State Environmental Quality Review Act
Notice of Determination of Non-Significance - Negative Declaration

Name of Action: Proposed Construction of Medford Branch Annex Library

Project Location: Medford Athletic Complex
2151 Horseblock Road
Hamlet of Medford, Town of Brookhaven, Suffolk County, NY

Project Sponsor: Board of Trustees of the Patchogue Medford Library

Date: May 27, 2021

This notice is issued pursuant to Article 8 of the Environmental Conservation Law (State Environmental Quality Review Act [SEQRA]) and the implementing regulations therefor at 6 NYCRR Part 617. The Board of Trustees of the Patchogue Medford Library (hereinafter referred to as the "Library" or "Board of Trustees"), as lead agency, has determined, subsequent to review of the Short Environmental Assessment Form – Parts 1, 2 and 3 with Supplemental Analysis (SEAF), consultations with and a no-impact determination issued by the NYS Office of Parks, Recreation and Historic Preservation (NYS OPRHP), a Traffic Assessment prepared by Stonefield Engineering and Design LLC., a Dimensional Site Plan, Soil Erosion and Sediment Control Plan, Utility Site Plan, Grading and Drainage Plan, and an Add Alternate M-01: Grading and Drainage Plan for an alternate geothermal system as prepared by H2M Architects and Engineers, P.C., as well as inspections of the site and the surrounding area, that the proposed action described below will not have a significant effect on the environment, and a Draft Environmental Impact Statement (DEIS) will not be prepared.

SEQRA Classification: Unlisted

Description of Proposed Action: The Board of Trustees is considering the construction of a new Medford Branch building on leased property from the Town of Brookhaven. The Town of Brookhaven has leased, at no cost to the Patchogue-Medford Library, approximately 1.48 acres of land within the Medford Athletic Complex (MAC) located at 2151 Horseblock Road hamlet of Medford, New York. The Town-owned MAC is an approximate 32.23-acre site with the Library parcel located at the northwest side of the developed portion of the site.

The proposed building would be one-story, approximately 5,570 square feet (SF) with an unfinished basement of equal size to the first floor (i.e., 5,570 SF), for a total gross floor area of 11,140 SF. The unfinished basement has been incorporated into the proposed design for future potential use for library programs. It is envisioned that the future basement would be used for meeting / community space for up to 82 occupants. As part of the lease agreement between the Town of Brookhaven and the Board of Trustees, a total of 69 parking spaces (including 3 ADA compliant stalls) would be constructed by the Town of Brookhaven for use by the Library. The proposed parking lot expansion project by the Town of Brookhaven would serve to provide for library parking as well as increase parking availability to users of the Town-owned Medford Athletic Complex. Access to the proposed new library would be accommodated from the existing curb cut and entry into the Medford Athletic Complex on Horseblock Road.

All sanitary waste is proposed to be discharged to an individual on-site subsurface sanitary system. A new water connection to the proposed library building with service from the Suffolk County Water Authority (SCWA) would be required. The proposed action includes the installation of catch basins and drywells to accommodate and recharge all stormwater associated with a five-inch storm event on-site. Utility connections from National Grid (natural gas) and PSEG Long Island (electricity) would also be required. It is noted that the proposed building would be constructed with a PV-ready roof for the potential future installation of solar panels, and a closed-loop geothermal system is also being considered. Both improvements, if undertaken, would reduce natural gas and electrical demands.

The subject property is currently comprised of 0.06± acre of successional vegetation and 1.42± acres of non-vegetative land. Upon implementation of the proposed action, the area of impervious surfaces (building and

pavement) would increase to 0.86± acre and the remaining 0.62± acre would be comprised of lawn and landscaping.

Reasons Supporting this Determination of Non-Significance: In accordance with SEQRA and its implementing regulations at 6 NYCRR Part 617, the Board of Trustees, using the SEAF and other relevant information cited herein, and comparing same with the thresholds set forth in 6 NYCRR §§617.4 and 617.5, has determined that this project is an Unlisted Action. Coordinated review was not conducted.

After due deliberation, review and analysis of the proposed action, the SEAF and other relevant information, reports, plans, and assessments, and the criteria set forth in 6 NYCRR §617.7, the Board of Trustees, as lead agency for the proposed action, hereby determines that the proposed action will not result in significant adverse impacts to the environment. The following support this determination:

1. Groundwater and Surface Water Quality and Quantity, Wetlands and Coastal Resources - The proposed action includes the installation of a new individual subsurface sanitary system to serve the Library building. According to the Suffolk County Sanitary Code (SCSC) Article 6 Map, the subject property is in Groundwater Management Zone III. Pursuant to Article 6 of the SCSC, for properties located in Groundwater Management Zone III, the maximum permitted sanitary discharge for the use of on-site subsurface sanitary systems is 300 gallons per day (gpd) per acre (43,560 SF) or approximately 9,669 gpd for the approximate 32.23-acre overall property. Based on the proposed 5,570 SF Library building, the proposed development would generate approximately 167 gpd of sanitary waste. For the unfinished basement, the sanitary waste generation would be based on the SCDHS design flow factor of 5 gpd per occupant for meeting rooms. Based on that factor, the sanitary waste generation associated with the unfinished basement, with a conservative estimate of approximately 82 occupants, would be approximately 410 gpd. At the time of future potential full build-out, the total sanitary waste generation would be approximately 577 gpd. As such, the combined projections of the current sanitary waste generation from the MAC recreational use and the proposed Library building at full build-out would total approximately 5,542 gpd. The total sanitary flow of 5,542± gpd would be significantly lower than the permitted sanitary discharge of 9,669 gpd for the entire subject property. Thus, it is expected that a new individual subsurface sanitary system would be permitted by the SCDHS to serve the Library building.

   The proposed potable water demand would also be approximately 167 gpd for the library building (and an additional 410 gpd for a future build-out, if implemented) with a limited volume expected for on-site irrigation of landscaped area. Approval from the SCWA would also be secured.

   It is noted that the Library parcel is located within a two-year groundwater contributing area to the SCWA Fairfield Avenue well field. As part of the proposed action, a closed-loop geothermal system is being considered on the northwest portion of the lease area. It is noted that this plan is only a preliminary/schematic design until this alternate is approved by the Board of Trustees, and that prior to commencement, the Board of Trustees would undertake all required coordination with the SCWA and Town of Brookhaven once the system and well depths are confirmed. It is further noted that the proposed geothermal system would be designed to comply with the SCDHS General Guidance Memorandum #25 Guidelines Regarding the Use of Geothermal Well Systems (General Guidance Memo #25). The General Guidance Memo #25 provides guidelines for the installation of geothermal systems including minimum separation distances for both closed-loop and open-loop geothermal systems to ensure that sewage disposal and water supply facilities are not impacted by the installation of these systems. The proposed geothermal system would also be subject to a building permit by the Town of Brookhaven pursuant to Article XXXI Renewable Energy Systems, §85-809 of the Town Code. As such, the proposed geothermal system is not expected to have a significant adverse impact to the SCWA Fairfield Avenue well field.

As the proposed development in combination with the existing sanitary waste generated on the overall subject property would not exceed to maximum permissible sanitary discharge and would discharge to an individual on-site subsurface sanitary system, the proposed development is not expected to have a significant adverse impact on SCWA Fairfield Avenue well field. It is further noted that, prior to undertaking construction, the Library or its consultants would file an application under Article 6 of the Suffolk County Sanitary Code for SCDHS approval of the proposed sanitary system and water connection. Approval from the SCWA would also be secured. As such, no significant adverse impacts to groundwater would be expected.

As there are no wetlands or surface waters on or adjacent to the Library parcel and overall subject property, no significant adverse impacts to such resources are expected. Furthermore, as this subject property is located in-land and is not within a coastal area, no significant adverse impacts with respect to costal resources would be expected.

2. Drainage, Leaching, Erosion and Flooding - Overall, the proposed action would increase the impervious surface area on the combined area for the proposed Library building and the proposed parking lot by 58 percent, and thus, there would be a resultant increase in stormwater generation on site. As part of the proposed action, drywells and stormwater leaching structures would be installed to accommodate and recharge all stormwater on-site. The proposed drainage plan and drainage infrastructure would be designed to accommodate a five-inch storm event. Further, it is the understanding of the Board of Trustees that the Town of Brookhaven would prepare and file a SWPPP for the entire project, inclusive of the Library, and would obtain the SPDES General Permit (GP-0-20-001) prior to construction. The proposed stormwater management system and sediment and erosion controls to be implemented would be consistent with Chapter 86 Stormwater Management and Erosion Control, of the Town of Brookhaven Town Code. Accordingly, no significant adverse impacts associated with stormwater generation would be expected.

   During construction activities, there is the potential for erosion and sedimentation with prolonged soil exposure and fugitive dust during dry periods. The total land disturbance associated with the proposed Library construction would be approximately 0.75± acre if the geothermal system is installed. Without the geothermal system, the land disturbance would reduce to 0.54± acre. The prepared Soil Erosion and Sediment Control Plan includes erosion and sedimentation measures that would be installed prior to and during construction to minimize the potential for erosion and sedimentation. All erosion and sediment control measures would be routinely inspected and maintained, and would be designed and implemented in accordance with the relevant provisions of the *New York State Standards and Specifications for Erosion and Sediment Control* (New York State Department of Environmental Conservation [NYSDEC], 2016) and the *New York State Stormwater Management Design Manual* (NYSDEC, 2015). Fugitive dust would be controlled with watering of the soils, should there be periods of dryness during construction. It is noted that the combined acreage of disturbance for the proposed Library building with geothermal system (0.76± acre) and proposed parking lot (0.50± acre) is 1.26± acres. It is the understanding of the Board of Trustees that the Town of Brookhaven would obtain the State Pollutant Discharge Elimination System (SPDES) General Permit for Stormwater Discharges (GP-0-20-001), and would prepare and file a Stormwater Pollution Prevention Plan (SWPPP) for the entire project, inclusive of the Library, prior to construction. The proposed stormwater management system and sediment and erosion controls to be implemented would be consistent with Chapter 86 *Stormwater Management and Erosion Control*, of the Town of Brookhaven Town Code. Accordingly, there would be no significant adverse impacts associated with erosion and sedimentation.

   The Library parcel and overall subject property is not located within a mapped floodplain. As such, no significant adverse impacts with regards to flooding would be expected.

3. Traffic and Parking - Based on the trip generation rates associated with Land Use 590 "Library," the 5,570 SF library is projected to generate 35, 48, and 70 total trips during the weekday morning, weekday evening, and Saturday midday peak hours, respectively. Based on Transportation Impact Analysis for Site Development published by ITE, a trip increase of less than 100 vehicle trips would likely not change the level of service of the roadway system or appreciably increase the volume-to-capacity ratio of an intersection approach. As such, the proposed development is not anticipated to significantly impact the operations of the adjacent roadway network. Regarding parking supply, the applicable land use for the average parking demand rate during the peak weekday period is 2.35 vehicles per 1,000 SF. For the 5,570 SF library with 5,570 SF basement, this equates to 27 parking spaces. As such, the proposed parking supply of 69 spaces would be sufficient to support the parking demand of the site. In addition to the proposed parking spaces there are 127 parking spaces, inclusive of three (3) ADA accessible parking spaces presently available on site as part of the MAC. Accordingly, the proposed action would have no significant adverse traffic impacts and the proposed parking is suitable to meet the demand.

4. Air Quality - During construction activities, there is the potential for fugitive dust with prolonged soil exposure during dry periods. The total land disturbance associated with the proposed Library construction would be approximately 0.75± acre if the geothermal system is installed. Without the geothermal system, the land disturbance would reduce to 0.54± acre. Fugitive dust would be controlled with watering of the soils, should there be periods of dryness during construction. The idling of construction-related vehicles would also be controlled. The proposed action would result in a minimal increase in traffic, and thus, any related vehicle-related emissions would be minimal. As such, implementation of the proposed development would not be expected to result in any significant adverse air quality impacts.

5. Noise – All construction would take place on weekdays during non-sensitive periods (7:00 am – 6:00 pm) and the idling of construction vehicles would be controlled. As such, no significant construction noise impacts would result. Upon completion of the proposed action, the noise environment would not be substantially different from existing conditions. As such, no significant adverse noise impacts would be expected.

6. Solid Waste Generation and Management - The proposed project includes a central dumpster area to the northwest of the proposed Library building. Based on a factor of 0.04 lbs./SF/week, the projected total solid waste generation for disposal and handling would be approximately 223 lbs./week or 0.45 tons per month. It is noted that if the unfinished basement is improved in the future for expanded Library programs, the projected solid waste volume would increase; however, the same current disposal area would be used. All solid waste generated by the Library would be handled by a licensed private carter. Overall, based on the above, the proposed action would not have any significant adverse impacts on solid waste management.

7. Natural Communities - The subject property is not located within an area mapped as having significant natural communities, endangered or threatened species, or rare plants or animals. Furthermore, the proposed action would take place within an area that is predominantly non-vegetative with minimal successional vegetation. The existing woodlands and landscape buffers on the overall MAC subject property would not be affected as part of the proposed action. As such, there would be no significant adverse impact to natural communities.

8. Critical Environmental Areas - The NYSDEC EAF Mapper indicates the subject property as being located in or adjacent to the Central Suffolk Pine Barrens, which is a State Critical Environmental Area. As indicated in Figure 3 in Appendix A of the Part 1 EAF, the MAC is not directly adjacent to the Central Suffolk Pine Barrens and both the MAC and Library parcel are located outside of the Pine Barrens. As shown on Figure 3 in Appendix A, to the east of Route 112 is the Central Suffolk Pine Barrens boundary. The land uses along the west side of Route 112, outside of the Central Suffolk Pine Barrens boundary

and in between the MAC and Library parcel, includes institutional uses, commercial uses, and single-family residential uses. As the proposed lease area and overall subject property are not within nor do they adjoin the Central Suffolk Pine Barrens boundary, there would be no significant adverse impacts to this State Critical Environmental Area.

9. Historical, Archeological, Architectural, and Aesthetic Resources, including Community and Neighborhood Character – Review of the New York State Office of Parks, Recreation and Historic Preservation (NYS OPRHP) Cultural Resources Information Mapper (CRIS) indicates that the Library parcel and overall subject property are not located in an archaeologically-sensitive area, nor are they within or contiguous to a building, archaeological site or district listed or eligible for listing on the National or State Register of Historic Places. As part of the environmental review, a project review was submitted to the NYS OPRHP and a No-Impact determination dated May 18, 2021 has been issued. Regarding land use and neighborhood character, the land uses in the immediate neighborhood include recreational, industrial, commercial, residential, utilities and institutional land uses. As such, based upon the diversity of land uses, the community character of the immediate surrounding area is likewise varied and is representative of a typical suburban setting. The proposed Library building would be one-story in height whereas 2.5 stories is permitted. The proposed design situates the one-story Library building approximately 530 feet from Horseblock Road, and interior to the Medford Athletic Center, which would minimize views from surrounding properties. The existing forested woodland to the north and west sides of the overall MAC property would screen the proposed development from residences to the north and west. Overall, the proposed development is consistent with the overall neighborhood character and varied land uses in the immediate surrounding area. Based on the above, the proposed action would not be expected to result in the impairment of the character or quality of important historical, archaeological, architectural, or aesthetic resources or of existing community or neighborhood character.

10. Energy Resources - Utility connections from National Grid (natural gas) and PSEG Long Island (electricity) would be required for the proposed action. It is noted that the proposed building would be constructed with a PV-ready roof for the potential future installation of solar panels, and a closed-loop geothermal system is also being considered on the northwest portion of the lease area. Both improvements, if undertaken, would reduce natural gas and electrical demands. As such, there would be no significant adverse impacts on energy resources.

11. Public Health Impacts - The proposed action includes the construction of a public library branch building to offer an additional location for the Patchogue-Medford Library branch. As such, the proposed action would not result in the creation of a hazard to human health.

12. Change of Use or Intensity of the Use – The proposed action would introduce a new land use on the overall subject property. As the function of the public library is to support the public school district (and in this application, the Patchogue-Medford Library supports the Patchogue-Medford Union Free School District) and the land area has already been leased by the Town of Brookhaven Town Board to the Board of Trustees for the future Medford Library branch building, the proposed Library branch building has been deemed a permitted use. In coordination with the Town of Brookhaven and the Board of Trustees, the proposed construction of the Library building on the leased property would be subject to site plan review and approval under Section 85-113 of the Town Zoning Code. No construction would proceed until the application has been reviewed and approved. Furthermore, as the MAC is Town-owned property and the proposed action would be undertaken on Town-owned property with a beneficial public use to the Medford residents, the Library parcel is an appropriate location for such use. The proposed action would meet a demand for community space within the hamlet of Medford. It is also important to note that the proposed Library building is expected to operate during different hours than the existing recreational use. This would allow for an overall shared use of the property, including shared parking with the existing MAC and the proposed action (i.e., the Library building and the Town parking expansion project), for the overall community. As the

proposed development includes the construction of a Library building to serve the surrounding residential community for Medford, the use itself would not be considered an intense use. Furthermore, as the development program for the basement is currently unknown and has not yet been decided, the use of the first floor of the Library building would not be an intense use. Overall, there would no significant adverse impacts with the associated use of the Library parcel.

13. Land Use Compatibility and Consistency with Local Land Use Plans - The Patchogue Medford Library is a public school district library under the jurisdiction of the New York State Education Department (NYSED) to support the Patchogue Medford Union Free School District, and is to be situated on land that has an executed leased from the Town of Brookhaven for the intended purpose of providing a branch building. Accordingly, the proposed action would not be expected to create a material conflict with a community's current plans or goals as officially approved or adopted.

14. Growth-Inducing Impacts – The proposed action is to construct a library branch building in a convenient location for Medford residents and to address the lack of community meeting space in Medford. While the proposed Library use would increase the usage of the overall subject property, the proposed action would not result in any significant adverse traffic, water usage, sanitary waste generation, or noise-related impacts. Accordingly, the proposed action is not expected to result in growth-inducing impacts detrimental to the community.

15. Creation of Material Demand - The proposed action would not create a material demand for other actions that would result in one of the above-discussed consequences.

16. Cumulative Impacts - Implementation of the proposed action would not result in changes in two or more elements of the environment, no one of which has a significant impact on the environment, but when considered together result in a significant adverse impact on the environment. Further, implementation of the proposed action would not result in cumulative impacts that would meet any of the criteria set forth at 6 NYCRR §617.7.

For Further Information:

Contact Person: Ms. Danielle DeMicco Paisley, Director

Address: 54-60 East Main Street
Patchogue, New York 11772

Telephone: (631) 654-4700, Extension 300

Email: danielle@pmlib.org