

**DETERMINATION OF SIGNIFICANCE FOR THE LONGWOOD PUBLIC LIBRARY
EXPANSION & RENOVATION; STATE ENVIRONMENTAL QUALITY
REVIEW ACT (SEQRA) RESOLUTION**

WHEREAS, in order to meet the needs of the community and serve the library’s patrons, the Longwood Public Library Board of Trustees recognizes the need for additional services and facilities; and

WHEREAS, the Longwood Public Library Board of Trustees has engaged an architect and design team to prepare a design for the intended expansion and renovation program (the “Proposed Action”); and

WHEREAS, the Longwood Public Library Board of Trustees recognizes the need to comply with 6NYCRR Part 617 (“SEQRA”); and

WHEREAS, the Longwood Public Library Board of Trustees has engaged Nelson, Pope & Voorhis, LLC (“NP&V”) to assist in completion of environmental review documents in conformance with SEQRA requirements; and

WHEREAS, on March 21, 2012, the Longwood Public Library Board of Trustees issued a preliminary classification of the Proposed Action as Unlisted; and

WHEREAS, on March 21, 2012, the Longwood Public Library Board of Trustees conducted coordinated review of the Proposed Action with other involved agencies in order to determine the most appropriate lead agency for review of the Proposed Action; and

WHEREAS, on April 21, 2012, the 30-day time period from the date of coordination expired with no objections received, resulting in the Longwood Public Library Board of Trustees to act as lead agency for the Proposed Action under SEQRA; and

WHEREAS, NP&V has completed an Expanded Environmental Assessment Form (EEAF) as a tool to identify the nature of the Proposed Action, to determine its appropriate classification under SEQRA, to describe current site conditions and analyze potential impacts for the purpose of coordinated review under SEQRA, based on plans prepared by the design team; and

WHEREAS, based on comments and requests for additional information received from the staff of the Central Pine Barrens Joint Planning & Policy Commission, the EEAF was revised and resubmitted to all involved agencies on August 7, 2012, and no further comments were received; and

WHEREAS, the analyses provided in the EEAF as revised indicated that no significant adverse environmental impacts were anticipated from the Proposed Action; now, therefore be it

RESOLVED, that the Longwood Public Library Board of Trustees, as lead agency, hereby issues the attached Negative Declaration for the Proposed Action, under SEQRA.

SEQR NEGATIVE DECLARATION

Notice of Determination of Non-Significance Determination of Significance

Lead Agency: Longwood Public Library
Board of Trustees

Contact: Suzanne M. Johnson, Director

Address: 800 Middle Country Road
Middle Island, New York 11953

Date: August 13, 2012

This notice is issued pursuant to Title 6, New York Code of Rules & Regulations, Part 617 (6NYCRR) of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act – SEQRA) of the New York State Environmental Conservation Law (ECL).

The lead agency has determined that the proposed action described below will not have a potential significant adverse effect on the environment and that a Draft Environmental Impact Statement need not be prepared.

Title of Action: Longwood Public Library Expansion & Renovation

SEQR Status: Unlisted Action

Description of Action: The proposed project involves the expansion of the Longwood Public Library, in order to better serve the existing patronage with programs and facilities commensurate with the desires and needs of the community. The library was constructed at this location in 1987 and opened in 1988.

The project site is comprised of two parcels (totaling 7.89 acres): the northern parcel is 4.54 acres in size, and the southern parcel is 3.35 acres. The northern parcel was the subject of a Hardship Exemption application, review and approval in 2005; the library did not own the southern 3.35-acre parcel until 2009. This previous Hardship Exemption approval was related to a prior library application which, as the site was in excess of the clearing standard of the Central Pine Barrens Comprehensive Land Use Plan when it was adopted in 1995, involved a small amount of clearing that would incrementally increase the site's non-conformance with this standard.

Determination of Significance
Longwood Public Library Expansion & Renovation, Middle Island

The proposed project involves the partial demolition of the existing library building on the northern parcel, followed by an expansion of that building, along with renovations of the retained portion of the structure. Minor parking reconfigurations and expansions of the site's drainage and sanitary systems, and minor alterations of the site's landscaping are proposed. All expansions and renovations are proposed to be located in areas of the northern parcel that were previously disturbed; minimal clearing of the existing natural vegetation is expected (this will occur in landscape areas installed when the library was built in 1987), and a total of 0.48 acres of natural plantings ("revegetation") will also occur as part of the proposed project; this will increase the amount and value of natural lands on the northern parcel. The only activities proposed on the southern parcel would be planting of 0.23 acres of native revegetation.

The project involves the partial demolition of the existing 31,550 gross square foot (GSF) library building, the construction of a 13,756 GSF addition to the library structure, and renovations to the retained portion of the structure. The overall increase in building floor space would be 43.60%. The building expansion would represent a 37.21% increase in overall building footprint, and would increase the floor area ratio from 9.18% to 13.18%. Demolition will include the removal of about 1,250 SF (footprint) of the western portion of the existing building and construction of an 8,140 SF (footprint) addition in this location.

Sanitary wastewater generated as a result of the proposed expansion is anticipated to total 2,145 gallons/day. All 0.72 acres of recharge basin/wetlands on the overall site will remain, and 1.22 acres of the site will consist of landscaping.

Location: 800 Middle Country Road, Middle Island, Town of Brookhaven, Suffolk County

SCTM No.: 0200-402-1-23.1 & 24.9 and 0200-403-1-3, 4, 17 & 18

Reasons Supporting This Determination:

1. The project has been evaluated in accordance with the Criteria for Determining Significance as contained in SEQRA 6NYCRR Part 617.7 (c). The proposed project has been evaluated through review of the following materials:
 - Full Environmental Assessment Form (EAF) Part I;
 - Part II EAF;
 - Expanded EAF;
 - Site and vicinity inspection;
 - Independent site inspection by Library Board members.

Determination of Significance
Longwood Public Library Expansion & Renovation, Middle Island

2. The proposed project is not expected to cause any significant adverse environmental impacts based on project design and mitigation inherent in the project as described herein. The Criteria for Determining Significance are specifically evaluated as follows with respect to this action:
 1. The subject site contains two New York State Department of Environmental Conservation (NYSDEC)-regulated freshwater wetlands. Any activities proposed within the 100-foot wetland adjacent area of either wetland would require an ECL Article 24 Wetland permit from the NYSDEC. The project will obtain such permits for each wetland. As such, no impacts are expected to the freshwater wetlands on-site.
 2. No impacts to un-regulated surface waters are expected; the project will include an Erosion Control Plan that will protect off-site properties from potential impact from stormwater runoff or sediments during and after construction.
 3. The quality of groundwater resources would not be adversely impacted. SONIR computer model results indicate that there would be a small decrease in recharge nitrogen concentration, and a 2.4% increase in total recharge volume generated.
 4. The continued use of on-site sanitary systems in conformance with Suffolk County Sanitary Code Article 6 density requirements will minimize impacts to groundwater.
 5. Due to the depth of the natural water table underlying the site (between 2 and 39 feet) and permeability of subsurface soils underlying the site, development of the subject site is not anticipated to adversely impact groundwater resources or the natural water table.
 6. All stormwater runoff generated on developed surfaces of the northern parcel will be collected and recharged on-site in the expanded drainage system, which will be designed by a licensed professional engineer. Except for wetland revegetation plantings, no changes on the southern parcel are proposed.
 7. The proposed project conforms to the applicable recommendations of the various water resource-related plans and studies reviewed, including the 208 Study, the Nationwide Urban Runoff Program Study, the Suffolk County Comprehensive Water Resources Management Plan, the Special Groundwater Protection Area Plan (with the exception of land use), and the Carmans River Plan.
 8. The proposed project would involve only minimal clearing of the 1.07 acres of existing or prior vegetation on the northern parcel, and no clearing at all of the 2.75 acres on the southern parcel. Revegetation plantings using native and/or native-compatible species from the approved Pine Barrens Plan list will be used. As a result, any temporary impacts to natural vegetation on the subject property during the construction process will be mitigated.
 9. The project has been designed to minimize impact to any of the existing 3.82 acres of natural surfaces on the site, and will revegetate/restore an additional 0.48 acres. This will increase natural land/habitat spaces by 11.3%; as a result, no adverse impacts to vegetation resources are expected.
 10. Analysis indicates that no significant adverse impacts to wildlife resources would occur, and that no impacts to rare, endangered or threatened species will result.
 11. The need for a Hardship Exemption for the overall project site is due to the amount of clearing that occurred on the northern parcel well before the Pine Barrens Plan was adopted¹. The proposed project will have a similar amount of clearing on the northern parcel as was approved by the Pine Barrens Commission in 2005, when it granted the Hardship Exemption. The

¹ It is noted that the library parking lot expansion in 2005 involved the purchase of a parcel east of the library, and the planned parking improvements on that parcel required clearing of 0.197 acres, which triggered the hardship.

Determination of Significance
Longwood Public Library Expansion & Renovation, Middle Island

- southern parcel currently conforms to its clearing standard, and will continue to do so after the proposed project is implemented. Only minimal amounts of the existing 3.82 acres of natural vegetation on the site will be subject to clearing for the proposed project.
12. The proposed project is an Institutional Use that would complement the land use pattern of the area to a higher degree than would be the case for the Commercial Use recommended by the Town Comprehensive Land Use Plan Update.
 13. The proposed project conforms to the Municipal/Institutional Use recommended for this site in the Middle Country Road Land Use Plan.
 14. The proposed project involves the expansion and renovation of an existing public library. Such a land use is seen in the Longwood Mini-Master Plan as an important element in establishing a “community center” at the intersection of NYS Route 25 and County Route 21.
 15. The architectural treatment of the proposed project will conform to and enhance the existing structure, so that no adverse visual/aesthetic impact would occur for observers of the structure.
 16. The landscaping plan for the proposed project will include features that will enhance the overall appearance of the subject property.
 17. With respect to construction impacts, the site is publicly-owned and can be developed in accordance with zoning. Impacts will be of short-term duration and are considered temporary.
 18. Proper erosion control measures will be in place during construction, construction activity will occur during normal daytime hours (8AM-5PM), and established perimeter buffers will assist in mitigating potential impacts.
3. The Library Board finds that the documentation prepared is complete in addressing potential adverse environmental impacts related to the proposed project and no significant adverse environmental impacts have been identified. As a result, a Negative Declaration is determined to be appropriate for this project.

For Further Information Contact:

Suzanne M. Johnson, Director
Longwood Public Library
800 Middle Country Road
Middle Island, New York 11953
Telephone: (631) 924-6400, ext. 275

Copies of this Notice Sent to:

Commissioner, NYSDEC
NYSDEC, Regional Office at Stony Brook
Suffolk County Department of Health Services
Central Pine Barrens Joint Planning & Policy Commission
New York State Department of Education
Longwood Central School District
Doug McNally, Esq., Counsel to Longwood Public Library