

**FEMA**  
**FINDING OF NO SIGNIFICANT IMPACT**  
**Long Beach Medical Arts Pavilion and South Nassau Southwest Addition**  
**South Nassau Communities Hospital (SNCH)**  
**City of Long Beach and Hamlet of Oceanside, Town of Hempstead**  
**Nassau County, New York**  
**FEMA-4085-DR-NY**

**BACKGROUND**

On October 29, 2012, Hurricane Sandy caused storm damage to several areas of New York State, including the former Long Beach Medical Center (LBMC) in the City of Long Beach, Nassau County, New York. President Barack Obama declared Hurricane Sandy a major disaster on October 30, 2012. The declaration authorized federal public assistance to affected communities and certain non-profit organizations through the Federal Emergency Management Agency (FEMA) and in accordance with the Robert T. Stafford Disaster Relief and Emergency Assistance Act of 1974 (42 U.S.S. 5172) as amended, the Sandy Recovery Improvement Act (SRIA) of 2013, and the accompanying Disaster Relief Appropriations Act of 2013. The SRIA amended Title IV of the Stafford Act, adding Section 428, which authorizes alternative procedures for permanent work funding under the FEMA's Public Assistance (PA) Program.

The LBMC, at the time of the disaster, was subjected to severe flooding and was inundated by storm surge. Following the disaster, the LBMC was closed for more than six months and proposals to demolish select buildings on the site were considered along with clean-up and restoration activities. South Nassau Community Hospital (SNCH) (Subrecipient) has since acquired the LBMC site and has applied to FEMA for financial assistance with restoration of appropriate medical services in Long Beach. The New York State Division of Homeland Security and Emergency Services (NYSDHSES) is the Recipient partner for this project.

FEMA is required, as part of its decision-making process, to evaluate the environmental consequences of proposed actions it funds or undertakes. An Environmental Assessment (EA) was prepared in accordance with Section 102 of the National Environmental Policy Act (NEPA) of 1969, as amended; the Regulations for Implementation of the National Environmental Policy Act (40 Code of Federal Regulations [CFR] Parts 1500 to 1508); and FEMA's implementing regulations (44 CFR Part 10). The purpose of the EA was to evaluate and document the potential impacts of the proposed project and alternatives, including a No Action Alternative, on the human and natural environment and to determine whether to prepare an Environmental Impact Statement (EIS) or a Finding of No Significant Impact (FONSI). The EA was published in June 2016 and made available for public comment. The public comment period ended July 5, 2016, and a FONSI was signed on July 29, 2016.

Subsequent to the FONSI based on the original EA, the Subrecipient has proposed scope of work changes to the preferred alternative previously considered. In accordance with above referenced regulations and FEMA Directive 108-1 and FEMA Instruction 108-1-1, FEMA is required, during decision-making, to fully evaluate and consider the environmental consequences of major federal actions it funds or undertakes. A Supplemental Environmental Assessment (SEA) was prepared to consider the potential environmental

impacts of the proposed incremental changes to the South Nassau Communities Hospital's EA to determine whether to prepare an EIS or issue an updated FONSI.

## **ALTERNATIVES**

The Subrecipient considered five alternatives for implementation at the former Long Beach hospital site and the SNCH Oceanside campus. Between the previous EA and SNCH decision-making process, SNCH dismissed the following alternatives: completely restore medical services to pre-Sandy levels, to move facilities outside of the floodplain, and the original No Action Alternative. The SEA considered the approved preferred alternative in the EA as the No Action Alternative. The Proposed Alternative is for a new building for the Long Beach Medical Arts Pavilion (MAP) and South Nassau Communities Hospital Southwest Addition with new Central Utility Plant (CUP).

## **PROJECT DESCRIPTION**

The Proposed Action is composed of several new elements. The first component, located at the former LBMC, would be the new construction of a 15,000-square-foot MAP on the south side East Bay Drive. This facility would be built on a portion of the site elevated to the 1% Annual Chance flood level of protection, also known as the 100-year floodplain. Separately from the FEMA-funded project, SNCH would upgrade the Hospital Based Free Standing Emergency Department (HBFSED) generator from an interruptible fuel source to a dual fuel source for emergency power, as part of a plan for the HBFSED to remain in place permanently. At the Oceanside Campus, a new CUP would be constructed to increase resiliency and reduce future operating costs, and the F-Wing renovations would be removed from the scope of the project. SNCH also plans non-FEMA-funded construction of a parking garage on existing parking areas at this location.

## **SUMMARY OF POTENTIAL IMPACTS AND MITIGATION**

The Proposed Action as described in the SEA would have no impacts on floodplains or coastal resources at the SNCH Oceanside site. The Proposed Action would have no impacts on wetlands, endangered species, migratory birds, or cultural resources at either the SNCH Oceanside site or the Long Beach MAP site.

The Proposed Action may have negligible adverse impacts on coastal resources at the Long Beach MAP site and biological resources at both the SNCH Oceanside site and the Long Beach MAP site. The Proposed Action may have long-term negligible adverse impacts on noise and traffic at both the SNCH Oceanside site and the Long Beach MAP site.

The Proposed Action may have temporary minor adverse impacts on noise and traffic during construction at both the SNCH Oceanside site and the Long Beach MAP site. The Proposed Action may have long-term minor adverse impacts on coastal resources due to the abandoned Main and West Buildings at the LMBC site and on floodplain due to construction of the Long Beach MAP on currently vacant within the 100-year floodplain.

The Proposed Action, when added to past, present, and reasonably foreseeable actions is not expected to have adverse cumulative impacts on any resource.

## **PUBLIC INVOLVEMENT**

FEMA issued a public notice in the *Newsday* daily newspaper, on October 7, 2019, to notify the public of the thirty-day public review and comment period. Accordingly, FEMA posted an electronic version of the SEA to the FEMA website at <https://www.fema.gov/media-library/assets/documents/117969> and the South Nassau Communities Hospital also posted an electronic version of the SEA to <http://www.southnassau.org/fema/>. The Subrecipient made hard copies of the SEA available for public review at Long Beach Public Library, 903 W Beech St., Long Beach, NY 11561 and Oceanside Library, 30 Davison Ave., Oceanside, NY 11572.

This SEA reflects the evaluation and assessment of the federal government, the decision maker for the federal action; however, FEMA has taken into consideration comments received during the public review period to inform the final decision regarding grant approval and project implementation.

## **PERMITS AND PROJECT CONDITIONS**

The Subrecipient is responsible for obtaining and adhering to all applicable federal, state, and local permits, permit conditions, regulatory compliance, and authorizations for project implementation. Any substantive change to the approved scope of work will require re-evaluation by FEMA for compliance with NEPA and other environmental and historic preservation laws and Executive Orders. The Subrecipient must also adhere to the following conditions during project implementation:

1. Mitigation measures would be employed that may include, at a minimum, covering spoil piles, covering the haul vehicle loads that contain fill or cut materials, and spraying the site with water during construction.
2. Adequate maintenance of equipment must be ensured, including proper engine maintenance, adequate tire inflation, and proper maintenance of pollution control devices.
3. Running times for fuel-burning equipment would be kept to a minimum, and engines would be properly maintained. Ultra-low sulfur diesel fuel would also be utilized.
4. The central utility plant at SNCH will require a construction and operation permit from the NYSDEC.
5. Measures to reduce runoff would be employed that may include construction site stabilization, dust control, sediment traps, and temporary swales. Coverage under NYSDEC State Pollution Discharge Elimination System (SPDES) general permit would be required if one or more acre of soil is disturbed at each site.
6. In the event of an unexpected discovery of threatened or endangered species, the Subrecipient shall immediately stop construction until consultation by FEMA with USFWS has been completed.
7. In the event of an unexpected discovery of cultural resources, the subrecipient shall immediately stop construction in the vicinity of the discovery; and take all reasonable measures to avoid or minimize harm to the property until FEMA has completed consultation with the SHPO.
8. Revegetation of exposed soils should use native planting of landscape vegetation following construction.
9. Though sites are not within invasive species quarantine zones, BMPs required by USDA and NYS Department of Agriculture and Markets would be used if invasive species are discovered.

10. Noise abatement in residential areas shall limit construction activities, including operation of heavy machinery, by ensuring that construction activities are not conducted during early morning or late evening hours according to local ordinances.
11. Local ordinances for work around utilities must be followed. Electric utility connections shall be approved by the affected public service companies and be completed in accordance with their requirements and local building codes.
12. Excavated soil and waste materials, including hazardous waste, shall be managed and disposed of in accordance with applicable federal, state, and local regulations. Solid waste haulers shall be required to have an NYSDEC waste hauler permit and all must shall be disposed of or processed at an NYSDEC permitted facility.
13. Construction activities at the Long Beach site cannot be initiated until 15 days after the date that the FONSI has been signed as "APPROVED".

**PUBLIC COMMENTS**

During the 30-day public comment period that ended November 6, 2019, FEMA received public comments on the SEA. The below table states who made the comment, what their comment was, and FEMA's response.

<b>Commenter</b>	<b>Comment</b>	<b>FEMA's Response</b>
US Environmental Protection Agency	Both Long Beach and Oceanside are located within the New York-Northern New Jersey-Long Island, NY-NJ-CT ozone nonattainment area. A general conformity applicability analysis must be performed in accordance with 40 CFR 93.153. The project's anticipated direct and indirect emissions are compared to the listed "de minimis" values to determine if a full conformity determination is warranted. The applicability analysis should be based on the latest planning assumptions and emissions models and include all applicable pollutants and precursors and appropriate analysis years (40 CFR 93.159).	FEMA anticipated in the prior EA that any change in existing air quality permitting would be addressed during the Subrecipient's State Environmental Quality Review (SEQR) process and as design and engineering were more detailed. Subsequent to the EA and in response to the updated proposal covered in the SEA, the Subrecipient submitted a Draft Environmental Impact Statement (DEIS) for the Oceanside site, incorporated here by reference, that included air quality analysis. This analysis concluded that, "The proposed project would not significantly change traffic conditions in the area. Therefore, the project did not warrant a hot spot mobile source analysis, and it is anticipated that the project would not result in violations of National Ambient Air Quality Standards (NAAQS)." It went on to state that, "The proposed Parking Structure analysis reviewed the emissions related to the multi-level, naturally ventilated parking facility with the cumulative impacts analyses from both on-street and off-street sources of emissions. The assessment concludes that there are not expected to be any violations of NAAQS

Commenter	Comment	FEMA's Response
		<p>related to the proposed Parking Structure.” The DEIS also stated, “The stationary source analysis addressed the potential emissions related to the heating, ventilating and air conditioning (HVAC) systems associated with the new Central Utility Plant (CUP). The assessment indicates that emissions from the CUP facility would not result in a significant adverse air quality impact onto surrounding sensitive receptors, including the proposed J-Wing Addition, the existing hospital and surrounding land uses....”</p> <p>For the Long Beach Medical Arts Pavilion (MAP), leaving the Hospital Based Free Standing Emergency Department (HBFSED) at 325 East Bay Drive, instead of relocating emergency facilities at the MAP will result in less vehicular traffic than either the original Long Beach Medical Center (LBMC) or the previous preferred alternative in the EA. Therefore, this project location did not warrant a hot-spot mobile source analysis, and it is anticipated that this project would not result in violations of NAAQS. As far as stationary source potential emissions, the current proposed project results in a smaller 15,000-square-foot structure, compared with the originally proposed 25,000-square-foot MAP. This represents a reduction in potential construction and future HVAC emissions. Based on the expected emissions for construction and operation, the emissions for the proposed alternative would be below the <i>de minimis</i> levels.</p> <p>SNCH is required to obtain all applicable local, State, and Federal permits as a condition of FEMA funding.</p>
<p>US Environmental Protection Agency</p>	<p>Both Long Beach and Oceanside are in the Long Island Nassau/Suffolk Aquifer System, designated by the Environmental Protection Agency (EPA) as a Sole Source Aquifer on June 21, 1978 (citation 43 FR 26611). The EA does not provide enough information for EPA to determine whether the project meets the requirements of Section 1424(e) of the Safe Drinking Water Act.</p>	<p>The FONSI of the original EA stated that FEMA did not anticipate substantive impacts to sole source aquifers and anticipated analysis and further information to be included in the SEQR process. Subsequent to the EA and in response to the updated proposal covered in the SEA, the Subrecipient submitted a DEIS for the Oceanside site, incorporated here by reference, that included water resources analysis. The <i>Long Island Comprehensive Waste Treatment Management Plan</i> (the “208 Study” - Nassau-Suffolk Regional</p>

Commenter	Comment	FEMA's Response
		<p>Planning Board, 1978) divided Long Island into eight hydrogeologic zones. Both project sites are in Hydrogeologic Zone VII, the South Shore Shallow Flow Discharge System. This zone is characterized by generally shallow and horizontal flow to the south. This area is likely to contribute only to the shallow groundwater system which discharges to streams, saltwater bays and the ocean. Therefore, contamination from activities in Zone VII would mainly affect the Upper Glacial aquifer. The project is unlikely to affect the Magothy or Lloyd Aquifers, which are the primary potable water sources for Long Island. SNCH is also required to obtain all applicable local, State, and Federal permits as a condition of FEMA funding. FEMA anticipates that this project will not pose a significant threat to public health or ground water resources and FEMA believes it complies with Section 1424(e) of the Safe Drinking Water Act.</p>

**FINDINGS**

In accordance with NEPA and its implementing regulations at 40 CFR Parts 1500-1508, FEMA Directive 108-1 and FEMA Instruction 108-1-1, FEMA has determined that the proposed action will have no significant adverse impact on the quality of the human environment. As a result of this FONSI, an Environmental Impact Statement will not be prepared, and the proposed project as described in the SEA may proceed. This FONSI serves as the final public notice for the proposed project.

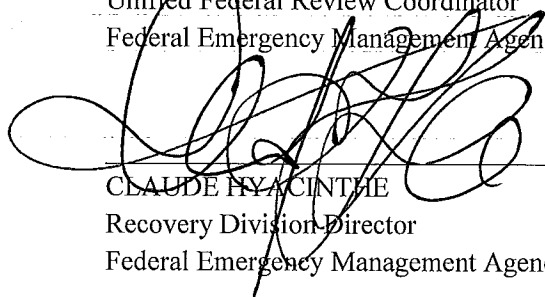
**APPROVED:**

**JOHN P DAWSON**

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JOHN DAWSON  
Unified Federal Review Coordinator  
Federal Emergency Management Agency, Region II

Date:



CLAUDE HYACINTHE  
Recovery Division Director  
Federal Emergency Management Agency, Region II

November 8, 2019

Date: