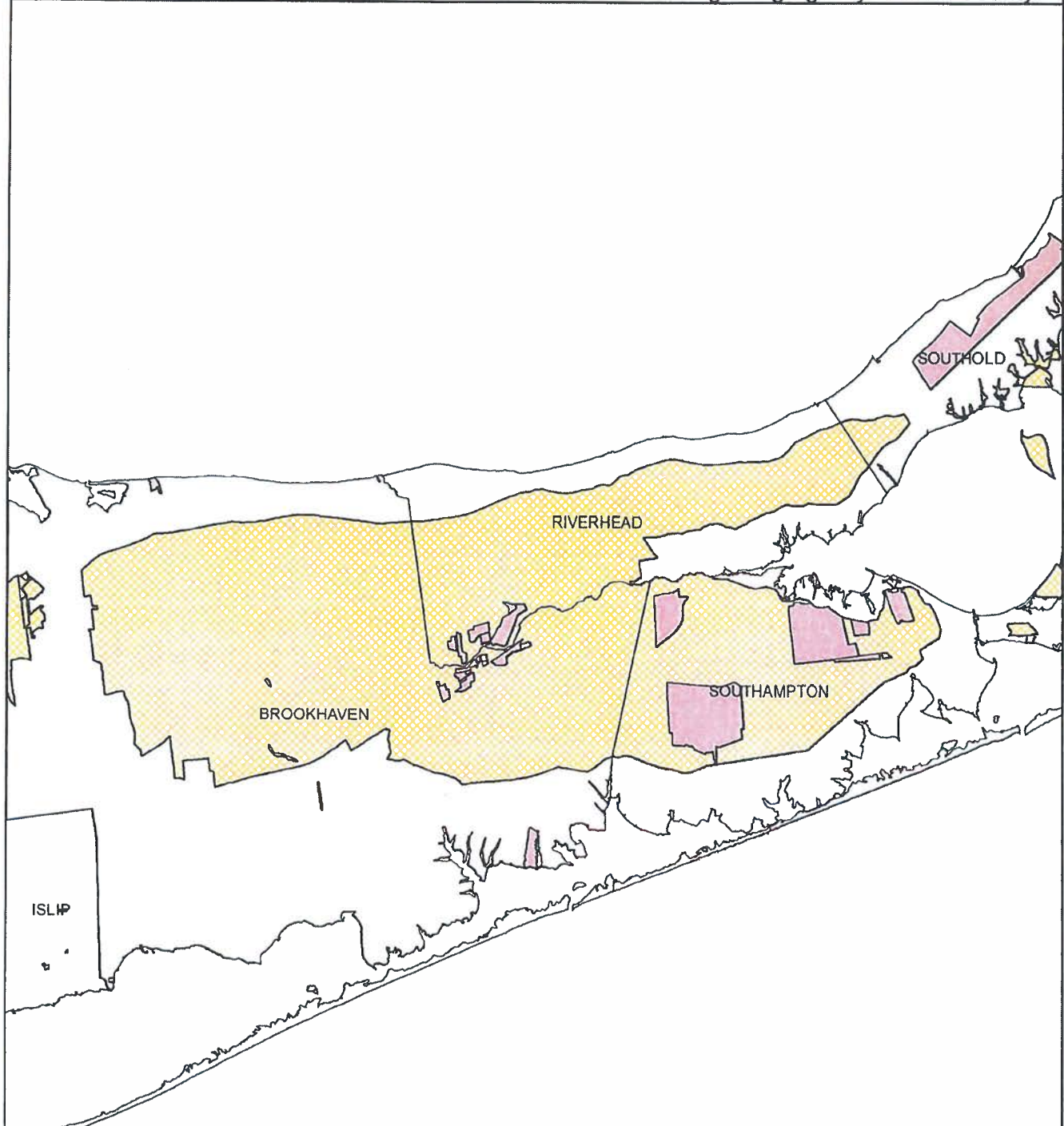
**PRINT FORM**



# Special Groundwater Protection Area (Central Suffolk) Critical Environmental Area (CEA) Map #2

Effective Date of Designation: 2-10-88

Designating Agency: Suffolk County



## Legend

 Adjacent CEAs

 Special Groundwater Protection Area CEA Map # 2

0 2 4 8 12 Miles

1 inch equals 4.5 miles

Base Map: Town or City Boundary for NYS

Disclaimer: This map was prepared by the New York State Department of Environmental Conservation using the most current data available. It is deemed accurate but is not guaranteed. NYS DEC is not responsible for any inaccuracies in the data. Please contact the designating authority for additional information regarding legal boundary descriptions. SGPA Maps 1 through 9 represent a portion of the SGPA designated as a Critical Environmental Area.

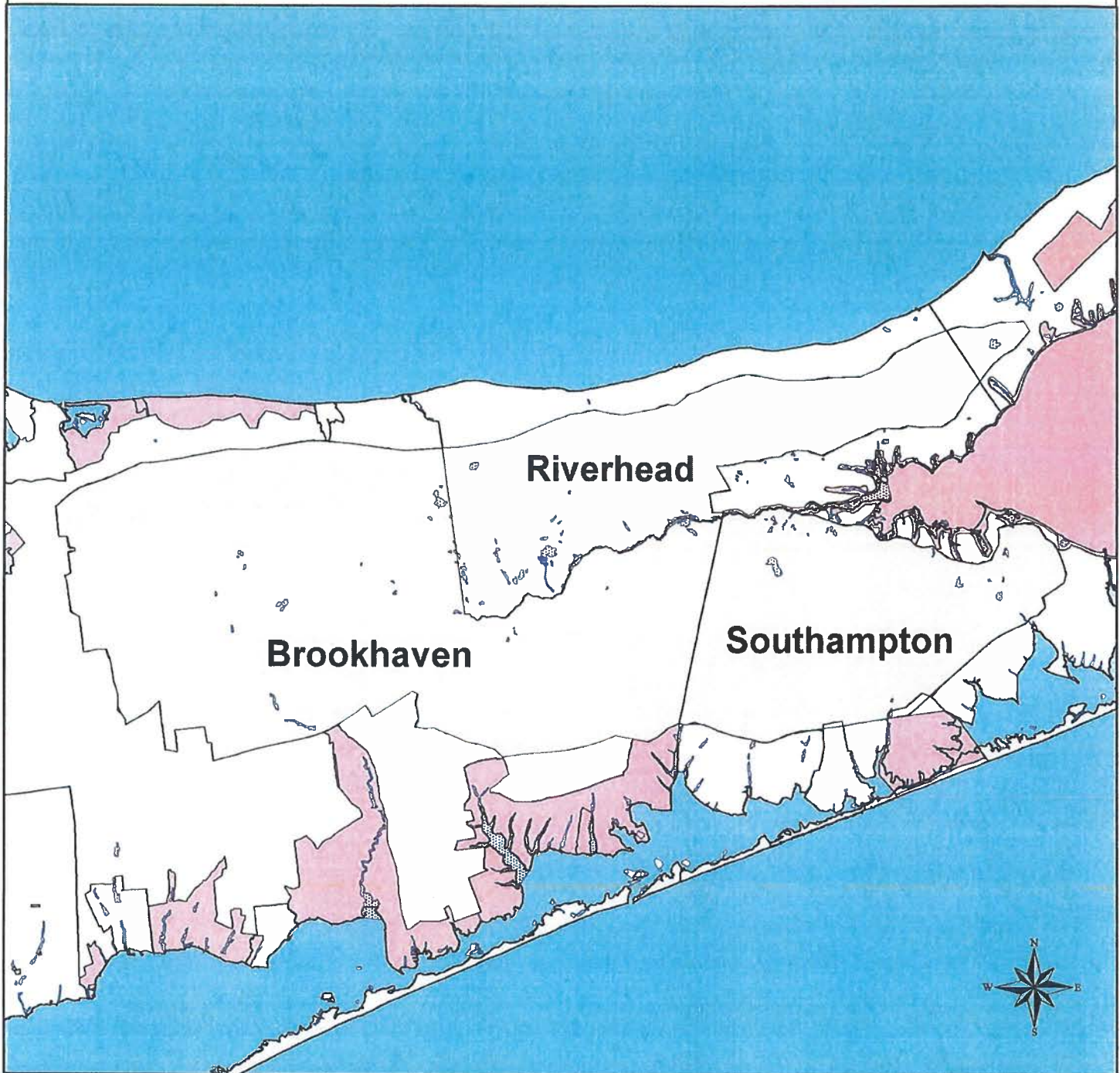
For Adjacent CEAs see Maps: SGPA Map # 3, Robins Island, Scallop Pond, Dwarf Pine Forest, Sears Bellow, Pine Barrens, Maple Swamp, Terrells River, South Setauket Woods, Richmond Creek and Beach, Cutchogue Harbor, Downs Creek, West Creek, Brush Creek, Little Creek, Goldsmith Inlet, Shinnecock Fort, Sugar Loaf Hill, Halls Creek, and Deep Hole Creek



# Central Suffolk Pine Barrens Critical Environmental Area (CEA)

Effective Date of Designation: 2-10-1988

Designating Agency: Suffolk County



## Legend

- Central Suffolk Pine Barrens CEA
- Adjacent CEA

0 2.5 5 10 Miles  
1 inch equals 3.86 miles

For Adjacent CEAs see map:  
Peconic Bay and Environs CEA  
Tidal Wetlands CEA  
Coastal Zone Area South CEA

Base Map: Town, Village, or City Boundary for New York State

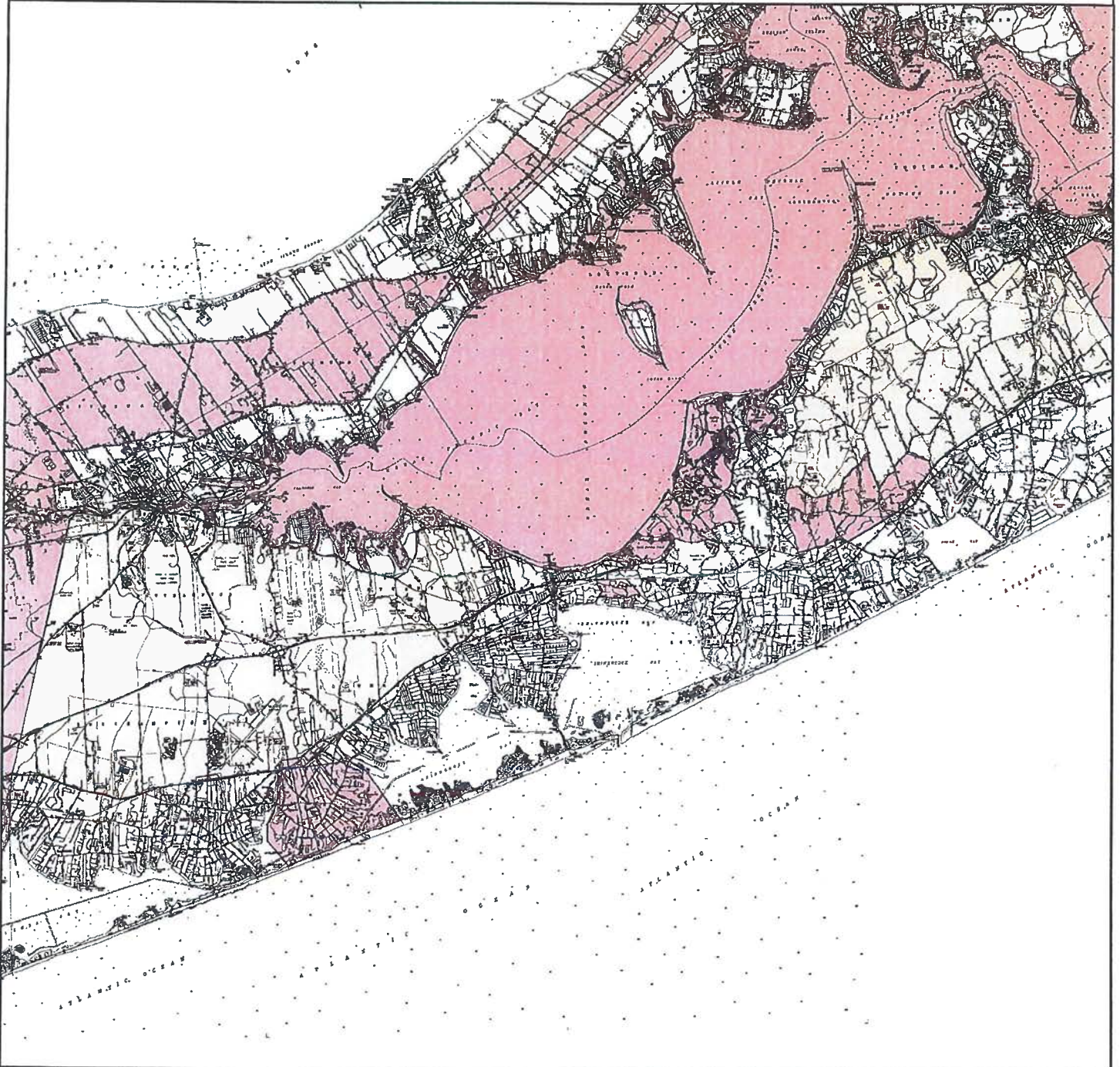
Disclaimer: This map was prepared by the New York State Department of Environmental Conservation using the most current data available. It is deemed accurate but is not guaranteed. NYS DEC is not responsible for any inaccuracies in the data. Please contact the designating authority for additional information regarding legal boundary descriptions.





# Aquifer Protection Overlay District Critical Environmental Area (CEA)

Effective Date of Designation: 6-20-1984

Designating Agency: Town of Southampton



## Legend

-  Aquifer Protection Overlay District CEA
-  Adjacent CEA

0 1.25 2.5 5 Miles  
1 inch equals 3.06 miles

For Adjacent CEAs see map:  
Central Suffolk CEA  
South Fork CEA  
Peconic Bay and Environs CEA  
Pine Barrens CEA  
Village of Quogue Tidal Wetlands CEA



Base Map: DOT 1:24,000 Planimetric Images

Disclaimer: This map was prepared by the New York State Department of Environmental Conservation using the most current data available. It is deemed accurate but is not guaranteed. NYS DEC is not responsible for any inaccuracies in the data. Please contact the designating authority for additional information regarding legal boundary descriptions.


**Department of  
Environmental  
Conservation**

## Environmental Site Remediation Database Search Results

Record Count: 281 Rows: 1 to 50

Export XLS	Export CSV	Export KML	First 50	Previous 50	Next 50	Last 50
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	Site Code	Site Name	Program	Site Class	County	City/town	Address
1	C152079	Suffolk Airport Canine Kennel	BCP	A	Suffolk	Westhampton Beach	Old Riverhead Road
2	C152181	K - Babylon MGP	BCP	N	Suffolk	Babylon	Evergreen Street
3	C152182	K - Patchogue MGP	BCP	N	Suffolk	Patchogue	Corner of River Ave. and Main St.
4	C152183	Brandt Airflex	BCP	N	Suffolk	East Farmingdale	937 & 965 Conklin Street
5	C152190	Mandalay Gardens	BCP	N	Suffolk	Port Jefferson (V)	15/21 Willis Avenue Extension
6	C152196	Diamond Auto Service	BCP	C	Suffolk	Bay Shore	71-73 Cleveland Avenue
7	C152196A	Off-Site Diamond Auto Service	BCP	N	Suffolk	Bay Shore	71-73 Cleveland Avenue
8	C152197	Walt Whitman Corporate Park Plat	BCP	N	Suffolk	MELVILLE	WALT WHITMAN ROAD
9	C152199	Kings Park Psychiatric Center	BCP	N	Suffolk	Smithtown	Main Street
10	C152201	Levey Property	BCP	N	Suffolk	Copiague	1305 South Strong Avenue
11	C152201A	Levey Property Off-site	BCP	N	Suffolk	Copiague	1305 South Strong Avenue
12	C152202	Belmont Villas	BCP	N	Suffolk	Wyandanch	435 Wyandanch Avenue
13	C152203	LIRR ROW - Smithtown Viaduct	BCP	N	Suffolk	Smithtown	NYS Route 25 and Meadow Road
14	C152204	Former Baron Blakeslee Site	BCP	A	Suffolk	Bay Shore	86 Cleveland Avenue
15	C152205	Former Jericho Marine (Deja Vu Inc.)	BCP	N	Suffolk	Lindenhurst	269 E. Montauk Highway
16	C152222	Eastport Meadows	BCP	N	Suffolk	Eastport	Seatuck Ave & Duck Rd
17	C152228		BCP	A	Suffolk	Bay Shore	1760 Fifth Avenue



		South Shore Outdoor					
18	C152238	1735 Express Drive North	BCP	A	Suffolk	Hauppauge	1735 Express Drive North
19	C152243	30 Stewart Ave Site	BCP	A	Suffolk	Huntington	30 Stewart Avenue
20	B00013	Veterans Nature Study Area	ERP	C	Suffolk	Huntington	Bellerose Avenue
21	B00027	115 Front Street (Mitchell Property)	ERP	A	Suffolk	Southold	115 Front Street
22	B00132	Petroleum Spill at Babylon Golf Course	ERP	N	Suffolk	Babylon	Easterly Terminus of Cedar Street
23	E152186	Blue Point Laundry	ERP	A	Suffolk	Blue Point	1 Park Street
24	E152191	Ronkonkoma Wallpaper Site	ERP	A	Suffolk	Ronkonkoma	934 Easton Street
25	E152194	Former Bellport Gas Station	ERP	C	Suffolk	East Patchogue	1401 Montauk Hwy
26	E152195	37 Commonwealth Drive	ERP	C	Suffolk	Wyandanch	37 Commonwealth Drive
27	E152198	Eastern Resources Recovery, Ltd.	ERP	N	Suffolk	Eastport	137 East Moriches Blvd.
28	E152220	1345 New York Avenue Site	ERP	A	Suffolk	Huntington Station	1345 New York Avenue
29	152001	Dayton T. Brown Inc.	HW	N	Suffolk	Bohemia	555 Church St
30	152002	Blydenburgh Landfill, Town of Islip	HW	04	Suffolk	Hauppauge	600 Blydenburgh Road
31	152003	Deutsch Relays, Inc.	HW	02	Suffolk	East Northport	65 Daly Road
32	152004	Fairchild Republic Aircraft; Old Sump	HW	02	Suffolk	East Farmingdale	Route 110 (Broad Hollow Road)
33	152006	Jameco Industries, Inc.	HW	04	Suffolk	Wyandanch	248 Wyandanch Avenue
34	152008	Hubbard-Wilson Landfill	HW	N	Suffolk	Bay Shore	1612 North 5th Avenue
35	152009	Brookhaven National Laboratory	HW	02	Suffolk	Upton	William Floyd Parkway
36	152010	Holtsville Landfill	HW	N	Suffolk	Holtsville	Buckley and Blue Point Roads
37	152011	RCA Rocky Point	HW	04	Suffolk	Rocky Point	Rocky Point- Middle Island Road
38	152012	RCA - Riverhead	HW	C	Suffolk	Southampton	Riverhead Westhampton Road

39	152013	Sonia Road Landfill HW	04	Suffolk West Brentwood	Sonia Road
40	152014A	Oakville Drum Site No. 1 HW	N	Suffolk Oakville	Old Riverhead Road & Route 104
41	152014B	Oakville Drum Site No. 2 HW	C	Suffolk Oakville	Pleasure Drive & Route 104
42	152015	Chemical Pollution Control HW	02	Suffolk Bay Shore	120 South 4th Street
43	152016	Lawrence Aviation Industries HW	02	Suffolk Port Jefferson Station	Sheep Pasture Road
44	152017	Mackenzie Chemical Co. HW	02	Suffolk Central Islip	One Cordello Avenue
45	152018	Southern Container Corporation HW	C	Suffolk Deer Park	140 West Industry Court
46	152019	Unexcelled Castings HW	N	Suffolk Hauppauge	663-671 Old Willeys Path
47	152020	Bioclinical Laboratories HW	C	Suffolk Bohemia	1585 Smithtown Avenue
48	152021	Cantor Brothers, Inc. HW	04	Suffolk East Farmingdale	50 Engineers Lane
49	152022	Goldisc Recording HW	04	Suffolk Holbrook	Broadway Avenue
50	152023	Gibson Chemical (Therm-X) HW	N	Suffolk Commack	74 Mall Drive





**Department of  
Environmental  
Conservation**

## Bulk Storage Database Search Results

Record Count: 687 Rows: 1 to 50

Site Number	Site Type	Facility Name	County	Locality	Site Address	ZipCode	Facility Status	Expiration Date
0-0325	MOSF	B. NO. 15 CORPORATION	SUFFOLK	MELVILLE	58 S. SERVICE RD	11747	INACTIVE	03/31/2013
0-0336	MOSF	B. NO. 55 CORPORATION	SUFFOLK	MELVILLE	58 S. SERVICE RD	11747	UNREGULATED/CLOSED	03/31/2008
0-0337	MOSF	B. NO. 25 CORPORATION	SUFFOLK	MELVILLE	58 S. SERVICE RD	11747	UNREGULATED/CLOSED	03/31/1998
0-0339	MOSF	B. NO. 65	SUFFOLK	MELVILLE	58 S. SERVICE RD	11747	UNREGULATED/CLOSED	03/31/2008
0-0341	MOSF	B. NO. 75 CORPORATION	SUFFOLK	MELVILLE	58 S. SERVICE RD	11747	INACTIVE	03/31/2013
0-0343	MOSF	B. NO. 85 CORPORATION	SUFFOLK	MELVILLE	58 S. SERVICE RD	11747	UNREGULATED/CLOSED	03/31/2013
0-0345	MOSF	B. NO. 95 CORPORATION	SUFFOLK	MELVILLE	58 S. SERVICE RD	11747	UNREGULATED/CLOSED	03/31/2003
0-0346	MOSF	B. NO. 100 CORPORATION	SUFFOLK	MELVILLE	58 S. SERVICE RD	11747	UNREGULATED/CLOSED	03/31/2003
0-0347	MOSF	B. NO. 105 CORPORATION	SUFFOLK	MELVILLE	58 S. SERVICE RD	11747	INACTIVE	03/31/2013
0-0348	MOSF	B. NO. 115 CORPORATION	SUFFOLK	MELVILLE	58 S. SERVICE RD	11747	UNREGULATED/CLOSED	03/31/2003
0-0349	MOSF	B. NO. 125 CORPORATION	SUFFOLK	MELVILLE	58 S. SERVICE RD	11747	UNREGULATED/CLOSED	03/31/2008
0-0419	MOSF	STONY BROOK	SUFFOLK	STONY BROOK	1353 STONY BROOK ROAD	11790	UNREGULATED/CLOSED	03/31/1988
0-0519	MOSF	B. NO. 160 CORPORATION	SUFFOLK	MELVILLE	58 S. SERVICE RD	11747	UNREGULATED/CLOSED	03/31/2008
0-0607	MOSF	B. NO. 130 CORPORATION	SUFFOLK	MELVILLE	58 S. SERVICE RD	11747	UNREGULATED/CLOSED	03/31/2008
0-0618	MOSF	B. NO. 140	SUFFOLK	MELVILLE	58 S. SERVICE RD	11747	UNREGULATED/CLOSED	03/31/2008
0-0620	MOSF	B. NO. 45 CORPORATION	SUFFOLK	MELVILLE		11747	UNREGULATED/CLOSED	03/31/2013

			58 S. SERVICE RD			
0-0649	MOSF	B. NO. 35 CORPORATION	SUFFOLK	MELVILLE	SERVICE 11747	UNREGULATED/CLOSED 03/31/2013
0-0656	MOSF	B. NO. 80 CORPORATION	SUFFOLK	MELVILLE	SERVICE 11747	INACTIVE 03/31/2013
0-0669	MOSF	B. NO. 275 CORPORATION	SUFFOLK	MELVILLE	SERVICE 11747	ACTIVE 03/31/2018
0-0673	MOSF	B. NO. 120	SUFFOLK	MELVILLE	SERVICE 11747	UNREGULATED/CLOSED 03/31/2008
0-0675	MOSF	B. NO. 10 CORP.	SUFFOLK	MELVILLE	SERVICE 11747	UNREGULATED/CLOSED 03/31/2013
0-0680	MOSF	B. NO. 255 CORPORATION	SUFFOLK	MELVILLE	SERVICE 11747	ACTIVE 03/31/2018
0-0681	MOSF	B. NO. 265 CORPORATION	SUFFOLK	MELVILLE	SERVICE 11747	ACTIVE 03/31/2018
0-0744	MOSF	B. NO. 135 CORPORATION	SUFFOLK	MELVILLE	SERVICE 11747	UNREGULATED/CLOSED 03/31/2008
0-0745	MOSF	B. NO. 145 CORPORATION	SUFFOLK	MELVILLE	SERVICE 11747	UNREGULATED/CLOSED 03/31/1998
0-0757	MOSF	B. NO. 285 CORP.	SUFFOLK	MELVILLE	SERVICE 11747	ACTIVE 03/31/2018
0-0771	MOSF	B. NO. 295 CORP.	SUFFOLK	MELVILLE	SERVICE 11747	ACTIVE 03/31/2018
0-0827	MOSF	B. NO. 240 CORP.	SUFFOLK	MELVILLE	SERVICE 11747	ACTIVE 03/31/2018
0-0848	MOSF	B. NO. 235 CORP.	SUFFOLK	MELVILLE	SERVICE 11747	ACTIVE 03/31/2018
0-0867	MOSF	B. NO. 210 CORP.	SUFFOLK	MELVILLE	SERVICE 11747	ACTIVE 03/31/2018
0-0899	MOSF	B. NO. 215 CORP.	SUFFOLK	MELVILLE	SERVICE 11747	ACTIVE 03/31/2018
0-0901	MOSF	B. NO. 220 CORP.	SUFFOLK	MELVILLE	SERVICE 11747	ACTIVE 03/31/2018
0-0922	MOSF	EVENING BREEZE CORP.	SUFFOLK	MELVILLE	SERVICE 11747	ACTIVE 03/31/2018
0-0923	MOSF	B. NO. 230 CORP.	SUFFOLK	MELVILLE	SERVICE 11747	ACTIVE 03/31/2018
0-0924	MOSF	B. NO. 245 CORPORATION	SUFFOLK	MELVILLE	11747	ACTIVE 03/31/2018

0-0932	MOSF	B. NO. 225 CORP.	SUFFOLK	MELVILLE	58 S. SERVICE RD 58 S. SERVICE 11747	ACTIVE	03/31/2018
0-0937	MOSF	B. NO. 242 CORP.	SUFFOLK	MELVILLE	58 S. SERVICE 11747	ACTIVE	03/31/2018
0-0959	MOSF	B. NO. 280 CORPORATION	SUFFOLK	MELVILLE	58 S. SERVICE 11747	ACTIVE	03/31/2018
0-0963	MOSF	TANK BARGE DENE	SUFFOLK	RIVERHEAD	212 SOUND SHORE 11901	UNREGULATED/CLOSED	03/31/2008
0-0968	MOSF	B. NO. 205 CORPORATION	SUFFOLK	MELVILLE	58 S. SERVICE 11747	ACTIVE	03/31/2018
0-0974	MOSF	B. NO. 231 CORPORATION	SUFFOLK	MELVILLE	58 S. SERVICE 11747	ACTIVE	03/31/2018
0-0979	MOSF	B. NO. 282 CORPORATION	SUFFOLK	MELVILLE	58 S. SERVICE 11747	ACTIVE	03/31/2018
0-0992	MOSF	B. NO. 233 CORP	SUFFOLK	MELVILLE	58 S. SERVICE 11747	ACTIVE	03/31/2018
0-0993	MOSF	B. NO. 260 CORP	SUFFOLK	MELVILLE	58 S. SERVICE 11747	ACTIVE	03/31/2018
0-1011	MOSF	B. NO. 262	SUFFOLK	MELVILLE	SUITE 150 11747	ACTIVE	03/31/2018
0-1013	MOSF	B. NO. 284	SUFFOLK	MELVILLE	58 SOUTH SERVICE RD 11747	ACTIVE	03/31/2018
0-1019	MOSF	B. NO. 264	SUFFOLK	MELVILLE	SUITE 150 58 SOUTH SERVICE RD 11747	ACTIVE	03/31/2018
0-1028	MOSF	B. NO. 250 CORP	SUFFOLK	MELVILLE	58 SOUTH SERVICE RD 11747	ACTIVE	03/31/2018
0-1080	MOSF	B. NO. 270 CORP	SUFFOLK	MELVILLE	SUITE 150 58 SOUTH SERVICE ROAD 11747	ACTIVE	03/31/2018
0-1084	MOSF	B. NO. 272 CORP.	SUFFOLK	MELVILLE	58 SOUTH SERVICE ROAD 11747	ACTIVE	03/31/2018



**Central Pine Barrens  
Joint Planning and Policy Commission**

---

Robert J. Gaffney, *Chairman*  
John LaMura, *Vice Chairman*  
Ray E. Cowen, *Member*  
James R. Stark, *Member*  
Fred W. Thiele, Jr., *Member*

P.O. Box 587  
3525 Sunrise Highway, 2nd Floor  
Great River, New York 11739

**Session of January 3, 1995**

Brookhaven Town Offices

**Present:** Mr. Proios (for Suffolk County), Mr. Cowen (for New York State), Ms. Filmanski (for Riverhead), Ms. Swick (for Brookhaven), Mr. Thiele (for Southampton).

**Resolution on the Core Preservation Area Hardship**

**Application of Suffolk County Community College**

Property located Speonk-Riverhead Road, Speonk, Town of Southampton

SCTM# 900-212-2-7.2

**Whereas**, on November 17, 1994, Suffolk County Community College, through its Associate Dean for Facilities, Fred A. Strahs-Lorenc, filed with the Commission a request for a core preservation area hardship exemption to proceed with the implementation of the overall master plan for the Eastern Campus which comprises 192 acres, and

**Whereas**, the request included an outline of "Phase I (1993-1996), Phase II (1996-1999) and Phase III (1999-2003) development to implement the overall master plan, and

**Whereas**, the Commission has considered the request and related documents, now, therefore, be it

**Resolved**, that the Commission hereby determines that the portion of the master plan set forth in Phase I (1993-1996) constitutes non-development pursuant to New York State Environmental Conservation Law 57-0107(13)(i), provided that the implementation of the proposed work is done in a manner that is consistent with the goals and objectives of the Pine Barrens Protection Act.

**Record of Motion:**

Motion by Mr. Thiele

Seconded by Mr. Cowen

**Yea Votes:**

Mr. Cowen

Ms. Filmanski

Mr. Proios

Mr. Thiele

Ms. Swick



**Commission Meeting of March 20, 2013  
Riverhead Town Hall**

Present: Mr. Scully (New York State), Ms. Lansdale (Suffolk County),  
Mr. Romaine (Brookhaven), Mr. Walter (Riverhead),  
Ms. Throne-Holst (Southampton)

**Adopted Resolution  
Suffolk County Community College Eastern Campus  
Town of Southampton  
SCTM #: 900-212-2-7.2**

Peter A. Scully  
*Chair*

Steven Bellone  
*Member*

Edward P. Romaine  
*Member*

Anna E. Throne-Holst  
*Member*

Sean M. Walter  
*Member*

**Whereas**, on February 13, 2013, the Central Pine Barrens Joint Planning and Policy Commission (the “Commission”) received a letter from the Suffolk County Community College Office of Legal Affairs (the “Applicant”) requesting a Determination of Non-Jurisdiction regarding a proposal by Suffolk County Community College (“SCCC”) to construct a Health and Wellness Facility (the “Facility”) on SCCC’s Eastern Campus (located in the Town of Southampton); and

**Whereas**, at the regular meeting of the Commission on December 19, 2012, the Applicant made an informational presentation on the proposed Facility; and

**Whereas**, the Applicant represented that the Facility will be used for physical education classes, athletics and recreation, and it will be made available to community residents for recreational use and allow the Eastern Campus to serve as a complete academic center for eastern Suffolk County; and

**Whereas**, the SCCC Eastern Campus was developed in the mid-1970s and is unique as it is the only entity of higher learning located in the Core Preservation Area of the Central Pine Barrens; and in June 1975, prior to the enactment of the Long Island Pine Barrens Protection Act of 1993, SCCC prepared a Master Plan entitled “1976 Campus Master Plan” for the State University of New York Office of Policy and Planning (the “Master Plan”) to guide the future growth of the SCCC’s facilities; and

**Whereas**, the Master Plan and its subsequent updates resulted from a comprehensive evaluation of the extent and condition of existing facilities and expansion requirements, and is based on academic program strategies, enrollment projections, SUNY standards, input from the SCCC’s constituents and in consultation with local business and government officials; and

**Whereas**, the 1976 Master Plan contained a section entitled “Facilities Plan, 1975-1980” for each SCCC Campus; in the Eastern Campus discussion, it states, “Preliminary planning is currently under way for a Technology Building, a Library, Fine Arts Building, and a Gymnasium;” and Gymnasium proposed in the Master Plan has been renamed to Health and Wellness Facility, but serves the same purpose as originally planned; and

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**Whereas**, the Capital Projects identified in the Master Plan were categorized into Phase I, Phase II and Phase III and on August 26, 1994, the SCCC Board of Trustees adopted a Negative Declaration pursuant to the State Environmental Quality Review Act for the Master Plan for all three phases, including the Facility; and

**Whereas**, on January 3, 1995, the Commission approved Phase I of the Master Plan by determining that Phase I projects constituted “non-development” pursuant to New York State Environmental Conservation Law Article 57, Section 57-0107(13)(i), which stated that non-development included, “public improvements undertaken for the health, safety or welfare of the public. Such public improvements shall be consistent with the goals and objectives of this article, and shall include, but not be limited to, maintenance of an existing road or railroad track;” and

**Whereas**, in its January 1995 resolution, the Commission deferred addressing the Phase II and III projects until a later date; and

**Whereas**, in March 2000, the Applicant again requested a determination from the Commission as to whether its proposal to construct a modular classroom structure in a parking lot constituted development; and

**Whereas**, the Commission on March 29, 2000, in reviewing the Applicant’s request determined that the proposed modular building constituted non-development under Section 57-0121(13)(i) and noted that the project was exempt from environmental review as a Type II activity under SEQRA, did not require the removal of any vegetation and that the waste from the facility would be treated by the College’s sewage treatment plant; and

**Whereas**, the Facility is proposed for the area identified in the Phase II as being developed with a gymnasium and will be constructed in the southwest quadrant of the developed area of the Campus, within the Loop Road, and waste from the facility will be treated by the SCCC’s sewage treatment plant; and

**Whereas**, the Commission finds that the record of its prior deliberations in regard to proposed projects at SCCC’s Eastern Campus indicate that the Commission rather than categorically approve any SCCC proposal has determined to evaluate each proposal on its own merits and to develop a record as to whether a specific project is identified within the Master Plan and more specifically whether a proposal qualifies as non development when sufficiently specific information was available and a proposed project had progressed to a point allowing for a detailed review; and

**Whereas**, the Commission has considered the aforementioned request and related documents; now therefore be it

**Resolved**, the Commission determines that the Facility was included in Phase II of the Master Plan; and be it further

**Resolved**, the Commission determines that the Facility is proposed within the SCCC’s Loop Road; and be it further

**Resolved**, the Applicant has provided the Commission sufficient documentation to enable the Commission to determine that the SCCC proposal to create a Health and Wellness Facility is a “non-development” activity, pursuant to New York State Environmental



Conservation Law Article 57, Section 57-0107(13)(i), provided that the Project is completed in a manner that is consistent with the goals and objectives of the Long Island Pine Barrens Protection Act; and be it further

**Resolved**, the Commission finds that its determination of non-development is consistent with the Commission's previous January 3, 1995 determination of the Phase I project and its March 2000 determination; and be it further

**Resolved**, this determination applies only to the Facility; and be it further

**Resolved**, this determination does not apply to any other component of the Phase II or Phase III projects.

**Record of Motion:**

Motion by: Ms. Throne-Holst

Seconded by: Mr. Romaine

In Favor: 4

Opposed: 0

Abstain: 1 (Ms. Lansdale)