
**ENVIRONMENTAL ASSESSMENT
FOR BRAC 05
CLOSURE, DISPOSAL AND REUSE OF THE AMITYVILLE
UNITED STATES ARMED FORCES RESERVE CENTER
NORTH AMITYVILLE, NEW YORK**



**Prepared for:
U.S. Army Reserve 99th Regional Support Command**

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May 2012

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DRAFT FINDING OF NO SIGNIFICANT IMPACT

ENVIRONMENTAL ASSESSMENT FOR CLOSURE, DISPOSAL, AND REUSE OF THE AMITYVILLE U.S. ARMED FORCES RESERVE CENTER NORTH AMITYVILLE, NEW YORK

On September 8, 2005, the Defense Base Closure and Realignment (BRAC) Commission recommended that the Department of Defense (DoD) close the Amityville United States Armed Forces Reserve Center (Amityville AFRC or the Property) in North Amityville, New York and relocate units to a new Armed Forces Reserve Center in Farmingdale, New York. The deactivated AFRC property is excess to Army need and will be disposed of according to applicable laws and regulations.

Pursuant to the Council on Environmental Quality Regulations (40 CFR Parts 1500-1508) for implementing the procedural provisions of the National Environmental Policy Act of 1969 (42 U.S.C. 4321 et seq.) and 32 CFR 651 (Environmental Analysis of Army Actions), the U.S. Army Corps of Engineers, Mobile District has prepared an Environmental Assessment (EA) for the United States Army Reserve, 99th Regional Support Command (RSC) of the potential environmental and socioeconomic effects associated with the closure, disposal, and reuse of the Amityville AFRC.

The Environmental Assessment (EA) analyzes the environmental impacts of the proposed closure, disposal, and reuse of the Amityville Armed Forces Reserve Center (Amityville AFRC or the Property), North Amityville, New York.

PROPOSED ACTION

The proposed action is the disposal of surplus property made available by the realignment of Amityville AFRC. Redevelopment and reuse of the surplus Amityville AFRC property (the Property) would occur as a secondary action under disposal.

Under BRAC law, the Army was required to close the Amityville AFRC not later than September 15, 2011. The Amityville AFRC was closed on September 13, 2011 and the Army will dispose of the Property (USAR 2011). As a part of the disposal process, the Army screened the Property for reuse with the Department of Defense and other federal agencies. No federal agency expressed an interest in reusing this property for another purpose.

ALTERNATIVES CONSIDERED

Alternative 1, No Action Alternative

Under the No Action Alternative, the Army would continue operations at the Amityville AFRC at levels similar to those that occurred prior to the BRAC Commission's recommendations for closure becoming final. The inclusion of the No Action Alternative is prescribed by the CEQ regulations for implementing NEPA and serves as a benchmark against which the environmental impacts of the action alternatives may be evaluated. The Reserve mission at the AFRC has ended and it is unlikely that it would ever resume, given the recommendation of the BRAC

Commission. Nevertheless, this No Action Alternative allows comparison of impacts between the prior mission, the caretaker alternative, and the preferred alternative. Therefore, the No Action Alternative is evaluated in the EA.

Alternative 2, Caretaker Status

The Army secured the Amityville AFRC after the military mission ended on September 13, 2011 to ensure public safety and the security of remaining government property and allow completion of any required environmental remediation actions. From the time of operational closure until conveyance of the Property, the Army will provide sufficient maintenance to preserve and protect the site for reuse in an economical manner that facilitates redevelopment. If the Amityville AFRC is not transferred, the Army will reduce maintenance levels to the minimum level for surplus government property as specified in 41 CFR 101-47.402, 41 CFR 101-47-4913, and Army Regulation 420-1 (Army Facilities Management).

Alternative 3 – Preferred Alternative: Traditional Army Disposal and Reuse of the Amityville AFRC by the Town of Babylon and the Long Island Coalition for the Homeless

For the Preferred Alternative the Army would close the Amityville AFRC by September 15, 2011, and would transfer the property via public benefit conveyance to the Town of Babylon and the Long Island Coalition for the Homeless (LICH). The property would be transferred in “as-is condition” with 6 acres being used for the purpose of recreational use and the remaining 9.7 acres to be used by LICH for the provision of homeless services, retail uses, and housing as recommended by the Town of Babylon LRA in the Amityville AFRC Reuse Plan (Town of Babylon LRA 2010).

Since there is an existing Town-owned recreational facility at the North Amityville Community Services hub just north of the site, the town proposes to use the 6-acre parcel of the project site to expand that recreational asset into a larger recreational area. It would provide families, youth, and seniors, the opportunity for physical activity in a neighborhood that is currently underserved in such opportunities, especially for youth.

The LICH, with its coalition members including Concern for Independent Living, HELP USA, Family Service League, Fitzgerald House, and Wyandanch Homes and Property Development Corporation, plans to develop not more than 60 apartment units, a community resource center, and a new mixed-use building, including 12 commercial spaces on the 9.7 acre parcel. The proposal includes the provision of affordable housing and services to at risk and homeless individuals and families, with a target population of veterans, low income families, and persons with disabilities.

The Town of Babylon would be responsible for demolition and new construction associated with the reuse of the Property. The Town of Babylon would reuse the 6 acres on the west end of the Property for recreational use. The MEP parking area would be demolished and the decommissioned missile silos would be closed in place. The LICH will be reusing the 9.7 acres of the east end of the Property for homeless services. The Main Reserve Center building would be renovated to become a community resource center and provide office space for non-profit social service providers. The LICH also plans to demolish the former missile assembly, former Nike missile operations generator, storage building, and the OMS to construct the housing facilities. Generalized property reuse intensities were not examined in this EA due to the small

size of the AFRC property and because there was a final reuse plan on which to base the NEPA analysis.

FACTORS CONSIDERED IN DETERMINING THAT NO ENVIRONMENTAL IMPACT STATEMENT IS REQUIRED

The EA, which is incorporated by reference into this Finding of No Significant Impact, examined potential effects of the Preferred Alternative (Traditional Army Disposal and Reuse of the Amityville AFRC by the Town of Babylon and the LICH), Caretaker Alternative, and No Action Alternative on 12 resource areas and areas of environmental and socioeconomic concern: aesthetics and visual resources, air quality, biological resources, cultural resources, geology and soils, hazardous materials and toxic substances, land use, noise, socioeconomics (including environmental justice and protection of children), transportation, utilities, and water resources.

The EA performed an analysis of 12 resource categories including a detailed analysis of five resource categories for each alternative: aesthetics and visual resources, air quality, hazardous and toxic substances (asbestos and lead based paint), land use (installation land and current and future development in the region of influence), and socioeconomics (demographics, economic development, environmental justice, housing, protection of children, and public services). The analyses in the EA concluded there would be no significant adverse or significant beneficial environmental impacts resulting from the Proposed Action or alternatives. Therefore, issuance of a Finding of No Significant Impact (FNSI) is warranted, and preparation of an Environmental Impact Statement (EIS) is not required.

Any of the alternatives considered could be implemented. However, the No Action Alternative would not support Congressional requirements under the BRAC law (Public Law 101-510); consequently, it has not been selected for implementation.

Alternative 3 is the preferred alternative of the Army. This alternative would include the reuse of the facility by the Town of Babylon for park use and by the LICH for the provision of homeless services and/or housing.

CONCLUSION

Based on the Environmental Assessment, it has been determined that implementation of any of the alternatives will have no significant direct, indirect, or cumulative impacts on the quality of the natural or human environment. Because no significant environmental impacts will result from implementation of the proposed action, an Environmental Impact Statement is not required and will not be prepared.

PUBLIC COMMENT

Interested parties are invited to review and comment on this FNSI within 30 days of publication. Comments and requests for copies of the EA should be addressed to the NEPA Coordinator of the 99th RSC, Amanda Murphy (Department of Public Works) at 5231 South Scott Plaza, Fort Dix, New Jersey, 08640 or amanda.w.murphy.ctr@us.army.mil.

The EA is available for review on the BRAC website:
http://www.hqda.army.mil/acsim/brac/env_ea_review.htm

or at the following locations:

Amityville Public Library
West Oak Street
Amityville, New York 11701

Farmingdale Public Library
116 Merritts Road
Farmingdale, New York 11735

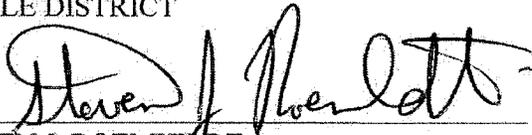
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MOBILE DISTRICT



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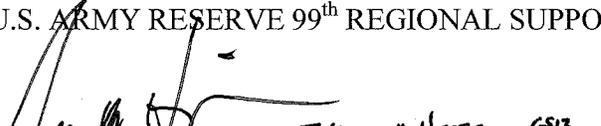
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EXECUTIVE SUMMARY

ES 1 INTRODUCTION

On September 8, 2005, the Defense Base Closure and Realignment Commission (BRAC Commission) recommended closure of the Amityville Armed Forces Reserve Center (AFRC) and realignment of essential missions to other installations. The deactivated AFRC property is excess to Army need and will be disposed of according to applicable laws and regulations.

This Environmental Assessment (EA) analyzes the environmental impacts of the proposed closure, disposal, and reuse of the Amityville Armed Forces Reserve Center (Amityville AFRC or the Property), North Amityville, New York. This EA was developed in accordance with the National Environmental Policy Act (NEPA) [42 United States Code (U.S.C.) § 4321 et seq.]; implementing regulations issued by the President's Council on Environmental Quality (CEQ), 40 *Code of Federal Regulations* (CFR) Parts 1500-1508; and *Environmental Analysis of Army Actions*, 32 CFR Part 651. Its purpose is to inform decision makers and the public of the likely environmental consequences of the Proposed Action and alternatives.

This EA addresses the potential environmental, cultural, and socioeconomic effects of the Amityville AFRC closure, disposal, and reuse. The potential environmental effects of the relocation of the units stationed at the Amityville AFRC have been addressed in a separate EA.

ES 2 PROPOSED ACTION

The proposed action is the disposal of surplus property made available by the realignment of Amityville AFRC. Redevelopment and reuse of the surplus Amityville AFRC property (the Property) would occur as a secondary action under disposal.

Under BRAC law, the Army was required to close the Amityville AFRC not later than September 15, 2011. The Amityville AFRC was closed on September 13, 2011 and the Army will dispose of the Property (USAR 2011). As a part of the disposal process, the Army screened the Property for reuse with the Department of Defense and other federal agencies. No federal agency expressed an interest in reusing this property for another purpose.

ES 3 ALTERNATIVES CONSIDERED

ES 3.1 Alternative 1 - No Action Alternative

Under the No Action Alternative, the Army would continue operations at the Amityville AFRC at levels similar to those that occurred prior to the BRAC Commission's recommendations for closure becoming final. The inclusion of the No Action Alternative is prescribed by the CEQ regulations implementing NEPA and serves as a benchmark against which the environmental impacts of the action alternatives may be evaluated. The Reserve mission at the AFRC has ended and it is unlikely that it would ever resume, given the recommendation of the BRAC Commission. Nevertheless, this No Action Alternative allows comparison of impacts between the prior mission, the current caretaker status, and the proposed reuse. Therefore, the No Action Alternative is evaluated in the EA.

ES 3.2 Alternative 2 - Caretaker Status Alternative

The Army secured the Amityville AFRC after the military mission ended on September 13, 2011 to ensure public safety and the security of remaining government property and allow completion of any required environmental remediation actions. From the time of operational closure until conveyance of the Property, the Army will provide sufficient maintenance to preserve and protect the site for reuse in an economical manner that facilitates redevelopment. If the Amityville AFRC is not transferred, the Army will reduce maintenance levels to the minimum level for surplus government property as specified in 41 CFR 101-47.402, 41 CFR 101-47-4913, and Army Regulation 420-1 (Army Facilities Management).

ES 3.3 Alternative 3 – Preferred Alternative: Traditional Army Disposal and Reuse of the Amityville AFRC by the Town of Babylon and the Long Island Coalition for the Homeless

For the Preferred Alternative the Army would close the Amityville AFRC by September 15, 2011, and would transfer the property via public benefit conveyance to the Town of Babylon and the Long Island Coalition for the Homeless (LICH). The property would be transferred in “as-is condition” with 6 acres being used for the purpose of recreational use and the remaining 9.7 acres to be used by LICH for the provision of homeless services, retail uses, and housing as recommended by the Town of Babylon LRA in the Amityville AFRC Reuse Plan (Town of Babylon LRA 2010).

Since there is an existing Town-owned recreational facility at the North Amityville Community Services hub just north of the site, the town proposes to use the 6-acre parcel of the project site to expand that recreational asset into a larger recreational area. It would provide families, youth, and seniors, the opportunity for physical activity in a neighborhood that is currently underprovided in such opportunities, especially for youth.

The LICH, with its coalition members including Concern for Independent Living, HELP USA, Family Service League, Fitzgerald House, and Wyandanch Homes and Property Development Corporation, plans to develop not more than 60 apartment units, a community resource center, and a new mixed-use building, including 12 commercial spaces on the 9.7 acre parcel. The proposal includes the provision of affordable housing and services to at risk and homeless individuals and families, with a target population of veterans, low income families, and persons with disabilities.

The Town of Babylon would be responsible for demolition and new construction associated with the recreational reuse of the Property. The Town of Babylon would reuse the 6 acres on the west end of the Property for recreational use. The MEP parking area would be demolished and the decommissioned missile silos would be closed in place. The LICH will be reusing the 9.7 acres of the east end of the Property for homeless services. The Main Reserve Center building would be renovated to become a community resource center and provide office space for non-profit social service providers. The LICH also plans to demolish the former missile assembly, former Nike missile operations generator, storage building, and the OMS to construct housing facilities that would contain no more than 60 housing units and a mixed-use facility. Generalized property reuse intensities were not examined in this EA due to the small size of the AFRC property and because there was a final reuse plan on which to base the NEPA analysis.

ES 4 ENVIRONMENTAL CONSEQUENCES

Table ES-1 lists each of the environmental resource categories and subcategories, and it documents which resources are present and the environmental consequences:

- Not present;
- Present, but not impacted;
- Present, but little or no measurable impacts; or
- Present, but impacts are not significant.

Resource Category (Alphabetical)	Document Section	Analysis Undertaken
AESTHETICS AND VISUAL RESOURCES	4.2.1	No significant impacts
AIR QUALITY Alternative 1 – No Action Alternative Alternative 2 – Caretaker Status Alternative 3 – Traditional Disposal and Reuse by the Town of Babylon and the Long Island Coalition for the Homeless	4.2.2.	No impacts No significant impacts No significant impacts
BIOLOGICAL RESOURCES		
Critical Habitat	4.1.1	Not Present
Threatened and Endangered Species (State and Federal)	4.1.1	Not Present
Vegetation	4.1.3	Little or no measurable impacts
Wildlife	4.1.3	Little or no measurable impacts
Wilderness Areas and Wildlife Refuges	4.1.1	Not Present
CULTURAL RESOURCES		
Archaeological Resources	4.1.1	Not Present
Historic Buildings	4.1.1	Not Present
Historic Properties of Religious or Cultural Significance to Native Americans and Tribes	4.1.1	Not Present
GEOLOGY AND SOIL	4.1.3	Little or no measurable impacts
HAZARDOUS AND TOXIC SUBSTANCES		
Adjacent Properties	4.1.2	No impacts
Asbestos Containing Material Alternative 1 – No Action Alternative Alternative 2 – Caretaker Status Alternative 3 – Traditional Disposal and Reuse by the Town of Babylon and the Long Island Coalition for the Homeless	4.2.3	No impacts No impacts No significant impacts
Lead Based Paint (LBP) Alternative 1 – No Action Alternative Alternative 2 – Caretaker Status Alternative 3 – Traditional Disposal and Reuse by the Town of Babylon and the Long Island Coalition for the Homeless	4.2.3	No impacts No impacts No significant impacts
Munitions and Explosives of Concern	4.1.1	Not present
Past Uses and Operations	4.1.3	Little or no measurable impacts
Pits, Sumps, Drywells, and Catch Basins	4.1.3	Little or no measurable impacts
Polychlorinated Biphenyls (PCBs)	4.1.2	No impacts
Radioactive Materials	4.1.1	Not Present
Radon	4.1.1	Not Present
Regulatory Information	4.1.1	Not Present
Storage, Use, Release of Chemicals/Hazardous Substances	4.1.3	Little or no measurable impacts
UST/ASTs	4.1.3	Little or no measurable impacts

Table ES-1 Summary of Resource Category Impact Analysis for the Amityville AFRC.		
Resource Category (Alphabetical)	Document Section	Analysis Undertaken
Waste Disposal Sites	4.1.3	Little or no measurable impacts
LAND USE		
Current and Future Development in the Region of Influence Alternative 1 – No Action Alternative Alternative 2 – Caretaker Status Alternative 3 – Traditional Disposal and Reuse by the Town of Babylon and the Long Island Coalition for the Homeless	4.2.4	No impacts No impacts No significant impacts
Installation Land/Airspace Alternative 1 – No Action Alternative Alternative 2 – Caretaker Status Alternative 3 – Traditional Disposal and Reuse by the Town of Babylon and the Long Island Coalition for the Homeless	4.2.4	No impacts No significant impacts No significant impacts
National and State Parks	4.1.1	Not present
Prime and Unique Farmland	4.1.1	Not present
Surrounding Land	4.1.2	No impacts
NOISE	4.1.3	Little or no measurable impacts
SOCIOECONOMICS		
Demographics Alternative 1 – No Action Alternative Alternative 2 – Caretaker Status Alternative 3 – Traditional Disposal and Reuse by the Town of Babylon and the Long Island Coalition for the Homeless	4.2.5	No impacts No impacts No impacts
Economic Development Alternative 1 – No Action Alternative Alternative 2 – Caretaker Status Alternative 3 – Traditional Disposal and Reuse by the Town of Babylon and the Long Island Coalition for the Homeless	4.2.5	No impacts No significant impacts No significant impacts
Environmental Justice Alternative 1 – No Action Alternative Alternative 2 – Caretaker Status Alternative 3 – Traditional Disposal and Reuse by the Town of Babylon and the Long Island Coalition for the Homeless	4.2.5	No impacts No impacts No significant impacts
Housing Alternative 1 – No Action Alternative Alternative 2 – Caretaker Status Alternative 3 – Traditional Disposal and Reuse by the Town of Babylon and the Long Island Coalition for the Homeless	4.2.5	No impacts No impacts No significant impacts
Protection of Children Alternative 1 – No Action Alternative Alternative 2 – Caretaker Status Alternative 3 – Traditional Disposal and Reuse by the Town of Babylon and the Long Island Coalition for the Homeless	4.2.5	No impacts No impacts No impacts
Public Services Alternative 1 – No Action Alternative Alternative 2 – Caretaker Status Alternative 3 – Traditional Disposal and Reuse by the Town of Babylon and the Long Island Coalition for the Homeless	4.2.5	No impacts No impacts No significant impacts
TRANSPORTATION		

Table ES-1 Summary of Resource Category Impact Analysis for the Amityville AFRC.		
Resource Category (Alphabetical)	Document Section	Analysis Undertaken
Roadways and Traffic	4.1.3	Little or no measurable impacts
Public Transportation	4.1.3	Little or no measurable impacts
UTILITIES		
Communications	4.1.2	No impacts
Energy Sources (Electrical, Gas, etc)	4.1.2	No impacts
Potable Water Supply	4.1.2	No impacts
Solid Waste	4.1.2	No impacts
Storm Water System	4.1.2	No impacts
Wastewater System	4.1.2	No impacts
WATER RESOURCES		
Floodplains/Coastal Barriers and Zones	4.1.1	Not present
Hydrology/Groundwater	4.1.2	No impacts
National Wild and Scenic Rivers	4.1.1	Not present
Surface Water (Streams, Ponds, etc.)	4.1.1	Not present
Wetlands	4.1.1	Not present
CUMULATIVE IMPACTS	4.3	No significant impacts

ES 5 CONCLUSIONS

This EA was conducted in accordance with the requirements of NEPA, the Council on Environmental Quality regulations implementing NEPA (40 CFR 1500), and 32 CFR 651 Environmental Analysis of Army Actions. As analyzed and discussed in the EA, direct, indirect, and cumulative impacts of the each of the implementation alternatives and the No Action Alternative have been considered.

The EA performed an analysis of 12 resource categories including a detailed analysis of five resource categories for each alternative: aesthetics and visual resources, air quality, hazardous and toxic substances (asbestos and lead based paint), land use (installation land and current and future development in the region of influence), and socioeconomics (demographics, economic development, environmental justice, housing, protection of children, and public services). The analyses in the EA concluded there would be no significant adverse or significant beneficial environmental impacts resulting from the Proposed Action or alternatives. Therefore, issuance of a Finding of No Significant Impact (FNSI) is warranted, and preparation of an Environmental Impact Statement (EIS) is not required.

Any of the alternatives considered could be implemented. However, the No Action Alternative would not support Congressional requirements under the BRAC law (Public Law 101-510); consequently, it has not been selected for implementation.

Alternative 3 is the preferred alternative of the Army. This alternative would include the reuse of the facility by the Town of Babylon for park use and by the LICH for the provision of homeless services and/or housing.

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SECTION 1.0 INTRODUCTION

This Environmental Assessment (EA) analyzes the environmental impacts of the proposed action of closure, disposal, and reuse of the Amityville United States (U.S.) Armed Forces Reserve Center (AFRC), North Amityville, Suffolk County, New York (Figure 1-1). This EA was developed in accordance with the National Environmental Policy Act (NEPA) [42 United States Code (U.S.C.) § 4321 et seq.]; implementing regulations issued by the President's Council on Environmental Quality (CEQ), 40 *Code of Federal Regulations* (CFR) Parts 1500-1508; and *Environmental Analysis of Army Actions*, 32 CFR Part 651. Its purpose is to inform decision makers and the public of the likely environmental and socioeconomic consequences of the Proposed Action and reasonable foreseeable reuse alternatives.

1.1 Purpose and Need of the Proposed Action

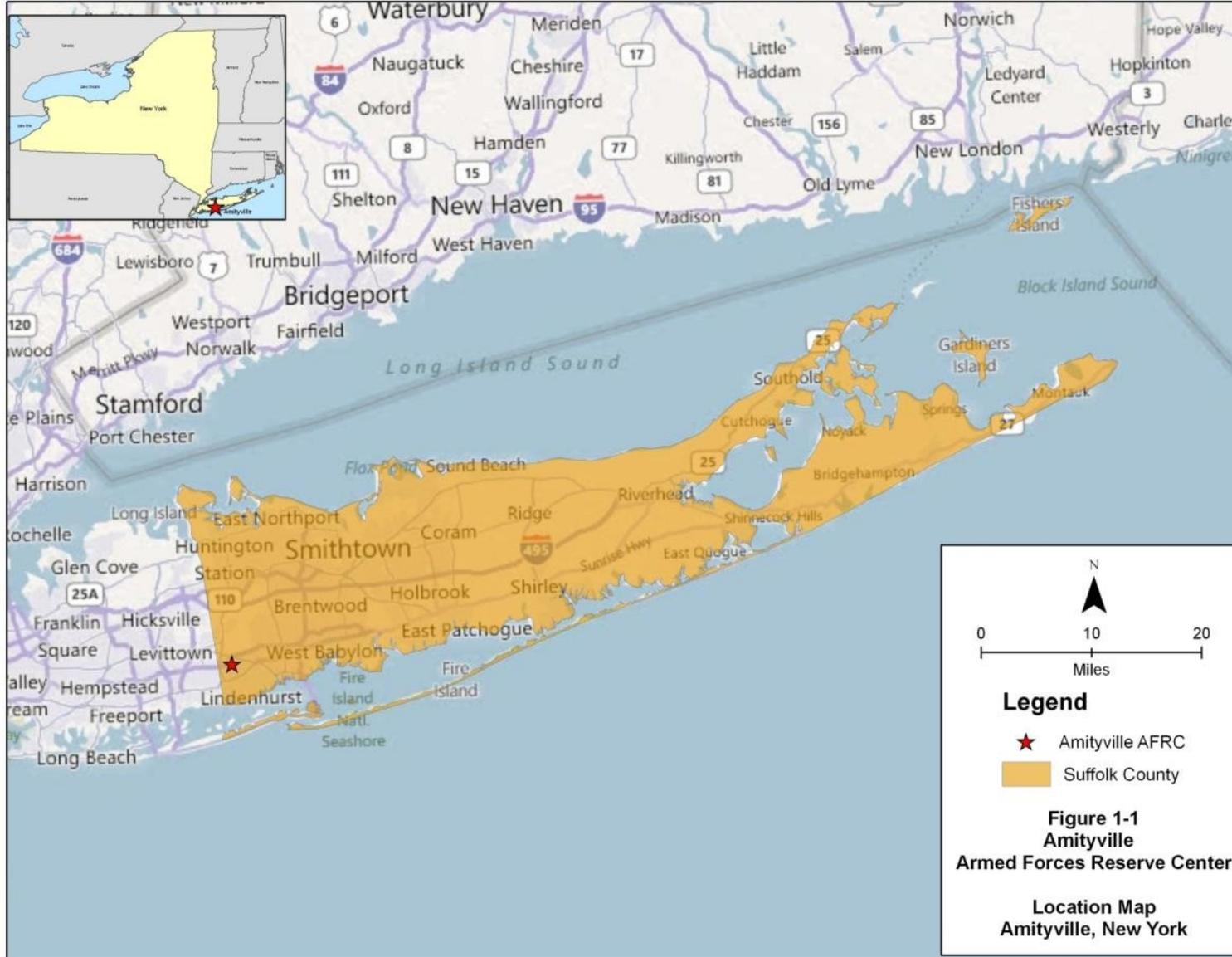
On September 8, 2005, the Defense Base Closure and Realignment Commission (BRAC Commission) recommended closure of the Amityville AFRC (Figure 1-2) and realignment of essential missions to other installations. The deactivated AFRC property is excess to Army need and will be disposed of according to applicable laws and regulations.

1.2 Public Involvement

The Army is committed to open decision-making. The collaborative involvement of other agencies, organizations, and individuals in the NEPA process enhances issue identification and problem solving. In preparing this EA, the Army consulted or coordinated with the U.S. Environmental Protection Agency, U.S. Department Of Housing And Urban Development, U.S. Department of Interior, New York State Department of Environmental Conservation, the New York State Historic Preservation Office (NY SHPO), the Town of Babylon Local Redevelopment Authority (LRA), appropriate Native American tribes, U.S. Fish and Wildlife Service, and others as appropriate.

The 30-day public review period begins by publishing a Notice of Availability of the final EA and a draft Finding of No Significant Impact (FNSI) in a local newspaper, *Amityville Record*, and a regional newspaper, *New York Times*. The EA and draft FNSI are made available during the public review period at the Amityville Public Library (West Oak Street, Amityville, New York 11701) and the Farmingdale Public Library (116 Merritts Road, Farmingdale, New York 11735), and on the BRAC website at http://www.hqda.army.mil/acsim/brac/env_ea_review.htm. The Army invites the public and all interested and affected parties to review and comment on this EA and the draft FNSI. Written comments and requests for information should be submitted to the NEPA Coordinator of the 99th Regional Support Command (RSC), Amanda Murphy (Department of Public Works) at 5231 South Scott Plaza, Fort Dix, New Jersey, 08640 or amanda.w.murphy.ctr@us.army.mil.

At the end of the public review period, the Army will review all comments received; compare environmental impacts associated with reasonable alternatives; revise the FNSI or the EA, if necessary; supplement the EA, if needed; and make a decision. If potential impacts are found to be significant, the Army can decide to (1) not proceed with the proposed action, (2) proceed with the proposed action after committing to mitigation reducing the anticipated impact to a less than significant impact in the revised Final FNSI, or (3) publish a Notice of Intent to prepare an Environmental Impact Statement (EIS) in the Federal Register.



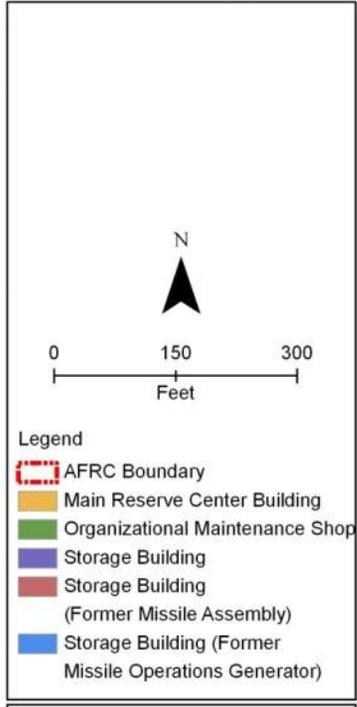


Figure 1-2
Amityville
Armed Forces Reserve Center

Site Plan
Amityville, New York

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SECTION 2.0 DESCRIPTION OF THE PROPOSED ACTION

The proposed action is the disposal of surplus property made available by the realignment of Amityville AFRC. Redevelopment and reuse of the surplus Amityville AFRC property (the Property) would occur as a secondary action under disposal.

Under BRAC law, the Army was required to close the Amityville AFRC not later than September 15, 2011. The Amityville AFRC was closed on September 13, 2011 and the Army will dispose of the Property (USAR 2011). As a part of the disposal process, the Army screened the Property for reuse with the Department of Defense and other federal agencies. No federal agency expressed an interest in reusing this property for another purpose.

2.1 BRAC Commission's Recommendation

The BRAC Commission's recommendation is to:

“Close the BG Theodore Roosevelt United States Army Reserve Center, Uniondale, NY, the Amityville Armed Forces Reserve Center (Army Reserve and Marine Corps Reserve), Amityville, NY, and re-locate units into a new Armed Forces Reserve Center with an Organization Maintenance Shop on federal property licensed to the New York Army National Guard in Farmingdale, NY. The new AFRC shall have the capability to accommodate New York National Guard units from the following New York Army National Guard Readiness Centers: Bayshore, Freeport, Huntington Station, Patchogue, and Riverhead, and Organizational Maintenance Shop 21, Bayshore, NY, if the State of New York decides to relocate those National Guard units.”

A separate EA has documented the environmental review of the relocation of the units and construction of a new AFRC in Farmingdale, New York. Also, a separate EA will analyze the closure, disposal, and reuse of the Roosevelt U.S. Army Reserve Center.

2.2 Local Redevelopment Authority's Reuse Plan

On May 17, 2006 the Town of Babylon LRA was recognized by the U.S. Office of Economic Adjustment of the Department of Defense as the planning entity responsible for formulating a recommendation for the reuse of the Amityville AFRC. On May 17, 2006, the Department of Defense published in the Federal Register recognition of the LRA. According to the Federal Property Administrative Services Act of 1949 and the Base Closure Community Redevelopment and Homeless Assistance Act of 1994, the LRA screened this Federal government surplus property by soliciting notices of interest (NOIs) from state and local governments, representatives of the homeless, and other interested parties. On June 7, 2006, the LRA published a request for NOIs in *The Amityville Record*. The deadline for receiving NOIs was November 3, 2006.

Prior to the November 3, 2006 deadline, the LRA received a NOI from the following organization:

- Long Island Coalition for the Homeless (LICH)

After reviewing the NOI proposal and recommendations and all public comments, the LRA recommended that the Property be divided into two parcels. One parcel of 6 acres would be transferred to the Town of Babylon for recreational use, and the remaining 9.7 acres would be transferred directly to LICH for the provision of homeless services and/or housing. The LRA Reuse Plan was submitted to the U.S. Department of Housing and Urban Development and the Department of Defense.

2.3 Description of the Amityville AFRC

In 1957, the U.S. Government purchased 15.7 acres of undeveloped land, located at 600 Albany Avenue, North Amityville, Suffolk County, New York, to construct a Nike missile launch facility. Buildings associated with the Nike Missile program, constructed in 1957, are extant (USACE 2009). In the 1980s, the Property was transferred to the Army Reserve for use as an administrative, maintenance, and training facility. Currently, the Property has two privately owned vehicle (POV) parking areas, two military equipment parking (MEP) areas, a vehicle wash rack, a small training site, and five permanent structures, including:

- Main Reserve Center building (approximately 27,000 square feet)
- Organizational Maintenance Shop (OMS) (approximately 6,900 square feet)
- Storage building (Former Missile Assembly) (approximately 1,600 square feet)
- Storage building (Former Nike Missile Operations Generator) (approximately 700 square feet)
- Storage building (approximately 4,000 square feet).



Photograph 1. Amityville AFRC's Main Reserve Center building, view to the northwest.



Photograph 2. Organizational Maintenance Shop west of Amityville AFRC's Main Reserve Center building, view to the northeast.



Photograph 3. Storage building (Former Missile Assembly) northwest of Amityville AFRC's Main Reserve Center building, view to the west.



Photograph 4. Storage building (Former Nike Missile Operations Generator) west of Amityville AFRC's Main Reserve Center building, view to the south.



Photograph 5. Storage building southwest of Amityville AFRC's Main Reserve Center building, view to the southwest.

Figure 1-2 shows the Amityville AFRC site plan. The approximately 27,000 square-foot Main Reserve Center building is a concrete block building with a brick exterior (Photograph 1). Construction of this building was completed in 1987. The Main Reserve Center building is a two-level, irregularly shaped building, east-west oriented, consisting of administrative offices and classrooms on the first and second floors and a two-story drill hall on the west side of the building. A decommissioned kitchen and firing range are located on the first floor. The west wall of the drill hall contains a roll-type garage door for vehicle access and two personnel doors. The small basement contains the boiler and heating system.

The OMS building, located approximately 125 feet west of the Main Reserve Center building is a one-level, steel-framed concrete block building with a stucco veneer (Photograph 2). There are eight roll-type garage doors (four on the north side and four on the south side of the building), with four pull-through bays. Two personnel doors are located on the north wall. Activity inside the OMS building includes light vehicle maintenance. The wash rack area, associated grit chamber, and oil/water separator (OWS) are located 100 feet northwest of the OMS building.

The former missile assembly (Photograph 3) and the former Nike missile operations generator (Photograph 4) buildings are located approximately 200 and 100 feet northwest and west of the Main Reserve Center building, respectively. These buildings are one-story concrete block buildings with concrete foundations. The construction of these buildings was completed in 1957. The storage building is a steel-framed building, constructed of metal siding with a concrete floor (Photograph 5). It is located approximately 225 feet southwest of the Main Reserve Center building and was completed in 2000.

The two MEP areas are located just west and southwest of the OMS. In addition, two POV parking areas are located northeast and east of the Main Reserve Center building. Chain-link security fencing topped with barbed wire encloses the Property and further separates the two MEP areas from the rest of the Property.

Impervious surface features such as asphalt parking areas, driveways, concrete walkways, and buildings cover most of the Property. There are patches of well-kept lawn north, east, and southwest of the Main Reserve Center building and northwest of the OMS. The approximately 3-acre training area is located at the southwest corner of the Property. This area is currently comprised of grasses and shrubs.

The Amityville AFRC site was most recently occupied by the U.S. Army Reserve 306th Engineers, the U.S. Navy Reserves, and the U.S. Marine Corps Reserves (4th Services Support Ground, Company A, and 6th Communications Battalion). The Amityville AFRC previously consisted of 45 full time staff and approximately 400 reservists that trained at the Amityville AFRC on weekends throughout the month.

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SECTION 3.0 ALTERNATIVES

3.1 Alternative 1 – No Action Alternative

Under the No Action Alternative, the Army would continue operations at the Amityville AFRC at levels similar to those that occurred prior to the BRAC Commission’s recommendations for closure becoming final. The inclusion of the No Action Alternative is prescribed by the CEQ regulations for implementing NEPA and serves as a benchmark against which the environmental impacts of the action alternatives may be evaluated. The Reserve mission at the AFRC has ended and it is unlikely that it would ever resume, given the recommendation of the BRAC Commission. Nevertheless, this No Action Alternative allows comparison of impacts between the prior mission, the current caretaker status, and the proposed reuse. Therefore, the No Action Alternative is evaluated in the EA.

3.2 Alternative 2 – Caretaker Status Alternative

The Army secured the Amityville AFRC after the military mission ended on September 13, 2011 to ensure public safety and the security of remaining government property and allow completion of any required environmental remediation actions. From the time of operational closure until conveyance of the Property, the Army will provide sufficient maintenance to preserve and protect the site for reuse in an economical manner that facilitates redevelopment. If the Amityville AFRC is not transferred, the Army will reduce maintenance levels to the minimum level for surplus government property as specified in 41 CFR 101-47.402, 41 CFR 101-47-4913, and Army Regulation 420-1 (Army Facilities Management).

3.3 Alternative 3 – Preferred Alternative: Traditional Army Disposal and Reuse of the Amityville AFRC by the Town of Babylon and the Long Island Coalition for the Homeless

For the Preferred Alternative the Army would close the Amityville AFRC by September 15, 2011, and would transfer the property via public benefit conveyance to the Town of Babylon and LICH. The property would be transferred in “as-is condition” with 6 acres being used for the purpose of recreational use and the remaining 9.7 acres to be used by LICH for the provision of homeless services, retail uses, and housing as recommended by the Town of Babylon LRA in the Amityville AFRC Reuse Plan (Town of Babylon LRA 2010).

Since there is an existing Town-owned recreational facility at the North Amityville Community Services hub just north of the site, the town proposes to use the 6-acre parcel of the project site to expand that recreational asset into a larger recreational area. It would provide families, youth, and seniors, the opportunity for physical activity in a neighborhood that is currently underprovided in such opportunities, especially for youth.

The LICH, with its coalition members including Concern for Independent Living, HELP USA, Family Service League, Fitzgerald House, and Wyandanch Homes and Property Development Corporation, plans to develop not more than 60 apartment units, a community resource center, and a new mixed-use building, including 12 commercial spaces on the 9.7-acre parcel. The proposal includes the provision of affordable housing (defined further in Section 4.6.1.3) and services to at risk and homeless individuals and families, with a target population of veterans, low income families, and persons with disabilities.

The Town of Babylon would be responsible for demolition and new construction associated with the recreational reuse of the Property. The Town of Babylon would reuse the 6 acres on the west end of the Property for recreational use. The MEP parking area would be demolished and the decommissioned missile silos would be closed in place. The LICH will be reusing the 9.7 acres of the east end of the Property for homeless services. The Main Reserve Center building would be renovated to become a community resource center and provide office space for non-profit social service providers. The LICH also plans to demolish the former missile assembly, former Nike missile operations generator, storage building, and the OMS to construct housing facilities that would contain no more than 60 housing units and a mixed-use facility. Generalized property reuse intensities were not examined in this EA due to the small size of the AFRC property and because there was a final reuse plan on which to base the NEPA analysis.

3.4 Alternatives Considered and Eliminated From Further Analysis

3.4.1 Early Transfer and Reuse before Cleanup is Completed

Under this alternative, the Army would take advantage of various property transfer and disposal methods that allow the reuse of contaminated property to occur before all remedial actions have been completed. One method is to transfer the property to a new owner who agrees to perform, or to allow the Army to perform, all remedial actions required under applicable Federal and state requirements. Allowing the property to be transferred before cleanup is complete requires concurrence of environmental regulatory authorities and the governor of the affected state. The property must be suitable for the new owner's intended use and the intended use must be consistent with protection of human health and the environment. This alternative was not carried forward for further analysis because the Environmental Condition of Property (ECP) report classifies the Property as Type 3, one of seven U.S. Department of Defense ECP categories (USACE 2007). A Type 3 classification is an area or parcel of real property where release, disposal, or migration, or some combination thereof, of hazardous substances has occurred, but at concentrations that do not require a removal or remedial action. Because no remedial action is required at the Property, the Amityville AFRC does not meet the criteria for the early transfer prior to cleanup alternative.

3.4.2 Other Reuses

The Town of Babylon LRA screened this Federal government surplus property by soliciting NOIs from state and local governments, representatives of the homeless, and other interested parties, as required by the Federal Property Administrative Services Act of 1949, the Base Closure Community Redevelopment and Homeless Assistance Act of 1994, and Redevelopment and Homeless Assistance Act of 1994. As noted above, one organization responded to the request for the 15.7-acre property: Long Island Coalition for the Homeless. No other NOIs were received; therefore no other reuses were carried forward for analysis in this EA..

SECTION 4.0 AFFECTED ENVIRONMENT AND CONSEQUENCES

This section describes the existing environment and analyzes the significance of direct, indirect, and cumulative effects of the proposed action and alternatives on the environment. The affected environment is the baseline to understand the potential effects of the alternatives under consideration (40 CFR 1502.15). As noted in Section 3, the baseline is the operations level at the Amityville AFRC and existing environment present prior to the BRAC Commission's recommendations for closure becoming final. This chapter also describes the potential impacts of the Proposed Action and each alternative. An impact is defined as a consequence from modification to the existing environment due to a proposed action or alternative.

Twelve resource areas were considered for potential impacts from the Proposed Action and alternatives including aesthetics and visual resources, air quality, biological resources, cultural resources, geology and soils, hazardous and toxic substances, land use, noise, socioeconomics, transportation, utilities, and water resources. Some resources were eliminated from detailed analysis as described below. Table 4-1 lists each of the environmental resource categories and subcategories, it documents which resources are present and the environmental consequences, and it references the document section containing each discussion:

- Not present;
- Present, but not impacted;
- Present, but little or no measurable impacts; or
- Present, but impacts are not significant.

Table 4-1 Summary of Resource Category Impact Analysis for the Amityville AFRC.		
Resource Category (Alphabetical)	Document Section	Analysis Undertaken
AESTHETICS AND VISUAL RESOURCES	4.2.1	Resource Present, Impacts Are Not Significant
AIR QUALITY	4.2.2	Resource Present, Impacts Are Not Significant
BIOLOGICAL RESOURCES		
Critical Habitat	4.1.1	Resource Not Present
Threatened and Endangered Species (State and Federal)	4.1.1	Resource Not Present
Vegetation	4.1.3	Resource Present; Little or No Measurable Impacts
Wildlife	4.1.3	Resource Present; Little or No Measurable Impacts
Wilderness Areas and Wildlife Refuges	4.1.1	Resource Not Present
CULTURAL RESOURCES		
Archaeological Resources	4.1.1	Resource Not Present
Historic Buildings	4.1.1	Resource Not Present
Historic Properties of Religious or Cultural Significance to Native Americans and Tribes	4.1.1	Resource Not Present
GEOLOGY AND SOIL	4.1.3	Resource Present; Little or No Measurable Impacts
HAZARDOUS AND TOXIC SUBSTANCES		
Adjacent Properties	4.1.2	Hazardous Substances Present, Not Impacted
Asbestos Containing Material	4.2.3	Hazardous Substances Present, Impacts Are Not Significant
Lead Based Paint (LBP)	4.2.3	Hazardous Substances Present, Impacts Are Not Significant
Munitions and Explosives of Concern	4.1.1	Hazardous Substances Not Present
Past Uses and Operations	4.1.3	Hazardous Substances Present; Little or No Measurable Impacts
Pits, Sumps, Drywells, and Catch Basins	4.1.3	Hazardous Substances Present; Little or No Measurable Impacts
Polychlorinated Biphenyls (PCBs)	4.1.2	Hazardous Substances Present, Not Impacted
Radioactive Materials	4.1.1	Hazardous Substances Not Present
Radon	4.1.1	Hazardous Substances Not Present
Regulatory Information	4.1.1	Hazardous Substances Not Present
Storage, Use, Release of Chemicals/Hazardous Substances	4.1.3	Hazardous Substances Present; Little or No Measurable Impacts
UST/ASTs	4.1.3	Hazardous Substances Present; Little or No Measurable Impacts
Waste Disposal Sites	4.1.3	Hazardous Substances Present; Little or No Measurable Impacts
LAND USE		
Current and Future Development in the Region of Influence	4.2.4	Resource Present, Impacts Are Not Significant

Table 4-1 Summary of Resource Category Impact Analysis for the Amityville AFRC.		
Resource Category (Alphabetical)	Document Section	Analysis Undertaken
Installation Land/Airspace Use	4.2.4	Resource Present, Impacts Are Not Significant
National and State Parks	4.1.1	Resource Not Present
Prime and Unique Farmland	4.1.1	Resource Not Present
Surrounding Land	4.1.2	Resource Present; Not Impacted
NOISE	4.1.3	Resource Present; Little or No Measurable Impacts
SOCIOECONOMICS		
Demographics	4.2.5	Resource Present, Impacts Are Not Significant
Economic Development	4.2.5	Resource Present, Impacts Are Not Significant
Environmental Justice	4.2.5	Resource Present, Impacts Are Not Significant
Housing	4.2.5	Resource Present, Impacts Are Not Significant
Protection of Children	4.2.5	Resource Present, Impacts Are Not Significant
Public Services	4.2.5	Resource Present, Impacts Are Not Significant
TRANSPORTATION		
Roadways and Traffic	4.1.3	Resource Present; Little or No Measurable Impacts
Public Transportation	4.1.3	Resource Present; Little or No Measurable Impacts
UTILITIES		
Communications	4.1.2	Resource Present, Not Impacted
Energy Sources (Electrical, Gas, etc)	4.1.2	Resource Present, Not Impacted
Potable Water Supply	4.1.2	Resource Present, Not Impacted
Solid Waste	4.1.2	Resource Present, Not Impacted
Storm Water System	4.1.2	Resource Present, Not Impacted
Wastewater System	4.1.2	Resource Present, Not Impacted
WATER RESOURCES		
Floodplains/Coastal Barriers and Zones	4.1.1	Resource Not Present
Hydrology/Groundwater	4.1.2	Resource Present, Not Impacted
National Wild and Scenic Rivers	4.1.1	Resource Not Present
Surface Water (Streams, Ponds, etc.)	4.1.1	Resource Not Present
Wetlands	4.1.1	Resource Not Present

4.1 Environmental Resources Eliminated from Further Considerations

Army NEPA Regulations (32 CFR § 651.14) state the NEPA analysis should reduce or eliminate discussion of minor issues to help focus analysis. This approach minimizes unnecessary analysis and discussion during the NEPA process. CEQ Regulations for implementing NEPA (40 CFR § 1500.4(g)) emphasizes the use of the scoping process, not only to identify significant

environmental issues deserving of study, but also to deemphasize insignificant issues, narrowing the scope of the environmental assessment process.

Resource categories with more than one component (e.g., Hazardous and Toxic Substances), may have certain subcategories that can be deemphasized due to insignificance and other subcategories that should be analyzed in more detail. These resource categories will, therefore, be discussed in multiple subsections throughout Section 4.

4.1.1 Environmental Resource Categories That Are Not Present

None of the alternatives would have direct, indirect, or cumulative impacts on certain subcategories of the resource categories, because these subcategories do not exist on or near the Property:

- **Critical Habitat** - The Property is in an urban setting, is highly disturbed, lacks natural habitat and the USFWS has not designated critical habitat on or in the vicinity of the Property (Appendix A).
- **Threatened and Endangered Species (State and Federal)** - Coordination was conducted with the U.S. Fish and Wildlife Service and the New York State Department of Environmental Conservation (Appendix A). No species protected under Federal or state laws are known to exist on the Property.
- **Wilderness Areas and Wildlife Refuges** - The nearest national wilderness areas are Otis Pike Fire Island High Dune Wilderness Area and the Great Swamp National Wildlife Refuge Wilderness, which are located 22 and 53 miles from the Property, respectively. The nearest national wildlife refuges (NWR) are Seatuck NWR, Oyster Bay NWR, and Target Rock NWR, which are located 10, 14, and 15 miles from the Property, respectively. These resources would not be affected by the proposed actions.
- **Archeological Resources** – Based on the types of prior land use (agricultural fields, Nike Missile battery construction, AFRC construction [administration building and OMS], and local training area use), intact archaeological deposits are not likely to occur at the Amityville AFRC. No further archaeological investigations were recommended and the proposed undertaking would have no effect on archaeological resources that may be considered eligible for the National Register of Historic Places (NRHP). The New York State Historic Preservation Office (NYSHPO) concurred with the determination on March 29, 2012 (Appendix A).
- **Historic Buildings** – The administration building and OMS at the Amityville AFRC were designed in 1985 and construction was completed by 1987 (Moore et al. 2008; USACE 2007). Additionally the Amityville AFRC contains two buildings or structures associated with the Nike Missile program that are more than 50 years old (constructed ca. 1957). A Section 110 survey of the facility was conducted in December 2006, which indicated that there are no structures eligible for listing on the NRHP under Criterion A, B or C (77th RRC 2007). The NYSHPO concurred with the determination on March 29, 2012 (Appendix A). No NRHP-eligible cultural resources have been identified at the Amityville AFRC. No further analysis is required.
- **Historic Properties of Religious or Cultural Significance to Native Americans and Tribes** - No historic properties of religious or cultural significance to the Delaware Tribe of Indians, Delaware Nation, Stockbridge Munsee Community of Wisconsin Mohican Nation, or Shinnecock Indian Nation, have been identified through

consultation. Native American coordination is presented in Appendix A. Responses were received from the Delaware Nation and Delaware Tribe. No response was received from the remaining Native American Tribes.

- **Historic Munitions and Explosives of Concern** - No evidence was found during the Environmental Condition of Property (ECP) (USACE 2007) site reconnaissance or records review process of the past presence of munitions and explosives of concern. An indoor, small-arms firing range located in the Main Reserve Center building was decommissioned in 2001. No evidence of the firing range exists today. There is an arms vault located in the drill hall, which reportedly was used to store small arms munitions. At the time of the site reconnaissance, no small arms were stored on-site. In addition, missile silos were previously onsite, but have been decommissioned.
- **Radioactive Materials** – There was no indication that radioactive materials were present at the AFRC based on the site evaluation for this document. AFRC personnel stated there were currently no radiological sources on the premises. A “radioactive materials” sign was present just outside the arms vault suggesting radioactive material was stored there in the past. The Amityville AFRC will have a radiological clearance survey prior to transfer to clear the facility for unrestricted use.
- **Radon** - A site-specific radon survey was conducted at the AFRC in 1998 (USACE 2007). The radon survey results indicated that radon concentrations were below the U.S. Environmental Protection Agency (USEPA)-recommended action level of 4 pCi/L.
- **Regulatory Information (Hazardous and Toxic Substances)** – Approximately 36 separate properties near or adjacent to the AFRC were evaluated as potential risk properties to the Amityville AFRC property. These adjacent properties were identified as a result of information obtained during area reconnaissance, interviews, and regulatory database searches. Based on an evaluation of available site information and details concerning the properties, none of the facilities evaluated exhibit environmental conditions that have the probability of adversely affecting the Amityville AFRC.
- **National and State Parks** - The property does not contain and is not near any national or state parks. The nearest national parks are the Sagamore Hill National Historic Site and the Fire Island National Seashore, which are located approximately 13 and 14 miles from the Property, respectively. The nearest state parks are the Belmont Lake State Park and the Bethpage State Park, which are located approximately 3.5 and 4.5 miles from the Property, respectively. These resources would not be affected by the proposed actions.
- **Prime and Unique Farmlands** - The property is not prime or unique farmland as defined by 7 CFR 658.2(a), because the definition of farmland does not include land already in or committed to urban development.
- **Floodplains/Coastal Barriers and Zones** – The Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map, Community Panel 36103C0835H, that includes the Property is not available or printed to review. However, according to the ECP report (2007) the Property is not within a 100-year or 500-year flood prone area. The Property is also not included in the coastal zone management plan, nor is it in a coastal zone (USACE 2007).

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- **National Wild and Scenic Rivers** - One designated wild and scenic river occurs within the State of New York. The Delaware River is located more than 80 miles west of the Property. This resource would not be affected by the proposed actions.
 - **Surface Water (Streams, Ponds, etc.)** - The site reconnaissance revealed that no streams, ponds, or other surface water features are present on the Property.
 - **Wetlands** - A site reconnaissance was conducted by a qualified wetland biologist. No evidence of wetlands was observed on the Property including wetland vegetation, hydric soils, or wetland hydrology.

4.1.2 Environmental Resources that are Present, but Not Impacted

The alternatives would have no significant direct, indirect, or cumulative impacts on certain subcategories of the environmental categories, because no demolition or new construction activities are planned that would alter or affect these resources:

- **Adjacent Properties** - Adjacent properties, including a town recreation facility, residential houses, commercial development, and a senior center, are present. None of the adjacent properties that bound the Amityville AFRC possesses any known environmental issue.
- **Polychlorinated Biphenyls (PCBs)** - The alternatives would have no direct, indirect, or cumulative impact on PCBs on the Property. One pad-mounted transformer is located on the Property, at the rear of the Main Reserve Center building. No labels are present on the transformer to indicate whether it contained PCB fluid. During the 2011 site reconnaissance, the transformer exteriors appeared to be in good condition and no evidence of leakage was observed. There are also fluorescent light fixtures, which could potentially contain PCBs. The ballasts currently present at the Property appear to be in good condition and no leaking dielectric fluid was observed during the site inspection.
- **Surrounding Land** - The alternatives would have no direct, indirect, or cumulative impact because the activities included in the proposed action are compatible with the existing surrounding land uses and air space use. Land use north of the AFRC consists of a town recreation facility, including a playground, a pool, a ball park, and tennis courts. Commercial developments are located due east of the AFRC. The property directly south and west of the Amityville AFRC is residential development and a senior center.
- **Utilities** - The alternatives would have no direct, indirect, or cumulative impact on utilities, because the utilities have the capacity to provide service for any of the alternatives and any changes in demand and usage would be non-significant. The utilities include communications, electric service (Long Island Power Authority), natural gas (KeySpan), potable water supply (Suffolk County Water Authority), solid waste disposal (Winters Brothers), storm water system, and wastewater system (Suffolk County Public Works Division, Sanitation Department).
- **Hydrology/Groundwater** - These resources are present on or underneath the property, but would not be impacted by the proposed action because the demolition or new construction activities that are planned would not occur deep enough to affect these resources. This includes impacts to the underlying Nassau-Suffolk Aquifer.

4.1.3 Environmental Resources are Present, but Little to No Measurable Environmental Impacts

The resources listed and discussed below are present at the Amityville AFRC and impacts may occur to these resources as a result of implementing the proposed action. Because these impacts would have little to no measurable environmental effect on the resource, the impacts will not be discussed in detail.

- **Vegetation** - The alternatives would have little or no direct, indirect, or cumulative impact on the vegetation present at the Amityville AFRC because the Amityville AFRC is developed and urbanized. Over half of the Property is covered by impervious features such as asphalt parking areas, driveways, concrete walkways, and buildings. The remaining land is mowed grass with small shrubs, and some trees with an approximately 3 acre fallow field. Although demolition and construction activities would remove some of the existing vegetation, there would be little to no measurable environmental effect.
- **Wildlife** - The alternatives would have little or no direct, indirect, or cumulative impact on wildlife present at the Amityville AFRC. Existing wildlife consists of few species found in typical urban environments such as songbirds, small mammals, and invertebrates. Although demolition and construction activities would temporarily displace any individuals utilizing the area for habitat, there would be little or no measurable environmental effect.
- **Geology and Soil** - The alternatives would have little or no direct, indirect, or cumulative impact on the geology or soil on the Property. Geological hazards such as sinkholes, caves, mines, or quarries do not exist on or adjacent to the property. Seismic risk is relatively small.
- **Past Uses and Operations (Hazardous and Toxic Substances)** - The alternatives would have little or no direct, indirect, or cumulative impact on hazardous and toxic substances from the past uses and operations of the Property. Between 1956 and 1970, the Property was a Nike Missile Launch Area. When active, the Amityville Launch Area was armed with Ajax missiles and, later retrofitted for firing Hercules missiles. Since then, the three missile silos have been decommissioned, capped with concrete, and over time, stormwater has infiltrated the silos. The Property was changed to an administrative, maintenance, and training facility around 1980. The OMS has been used to perform routine, limited preventive maintenance on military equipment such as vehicle fluid, brake, and electrical checks. Historically, a vehicle wash rack was located directly north of the OMS Building in the MEP area. This wash rack was installed in the mid-to-late 1950s and closed in the late 1980s. The old oil water separator (OWS), vehicle wash facility (VWF), and a VWF grit trap were removed in 1998. The current wash rack, located just northwest of the OMS, was completed in 2005. The structure contains a grit trap that is connected to an OWS located directly north of the wash rack. The current OWS discharges to the sanitary sewer. Based on historical site operations, a sitewide subsurface investigation was performed, leading to the conclusion that no contamination that would be harmful to human health or the environment was found at the Amityville AFRC (USACE 2007, USACHPPM 1997).
- **Pits, Sumps, Drywells, and Catch Basins** - The alternatives would have little or no direct, indirect, or cumulative impact on pits, sumps, drywells, and catch basins. During the site reconnaissance, a sump was observed in the basement of the Main

Reserve Center building. There is a grease trap associated with the onsite kitchen. Two onsite OWSs were properly closed. One was a 90-gallon subsurface metal OWS within a concrete vault and the other was a 55-gallon subsurface concrete OWS. These separators were excavated and disposed of offsite in 1998. Sampling was performed and there are no indications of a release to the environment. A wash rack was also excavated and closed. A new wash rack, OWS, and grit chamber were installed in 2005.

- **Storage, Use, Release of Chemicals/Hazardous Substances** - The alternatives would have little or no direct, indirect, or cumulative impact on storage, use, or release of chemicals/hazardous substances. Activities associated with past uses made it necessary to store and use paint, antifreeze, and petroleum, oil, and lubricants (POL). In addition, an oil water separator that discharges to the sanitary sewer is present, adjacent to the wash rack. The ECP Report (2007) classified the Property as a Type 3, an area or parcel of real property where release, disposal, or migration, or some combination thereof, of hazardous substances has occurred, but at concentrations that do not require a removal or remedial action. Based on historical site operations, a sitewide subsurface investigation was performed, leading to the conclusion that no contamination that would be harmful to human health or the environment was found at the Amityville AFRC (USACE 2007, USACHPPM 1997).
- **Waste Disposal Sites** - The alternatives would have little or no direct, indirect, or cumulative impact on waste disposal sites. The Amityville AFRC is listed as a RCRA-registered small quantity generator. A RCRA small quantity generator is defined as a facility generating between 100 and 1,000 kilograms of hazardous waste per month. No RCRA violations were identified for the Roosevelt USARC (USACE 2007). Disposal activities are in accordance with federal, state, local, and DoD requirements.
- **UST/ASTs** – Several underground storage tanks (USTs) and aboveground storage tanks (ASTs) containing petroleum, oil, and lubricants (POL) previously associated with this facility were removed. Closure reports have documented No Further Action recommendations for all ASTs and USTs. There are two ASTs currently in use at the Property. One AST is a 300-gallon used oil pod and the other is a 500-gallon diesel tank.
- **Noise** - The alternatives would have little or no direct, indirect, or cumulative impact on noise levels, because noise levels would be *de minimis*. The major source of noise would continue to be from vehicle traffic. Under the No Action Alternative these noise sources would remain unchanged. Under the Caretaker Status Alternative these noise sources would be reduced. Under the Preferred Alternative the noise sources would be privately owned vehicles, service vehicles, HVAC, and children playing outside. The noise levels associated with each of the alternatives are equal to or less than the current use and would be compatible with surrounding noise levels. The Army classifies areas with noise levels from these sources as Zone 1, compatible with all land uses, including residential. The nearest sensitive noise receptors are the town recreation facility and residential development, adjacent to the Property. The noise levels associated with each of the alternatives would be compatible with the center's noise levels. No further analysis is required.

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- **Roadways and Traffic** - The alternatives would have little or no direct, indirect, or cumulative impact on roadways and traffic because the roadways and signage present are adequate to provide service. The action alternatives would change the times of higher traffic volume, but these impacts would not be significant. The types of vehicles used at the Property under each action alternative would differ, but the overall impact to transportation would not be significant. No further analysis is required.
 - **Public Transportation** - The alternatives would have no significant direct, indirect, or cumulative impact on public transportation because the current public transportation capacity is adequate to provide service. The nearest bus station (Route 109 and New Highway) is approximately 0.6 miles from the AFRC and the nearest train station is approximately 2.0 miles (Copiague Station) from the AFRC. The action alternatives would change the times of public transportation usage, but these impacts would not be significant. No further analysis is required.

4.2 Environmental Resources Analyzed in Detail

Five resource areas, including aesthetic and visual resources, air quality, hazardous and toxic substances, land use, and socioeconomics were identified for detailed analysis. The focus of detailed analysis is on those environmental resource areas that have the potential to be adversely impacted, could require new or revised permits, or have the potential for public concern.

4.2.1 Aesthetic and Visual Resources

4.2.1.1 Affected Environment

The 15.6-acre Amityville AFRC is largely developed. Approximately 66 percent of the Property is covered by asphalt parking, driveways, concrete walkways, and buildings. A small Training Area (<3 acres) is located at the southwest corner of the site, and is comprised of grasses and shrubs. The project site includes five permanent buildings or structures. The largest (main) building was constructed in 1987, and has a concrete foundation, concrete block walls, and a brick exterior. The other buildings were constructed in 1950s and 1980s and consist of masonry and steel (USACE 2007). Additionally there is a parking lot for use by the military personnel arriving in their personal vehicles, and a military equipment parking lot. The entire site is enclosed by chain link security fencing.

The view from the Amityville AFRC is dominated by a residential landscape, with industrial, vacant land, and community facilities also prominent. Immediately to the north of the project site is the Town-owned North Amityville Community Services Complex, which encompasses the ACE Community Center, Amityville Head Start, Youth Center, and Senior Center. The entire facility includes basketball courts, softball fields, and a playground. Also immediately north of the site, and just east of the community services complex, is the North Amityville Pool, which includes restrooms, food service, tennis courts, and a playground. Immediately to the south and west of the site is a new single-family residential subdivision (Town of Babylon LRA 2010).

4.2.1.2 Consequences

Potential impacts to aesthetic and visual resources are considered significant if the Proposed Action would:

-
- Modify the site so that an object or building is disproportionate to the landscape, demands attention, or is incompatible with the surrounding landscape.

After performing an analysis of the aesthetic and visual resources, it was determined that no significant impacts would occur under any alternative. Detailed analysis of each alternative is described in the subsections below.

4.2.1.2.1 Alternative 1 – No Action Alternative

Direct Impacts. No changes to the existing baseline conditions for aesthetics and visual resources are anticipated. Because the Amityville AFRC would not close and personnel would not be realigned, no direct impacts to these resources are anticipated.

Indirect Impacts. No changes to the existing baseline conditions for aesthetics and visual resources are anticipated are anticipated. Because the Amityville AFRC would not close and personnel would not be realigned, no indirect impacts to these resources are anticipated.

4.2.1.2.2 Alternative 2 – Caretaker Status Alternative

Direct Impacts. There would be non-significant adverse short-term direct impacts under this alternative. Although the caretaker would insure public safety and security of the remaining government property, caretaker status creates potential for a decrease in the frequency of mowing, weeding, and visual maintenance.

Indirect Impacts. There would be no indirect impacts under this alternative as the caretaker status of the AFRC would not affect the aesthetics and visual resources of adjacent properties.

4.2.1.2.3 Alternative 3 –Preferred Alternative: Traditional Army Disposal and Reuse of the Amityville AFRC by the Town of Babylon and Long Island Coalition for the Homeless

Direct Impacts. There would be non-significant short-term adverse and long-term beneficial, direct impacts to aesthetic and visual resources. There would be adverse impacts during the use of construction equipment and demolition/construction activities; however, the impacts would be short-term and not significant. There would also be long-term beneficial impacts from the demolition of some of the existing parking areas and buildings and construction of the proposed recreational area and homeless services and/or housing on the Property. Because there is already an array of recreational and residential structures adjacent to the proposed reuse, the long-term, adverse impacts from this development would not be significant.

Indirect Impacts. There would be no indirect impacts to aesthetic and visual resources. Demolition of the older structures and eventual development of new recreational areas and homeless housing and service facilities on the Property would not change the aesthetics of adjacent areas.

4.2.2 Air Quality

4.2.2.1 Affected Environment

4.2.2.1.1 Ambient Air Quality Conditions

The status of the air quality in a given area is determined by the concentrations of various pollutants in the atmosphere. The Federal Clean Air Act (42 USC 7401-7671q) required the USEPA to establish a series of National Ambient Air Quality Standards (NAAQS) for air quality throughout the United States.

Individual states can adopt the NAAQS or establish state ambient air quality standards, which cannot be less stringent than the NAAQS. The New York Department of Environmental Conservation has adopted the NAAQS.

Both primary and secondary NAAQS are defined. The primary NAAQS are intended to protect public health, while the secondary NAAQS are intended to protect the environment (e.g., crops, wildlife, buildings). Areas where ambient concentrations of a given pollutant are below the applicable ambient standards are designated as being in “attainment” for that pollutant. An area that does not meet the NAAQS for a given pollutant is classified as a “non-attainment” area for that pollutant. Areas in non-attainment for three of the criteria pollutants (ozone, carbon monoxide, and particulate matter equal or less than 10 microns in size), are classified according to severity.

The USEPA requires each state to prepare a State Implementation Plan (SIP) to bring non-attainment areas into attainment status. A SIP is a compilation of goals, strategies, source emission limitations and control requirements, schedules, and enforcement actions that would lead the state to compliance with all NAAQS. The SIP includes a maintenance plan to keep maintenance areas in attainment. Maintenance areas are areas that were previously designated as non-attainment, but are currently in attainment.

4.2.2.1.2 Air Pollutant Emissions at Installation

The Property is located within a non-attainment area (Suffolk County, New York) for 8-hour ozone and for particulate matter <2.5 microns. Suffolk County, New York is in attainment for all other NAAQS criteria pollutants, i.e., particulate matter <10 microns, sulfur dioxide, carbon monoxide, nitrogen dioxide, and lead. Emission sources at the current Property include stationary, mobile, and fugitive categorizations. Potential stationary sources include boilers in the main reserve center, OMS, and storage buildings.

4.2.2.1.3 Regional Air Pollutant Emissions Summary

A General Conformity Analysis, in accordance with 40 CFR Part 93 Subpart B, is not required prior to this project being initiated, because air emissions calculated for the proposed action are below the *de minimis* levels set by the conformity rule. Additionally, calculations using the EPA’s MOVES and NONROAD model from associated activities demonstrate air emission levels well below applicable threshold levels. Appendix B contains the model’s assumptions, emissions calculations for all criteria pollutants, Record of Non-Applicability, and a discussion of the general air conformity process.

Suffolk County, New York is in non-attainment status for PM 2.5 and 8-hour ozone, so the General Conformity Analysis would need to include sources of ozone precursor pollutants [volatile organic compounds (VOCs) and nitrogen oxides (NOx)]. Suffolk County is in attainment for all other NAAQS criteria pollutants.

4.2.2.2 Consequences

Potential impacts to air quality are considered significant if the Proposed Action would:

- Increase ambient air pollution above any NAAQS;
- Contribute to an existing violation of any NAAQS;
- Interfere with or delay timely attainment of NAAQS;
- Cause direct emissions of 25,000 metric tons of carbon dioxide equivalent or more; or

After performing an analysis of air quality, it was determined that no significant impacts would occur under any alternative. Detailed analysis of each alternative is described in the subsections below.

4.2.2.2.1 Alternative 1 – No Action Alternative

Direct Impacts. No changes to the existing baseline conditions for air quality resources are anticipated. Because the Amityville AFRC would not close and personnel would not be realigned, no direct impacts to these resources are anticipated.

Indirect Impacts. No changes to the existing baseline conditions for air quality resources are anticipated. Because the Amityville AFRC would not close and personnel would not be realigned, no indirect impacts to these resources are anticipated.

4.2.2.2.2 Alternative 2 – Caretaker Status Alternative

Direct Impacts. There would be non-significant short-term, beneficial direct impacts under Alternative 2. Under this alternative, the Army would provide for maintenance to preserve and protect the facility and equipment until there is a permanent transfer of property. Currently, the Property has approximately 45 full time staff at the Amityville AFRC on a daily basis with up to an additional 400 soldiers per month on weekends. Following closure, there would be a reduction of mobile emissions from government vehicles and POVs. The only on-site vehicles would be those there for minimal maintenance activities. During the implementation of the caretaker status, there would be emissions from the vehicles and equipment needed to perform maintenance activities on-site.

During the implementation of the caretaker status there would be a reduction in air emissions associated with the operation of the natural gas boilers. While in caretaker status, the existing buildings would not require heating and cooling for human comfort; consequently emissions associated with these activities would be reduced.

Indirect Impacts. There are no measurable anticipated indirect impacts under this alternative because following the closure and during implementation of the caretaker status there would be a net decrease in emissions since there would be no operations occurring at the Property.

4.2.2.2.3 Alternative 3 – Preferred Alternative: Traditional Army Disposal and Reuse of the Amityville AFRC by the Town of Babylon and Long Island Coalition for the Homeless

Direct Impacts. Non-significant short-term, adverse direct impacts would be expected under Alternative 3. The primary emission sources for this project will be those associated with construction and renovation activities. Cumulative air emissions were calculated for various types of diesel engine vehicles and related equipment that are commonly used during construction and renovation projects. The results of these calculations are located in Appendix B. The construction renovation activity associated with this modification would result in a non-significant short-term increase in air emissions as demonstrated in the calculations shown in Appendix B.

Indirect Impacts. Non-significant adverse indirect impacts would be expected under Alternative 3. Currently, the AFRC has approximately 45 employee vehicles on site on a daily basis and additional vehicles for up to 400 soldiers on weekends. The proposed reuse would potentially have approximately 56 vehicles of people employed at the Property. There would also be additional traffic from residents in the new 60 housing units and the park property. Furthermore, there would be an increase in stationary emissions from the additional housing units on site. The mobile emissions associated with the reuse would not be significant as demonstrated in the calculations shown in Appendix B. Because there would be no new emission sources, NAAQS criteria pollutants would not be affected.

4.2.3 Hazardous and Toxic Substances

4.2.3.1 Affected Environment

4.2.3.1.1 Asbestos Containing Material (ACM)

An Asbestos Inspection Report was completed in December 2004 for the Amityville AFRC. Potential types, quantities, locations, and conditions of asbestos were examined for five buildings on the Property. Confirmed ACM was found to be present in three of the five buildings on the Property. These included Building 100 (Main Reserve Center) in the floor tile and tile mastic, Building 101 (OMS) in floor tile, and Building 105 (Storage Building) in sheet rock joint compound. None of the ACM was determined to be friable. No additional ACM abatement actions were undertaken since the last survey (USACE 2007). Because the storage building south of the OMS was built in 2000, asbestos was not a part of the construction materials used for this building.

4.2.3.1.2 Lead-Based Paint

A lead-based paint (LBP) survey was not found during records search for the ECP (USACE 2007). Three of the buildings on the Property (Buildings 100, 101, and 105) were constructed before 1978 and have the potential to have LBP present. At the time of the 2011 site survey, painted surfaces were in good condition, having no chipped or peeling paint observed, with the exception of Building 105.

4.2.3.2 Consequences

Potential impacts to hazardous and toxic substances are considered significant if the Proposed Action would:

- Result in noncompliance with applicable federal and state regulations; or
- Increase the amounts of generated or procured hazardous materials beyond current permitted capacities or management capabilities.

After performing an analysis of hazardous and toxic substances, it was determined that no significant impacts would occur under any alternative. Detailed analysis of each alternative is described in the subsections below.

4.2.3.2.1 Alternative 1 – No Action Alternative

Direct Impacts. No changes to the existing baseline conditions of hazardous and toxic substances are anticipated. Because the Amityville AFRC would not close and personnel would not be realigned; no direct impacts to this resource are anticipated. There would be no change in the generation and disposal of hazardous and toxic substances.

Indirect Impacts. No changes to the existing baseline conditions of hazardous and toxic substances are anticipated. Because the Amityville AFRC would not close and personnel would not be realigned; no indirect impacts to this resource are anticipated. There would be no change in the generation and disposal of hazardous and toxic substances.

4.2.3.2.2 Alternative 2 – Caretaker Status Alternative

Direct Impacts. The Army would continue maintenance activities necessary to protect the property and buildings from deterioration. This would include maintaining the interior floors in a manner that preserves the asbestos floor tiles. Any remaining small quantities of hazardous and toxic substances would be disposed of in accordance with federal, state, local, and DoD requirements after closure of the Amityville AFRC. The reduction in the use of these hazardous and toxic substances would result in a non-significant short-term beneficial impact.

Indirect Impacts. No indirect impacts are anticipated under this alternative. Continuing maintenance activities and disposal of small quantities of remaining hazardous and toxic substances would be limited to the Amityville AFRC property.

4.2.3.2.3 Alternative 3 - Preferred Alternative: Traditional Army Disposal and Reuse of the Amityville AFRC by the Town of Babylon and Long Island Coalition for the Homeless

Direct Impacts. Non-significant long-term beneficial and non-significant short-term and long-term adverse direct impacts would occur through the reuse of the Amityville AFRC property. Under this alternative, the Property would be transferred from the Army to the Town of Babylon and LICH as is. No remedial activities would be performed by the Army prior to the transfer of the property (*e.g.*, removal of asbestos floor tiles, lead abatement). Renovation activities that would involve the removal of ACM and LBP materials would be managed and disposed of by the Town of Babylon and LICH. Disposal activities would be in accordance with

federal, state, local, and DoD requirements. Long-term beneficial impacts are anticipated with the proper removal of these materials from the Property.

The 2004 asbestos survey did not find friable ACM in any of the buildings at the Amityville AFRC (EEG 2004). However, the survey identified non-friable ACM including Building 100 (Main Reserve Center) in the floor tile and tile mastic, Building 101 (OMS) in floor tile, and Building 105 (Storage Building) in sheet rock joint compound. Any remaining ACM would not present a threat to human health or the environment because the Grantee (i.e., Town of Babylon and LICH) would agree to undertake any asbestos abatement or remediation that may be required under applicable laws and regulations and to use the Property in compliance with all applicable laws relating to asbestos. The Grantee would agree to undertake any and all asbestos abatement or remediation in the aforementioned buildings that may be required under applicable law or regulation at no expense to the Grantor. The Grantee would covenant and agree that its use and occupancy of the Property will be in compliance with all applicable laws relating to asbestos. The Grantee would agree to be responsible for any future remediation or abatement of asbestos found to be necessary on the Property to include ACM in or on buried pipelines that may be required under applicable law or regulation.

LBP would not present an unacceptable risk to human health and the environment or present a disproportionate health and safety risk to children, because the Grantee would covenant and agree that it would not permit the occupancy or use of any buildings or structures on the Property as Residential Property, as defined under 24 Code of Federal Regulations Part 35, without complying with this section and all applicable federal, state, and local laws and regulations pertaining to lead-based paint and/or lead-based paint hazards. Prior to permitting the occupancy of the Property where its use subsequent to sale is intended for residential habitation, the Grantee specifically agrees to perform, at its sole expense, the Army's abatement requirements under Title X of the Housing and Community Development Act of 1992 (Residential Lead-Based Paint Hazard Reduction Act of 1992).

There would be non-significant short-term adverse direct impacts due to the potential for releases and spills that might occur during renovation activities. Continued operations on the property by the Town of Babylon and LICH could result in non-significant long-term adverse direct impacts due to the resulting potential for leakage or spills of hazardous materials from city vehicles. Personal staff vehicles and visitor vehicles parked at the facilities could also result in leaks or spills. This includes, but would not be limited to, gasoline, diesel, hydraulic fluid, motor oil, transmission fluid, and antifreeze.

Indirect Impacts. No indirect impacts are anticipated under this alternative since impacts would be limited to the Amityville AFRC property.

4.2.4 Land Use

4.2.4.1 Affected Environment

The Amityville AFRC is located in North Amityville, Town of Babylon, Suffolk County, New York. The site is in an urban setting and occupies approximately 15.6 acres. The site is located near existing community facilities and relatively integrated into the surrounding community.

4.2.4.1.1 Current and Future Development in the Region of Influence

The North Amityville Vision Plan draft was adopted by the Town of Babylon board in December of 2010. Sustainable Long Island partnered with the town to facilitate a community planning process. The goals of this visioning process are to ensure public participation in the revitalization of portions of North Amityville and explore the potential for redevelopment (SLI 2010). According to the Town of Babylon Department of Planning and Development, however, there are no current or planned development projects in close vicinity of the Amityville AFRC (Town of Babylon 2011).

4.2.4.1.2 Installation Land

The 15.6-acre project site is largely developed. Approximately 66 percent of the site is covered by impervious surfaces such as asphalt parking, driveways, concrete walkways, and buildings. Permeable surfaces on-site generally include lawns. On-site parking uses include a parking lot for use by the military personnel arriving in their personal vehicles and a military equipment parking lot. The project site includes five permanent buildings or structures and a small training site. The largest (main) building is approximately 27,000 square feet and the smallest is about 700 square feet. The main building is currently occupied with mostly administrative office uses. The out buildings, which are constructed from masonry and steel, are primarily used for light vehicle maintenance and/or cold storage. The entire site is enclosed by chain link security fencing. Three former missile silos are also located on-site, which have been capped with concrete and, over time, infiltrated with groundwater.

4.2.4.1.3 Surrounding Land

The Amityville AFRC is zoned as B Residence according to the Town of Babylon (Town of Babylon LRA 2010). Residence zoning permits such uses as single-family dwellings, community facilities, agricultural uses, and golf courses. Land use adjacent to the Property is a mix of residential and business properties. East of the AFRC there is a county right-of-way for Albany Avenue. Several small businesses are east of the AFRC on the east side of the highway. These businesses include: a natural gas equipment supplier, an automotive parts warehouse, and a lithographic company. A town recreational park is located immediately north of the AFRC, which contains a pool, playground, and other recreation facilities. The area is paved and grassed. In addition, single-family residential areas are located to the north and west. The property directly south of the AFRC consists of newer single family homes. Farther south, a new home development has been completed. The Catholic Church has numerous buildings to the south of the Property.

4.2.4.2 Consequences

Potential impacts to land use are considered significant if the Proposed Action would:

- Conflict with applicable ordinances and/or permit requirements;
- Cause nonconformance with the current general plans and land use plans, or preclude adjacent or nearby properties from being used for existing activities; or
- Conflict with established uses of an area requiring mitigation.

After performing an analysis of land use, it was determined that no significant impacts would occur under any alternative. Detailed analysis of each alternative is described in the subsections below.

4.2.4.2.1 Alternative 1 – No Action Alternative

Direct Impacts. No changes to the existing baseline conditions of land use are anticipated. Because the Amityville AFRC would not close and personnel would not be realigned; no direct impacts to land use are anticipated.

Indirect Impacts. No changes to the existing baseline conditions of land use are anticipated. Because the Amityville AFRC would not close and personnel would not be realigned; no indirect impacts to land use are anticipated.

4.2.4.2.2 Alternative 2 – Caretaker Status Alternative

Direct Impacts. The Amityville AFRC property would continue to contain parking areas, permanent structures, and maintained lawns under this alternative. However, the current occupants of the AFRC property would be relocated. Non-significant adverse direct impacts to the community would result from the change in land use from an operating AFRC to a vacant facility, including a potential decline in property values and decreased consumer base.

Indirect Impacts. No indirect impacts on land use are anticipated as maintenance activities are expected to continue for the current facilities. There would be no changes to land use under this alternative.

4.2.4.2.3 Alternative 3 – Preferred Alternative: Traditional Army Disposal and Reuse of the Amityville AFRC by the Town of Babylon and Long Island Coalition for the Homeless

Direct Impacts. There would be non-significant beneficial direct impacts to land use under this alternative. The reuse of this site would be more beneficial than leaving the property in caretaker status (i.e., Alternative 2). The proposed action would also result in beneficial use of the land for the Town of Babylon and the local residents in North Amityville. In addition, the land use would change from the training and administrative activities associated with national defense to community actions that affect the local area.

The 15.6-acre parcel to be used by the Town of Babylon may require a change of zoning from its current zoning of *B Residence*. Any change in zoning would need to be approved by the Town of Babylon. The following zoning districts, as set forth in Chapter 213, “Zoning,” of the *Code of the Town of Babylon*, may be appropriate for the project site (Town of Babylon LRA 2010):

- *E Business District* – The E Business District allows retail shops; personal service shops; banks, theaters, and offices; and undertaking establishments.
- *M.R. Multiple Residence District* - The M.R. Multiple Residence District permits multi-family residences and those uses permitted in an A Residence District, such as single-family dwellings, places of worship, public parks, colleges or universities, elementary or high schools, agricultural uses, office of a professional residing on the premises when such use is incidental to such residence, golf courses and country clubs, and accessory buildings and structures.

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- *Residence-Office Mixed-Use District* - The Residence-Office Mixed-Use District is intended to encourage office development of a high character compatibly mixed with residential uses, principally for areas within the Town in which a similar pattern of use has occurred or for areas in which an office-residence pattern is an appropriate transition between higher-density business districts and residential neighborhoods.
 - *Senior Citizens Multiple Residence District* - The Senior Citizens Multiple Residence District permits multiple residences for persons over the age of 55.

Both residential, office, and business districts are located adjacent to the Property. Therefore, the proposed developments would be similar to and would not conflict with the adjacent land uses.

Indirect Impacts. No indirect impacts on land use are anticipated as there would be no changes to land use on adjacent properties as a result of this action.

4.2.5 Socioeconomics

4.2.5.1 Affected Environment

The following sections discuss the existing economic and social conditions of the Region of Influence (ROI):

- Local and regional economic activity,
- Demographics,
- Housing,
- Public services,
- Environmental justice in minority and low-income populations, and
- Protection of children from environmental health risks and safety risks.

The Amityville AFRC is located within the Nassau-Suffolk, New York Metropolitan Division. The term Metropolitan Division is defined by the Office of Management and Budget (OMB) and is used to refer to a county or group of counties within a larger metropolitan statistical area. While the Metropolitan Division is part of a larger region, it often functions as a distinct social, economic, and cultural area (OMB 2009). The Nassau-Suffolk Metropolitan Division is the ROI for this socioeconomic analysis.

4.2.5.1.1 Economic Development

Local Economic Activity

Current personnel at the Amityville AFRC include 45 full-time employees. On weekends, up to 400 additional personnel may also report to the facility. Expenditures by employees would be spent in the local economy.

Regional Economic Activity

The state of New York saw a small increase in their labor force (approximately 2 percent) since 2005. During the same time period, as shown on Table 4-2, the unemployment rate in New York jumped to nearly 9 percent in 2010 from approximately 4 percent in 2005. Over the last few years, increased unemployment and underemployment has been a common trend among other states and the nation as a whole as a result of the Great Recession that began in late 2007 and

ended mid 2009. In 2010, unemployment continued to climb from lingering effects of the recession.

Jurisdiction	2010 Labor Force (persons)	2010 Unemployment Rate (%)	2005 Labor Force (persons)	2005 Unemployment Rate (%)
Suffolk County, New York	786,747	9.2	778,417	4.2
Nassau-Suffolk County, New York Metropolitan Division	1,474,285	8.1	1,468,717	4.1
New York	9,630,854	8.6	9,421,385	5.0
United States	153,889,000	9.6	149,320,000	5.1

Source: U.S. Department of Labor, Bureau of Labor Statistics, 2010 (BLS 2010)

Amityville AFRC is located on Long Island. The counties on Long Island entered the economic down turn a little later than the nation and had relatively small private sector job losses until September 2008. At that time, the area started feeling the effects from the national recession as well as a downsizing in the defense sector (NYDOL 2009). However, Long Island has several key industries (health care, biosciences, information technology, advanced manufacturing, and energy) that have the potential to be growing areas once the economy improves (NYDOL 2009). In the Nassau-Suffolk County Metropolitan Division, most industry sectors between 2009 and 2010 non-agricultural wage and salary employment saw a small decline except for the following sectors: education and health services, leisure and hospitality, other services, and government, as shown on Table 4-3.

Industry	2010 Annual Average (persons)	2009 Annual Average (persons)	2009-2010 Percent Change
Natural Resources and Mining and Construction	60,800	65,000	(6.5)
Manufacturing	73,000	75,100	(2.8)
Trade, Transportation and Utilities	256,200	257,200	(0.4)
Information	25,400	27,300	(7.0)
Financial Activities	69,800	70,800	(1.4)
Professional and Business Services	152,800	153,600	(0.5)
Education and Health Services	225,800	220,600	2.4
Leisure and Hospitality	100,900	98,400	2.5

Industry	2010 Annual Average (persons)	2009 Annual Average (persons)	2009-2010 Percent Change
Other Services	52,900	52,700	0.4
Government	208,900	206,700	1.1
Total	1,226,500	1,227,400	(0.1)

Source: New York Department of Labor, Historical Employment by Industry. 2010
() Indicates a Decrease

4.2.5.1.2 Demographics

Long Island has a very high population density with 1,665 people per square mile. As a suburb of New York City, Long Island offers a high quality of life, low crime rates, good public schools, many recreational and cultural opportunities, and job opportunities in nearby New York City. Following World War II, Suffolk County and Nassau County saw dramatic and rapid growth. Between 1950 and 1960, the region grew 93.3 percent and housing units constructed during that time accounted for 30 percent of all homes built in New York State, and the following decade (1960-1970) the population was the next highest decade of population growth (LIPA 2010). Since 1970, there has been diminished population growth, but each decade has still netted a gain in population.

Jurisdiction	2020 Projected Population¹	Percent Change 2000-2010	2010 Population	2000 Population
Village of Amityville	NA	<1	9,523	9,441
Suffolk County	1,530,550	5.2	1,493,350	1,419,369
Nassau-Suffolk County Metropolitan Division (ROI)	2,853,936	2.9	2,832,882	2,753,913
New York	19,697,021	2.1	19,378,102	18,976,457
United States ²	337,084,113	9.7	308,745,538	281,421,906

¹ Cornell University 2011.
² Proximity 2011
Source: U.S. Department of Commerce, U.S. Census Bureau, 1990, 2000, and 2010 U.S. Census

4.2.5.1.3 Housing

Long Island offers many amenities to residents, but it also has a very high cost of living at 142.3 (the U.S. average is 100) (City Data 2011a, b). In addition, the 2009 median real estate tax in Nassau County was \$8,306 (third highest in the nation) and in Suffolk County it was \$6,842. This is substantially higher than the nation average of \$1,854 (The Tax Foundation 2011).

Homeowners in the ROI pay on average nearly 8 percent of their income to real estate taxes while the rest of the Nation's homeowners pay around 3 percent. High taxes coupled with high housing values shown in Table 4-5 presents a challenge to find affordable housing on Long Island. Nassau-Suffolk County Metropolitan Division also has one of the most expensive rental markets. In 2009, the Center for Housing Policy studied 210 metropolitan areas fair market rents for 2-bedroom units. Nassau-Suffolk, New York ranked 5th (CHP 2009).

Jurisdiction	Total Housing Units 2010	Percent Vacant 2010	Percent Owner Occupied 2010	Median Value Owner Occupied 2009	Median Contract Rent 2009	Median Household Income 2010
Village of Amityville	3,997	7.7	70.9	\$424,274 ¹	\$1,337 ¹	\$75,573 ¹
Suffolk County	569,985	12.3	78.7	\$407,500 ¹	\$1,328 ¹	\$81,551
Nassau-Suffolk County, NY Metropolitan Division	1,038,331	8.3	79.3	\$441,500 ¹	\$1,305 ¹	\$86,328
New York	8,108,103	9.7	53.3	\$306,000 ¹	\$877 ¹	\$54,148
United States	131,704,730	11.4	65.1	\$185,400 ²	\$675 ²	\$50,046

¹ City Data 2009.
² U.S Department of Commerce, Bureau of the Census, American Community Survey 2005-2009.
Source: U.S. Department of Commerce, Bureau of the Census, American Community Survey 2010.

There are approximately 21,260 single family homes listed for sale in Nassau-Suffolk County Metropolitan Division. However, nearly 86 percent of the houses listed are in the \$250,000 and above price range (see Table 4-6).

Table 4-6 Residential Homes Listed for Sale, Amityville AFRC Region of Influence.		
Listed Price Range	Number of Homes Listed	
	Suffolk County	Nassau County
\$0-\$100,000	0	0
\$101,000 - \$150,000	340	61
\$151,000 - \$200,000	1,069	216
\$201,000 - \$250,000	1,416	374
\$251,000 - \$300,000	1,685	800
\$301,000-\$350,000	1,667	1,150
\$351,000 - \$400,000	1,525	1,189
Over \$400,000	4,934	5,273
TOTAL	12,197	9,063
<i>Source: Weichert Realty, 2011</i>		

4.2.5.1.4 Public Services

Education

Each of the counties within the ROI has multiple independent school districts in addition to private schools. The ROI has approximately 230 private and parochial schools. The private school enrollment is over 53,000 with approximately 4,873 teachers. There are approximately 67 public school districts in Nassau County while Suffolk County has approximately 75. The two counties serve approximately 476,000 students and employ approximately 36,000 teachers (Long Island Schools 2011).

Health

Residents in the ROI have access to a variety of hospitals and medical centers on Long Island. Within the two-county area, there are 29 hospitals, which includes specialized hospitals for children, veterans, mental health, and rehabilitation (Long Island Hospitals 2011). Brunswick Hospital Center, North Shore LIJ Health, and South Oaks Hospital are all located approximately 2 miles to the southwest of the AFRC. In addition, St. Joseph Hospital is located approximately 4.1 miles to the west.

Law Enforcement

Law enforcement within the ROI is provided by county and municipal police departments. The Village of Amityville Police Department is located 3.2 miles southwest of the AFRC. The Amityville Police Department provides law enforcement, emergency response service, and safety education (Village of Amityville 2011).

Fire Protection

Fire protection and emergency medical services are provided by municipal fire departments throughout the ROI. The Village of Amityville has a volunteer fire department. The firemen are trained in a variety of skills including emergency medical technology, fire science, hazardous waste handling, water rescue, and blood-borne pathogens handling. The Amityville Fire Department Chief's Office is located approximately 2.2 miles to the south of the AFRC.

Recreation

Long Island's parks, historic sites, beaches, and golf courses attract nearly 20 million visitors annually (New York State Office of Parks 2011). The Suffolk County Parks system includes over 46,000 acres of parkland. Popular activities include golfing, camping, horseback riding, swimming, fishing, beach activities, and boating. The county also has historic districts and sites (Suffolk County Government 2011).

4.2.5.1.5 Environmental Justice

On February 11, 1994, President Clinton issued EO 12898, Federal Actions to Address Environmental Justice in Minority and Low-Income Populations. The purpose of this EO is to avoid the disproportionate placement of adverse environmental, economic, social, or health impacts from federal actions and policies on minority and low-income populations or communities.

For environmental justice considerations, these populations are defined as minority or low-income individuals or groups of individuals subject to an actual or potential health, economic, or environmental threat arising from existing or proposed federal actions and policies. Low-income, i.e., at or below the poverty threshold, is defined as the aggregate annual mean income, which for a family of four was \$21,954 in 2009.

Table 4-7 summarizes minority and low income population for the area. The Amityville ROI has approximately 6 percent of individuals at or below the poverty level, a percentage which is much lower than the State of New York and the nation (American Community Survey 2010). Despite greater concentrations of minority population groups in the State of New York, the metropolitan division has percentages only slightly smaller than to that of the nation with 23 percent identifying as minority and 16 percent identifying as Hispanic/Latino ethnicity.

Jurisdiction	Total Population	Median Household Income	All People Whose Income is Below Poverty Level (%)
Suffolk County	1,493,350	\$81,551	6.2
Nassau-Suffolk County Metropolitan Division (ROI)	2,832,882	\$86,328	6.1
New York	19,378,102	\$54,148	14.9
United States	308,745,538	\$50,046	15.3

Source: U.S. Department of Commerce, U.S. Census Bureau – American Community Survey 1-year Estimates, 2010.

Jurisdiction	Percent Minority	Percent Black or African American	Percent American Indian/Alaska Native	Percent Asian	Percent Native Hawaiian or Other Pacific	Percent Some Other Race	Percent Ethnicity Hispanic/Latino
Suffolk County	19.2	7.4	1.1	3.4	0.0	5.6	16.5
Nassau-Suffolk Metropolitan Division (ROI)	23.1	9.3	0.7	5.5	0.0	5.6	15.6
New York	34.3	15.9	0.6	7.3	0.0	7.4	17.6
United States	27.6	12.6	0.9	4.8	0.2	6.2	16.3

Source: U.S. Department of Commerce, U.S. Census Bureau – American Community Survey 1-year Estimates, 2010.

4.2.5.1.6 Protection of Children

On April 21, 1997, President Clinton issued *EO 13045, Protection of Children from Environmental Health Risks and Safety Risks*. This EO recognizes that a growing body of scientific knowledge demonstrates that children may suffer disproportionately from environmental health risks and safety risks.

It is Army policy to fully comply with EO 13045 by incorporating these concerns in decision-making processes supporting Army policies, programs, projects, and activities. In this regard, the Army ensures that it would identify, disclose, and respond to potential adverse social and environmental impacts on children within the area affected by a proposed Army action.

Within 1 mile of the Amityville AFRC, there are two elementary schools, four daycare centers, and the North Amityville Town Pool.

4.2.5.2 Consequences

Potential socioeconomic impacts are considered significant if the Proposed Action would cause:

- Substantial gains or losses in population and/or employment; or
- Disequilibrium in the housing market, such as severe housing shortages or surpluses, resulting in substantial property value changes.

Potential environmental justice impacts are considered significant if the Proposed Action would cause disproportionate effects on low-income and/or minority populations. Potential impacts of environmental health and safety risks to protection of children are considered significant if the Proposed Action would cause disproportionate effects on children.

After performing an analysis of socioeconomics, it was determined that no significant impacts would occur under any alternative. Detailed analysis of each alternative is described in the subsections below.

4.2.5.2.1 Alternative 1 – No Action Alternative

Direct Impacts. No changes to the existing baseline conditions for socioeconomic resources are anticipated. Because the Amityville AFRC would not close and personnel would not be realigned, no direct impacts to these resources are anticipated.

Indirect Impacts. No changes to the existing baseline conditions for socioeconomic resources are anticipated. Because the Amityville AFRC would not close and personnel would not be realigned, no indirect impacts to these resources are anticipated.

4.2.5.2.2 Alternative 2 – Caretaker Status Alternative

Direct Impacts. The Amityville AFRC would close and relocate its operations to the new Farmingdale AFRC. Both of the installations are located within the Nassau-Suffolk Metropolitan Division; therefore, the impacts on the ROI and regional economy would not differ from baseline conditions. The potential exists for non-significant adverse impacts to businesses immediately surrounding the current facility that were used by Amityville AFRC personnel.

Indirect Impacts. Under this alternative, there would be benefits foregone (non-significant short-term adverse indirect impact) from the delayed reuse of the property. The Village of Amityville would lose potential immediate economic benefits from possible employment and sales from the reuse of the Property. Potential private developers of the Property would lose the immediate redevelopment opportunity and potential economic benefits as this reuse would be a public sector redevelopment. Residents of the surrounding community would lose any potential immediate employment that may be created through the renovation phase of the property.

4.2.5.2.3 Alternative 3 – Preferred Alternative: Traditional Army Disposal and Reuse of the Amityville AFRC by the Town of Babylon and Long Island Coalition for the Homeless

Direct Impacts. Under Alternative 3, non-significant short-term beneficial direct economic impacts would be realized by the regional and local economy during the renovation and construction phase of the proposed reuse. Employment generated by renovation and construction activities would result in wages paid; an increase in sales (business) volume; and expenditures for local and regional services, materials, and supplies.

The Economic Impact Forecast System (EIFS) model, developed by the USACE Construction Engineering Research Laboratory, was used to assess the impacts of this alternative on the economy. The estimated cost of materials and supplies for the renovation under Alternative 3 is approximately \$17 million (2011 dollars). The estimated renovation period for the new facilities is 2 years. The EIFS employment and income multiplier for the ROI is 4.07

Table 4-9 provides the estimated direct, indirect, and total annual economic impacts of renovation activities on business volume, income, and employment, as estimated by the EIFS model. These impacts would be realized over the length of the construction period. The increase in business volume, income, and employment includes capital expenditures, income, and labor directly associated with the renovation activity. Table 4-9 also provides the indirect impacts on business volume, income, and employment because of the initial direct impacts of the renovation activities. It should be noted that local construction workers are expected to be utilized and non-

local workers would not relocate. Appendix C contains a description of the EIFS model and the EIFS reports on impacts.

Table 4-9 Estimated Annual Economic Impacts: Alternative 3.				
Variable	Direct Impacts	Indirect Impacts	Total	RTV¹
Annual Construction Impacts²				
Sales (Business) Volume	\$7,155,024	\$21,965,930	\$29,120,950	0.02
Income	\$3,440,624	\$3,810,115	\$7,250,739	0.01
Employment	75	84	159	0.01
¹ Rational Threshold Value.				
² 2011 Dollars.				
Source: Economic Impact Forecast System, U.S. Army Corps of Engineers, Construction Engineering Research Laboratory.				

The EIFS model also includes a Rational Threshold Value (RTV) profile used in conjunction with the forecast models to assess the degree of the impacts of an activity for a specific geographic area. Appendix C contains a description of the RTV. Table 4-9 provides the RTV associated with each of the economic impacts resulting from the renovation activity. If the RTV for a variable is less than the historic maximum annual deviation for that variable, then the regional economic impacts are not considered significant. The regional positive RTVs for each economic variable are as follows: sales volume (12.15%) income (11.09%); employment (2.75%); and population (1.52%). Thus, the RTV for each of the variables was found to be considerably less than the respective regional RTV. For this reason, impacts associated with the construction would not result in substantial annual beneficial impacts.

There would be non-significant short-term beneficial benefits to the economy and labor market through additional employment opportunities during the construction phase of the property. There would be an estimated 48 temporary construction jobs. There would also be additional job opportunities in the social services sector from the reuse of the Main Reserve Center as a Community Resource Center.

It is anticipated that the majority of the new residents of the newly constructed housing units would be relocated from the surrounding Long Island community. Although there may be small changes to the population in neighborhoods within the ROI, there would be no impacts to the regional population.

There would be non-significant long-term beneficial impacts to housing resources in the ROI. The Town of Babylon has identified that one of the community's most urgent needs is a range of housing types for its residents (Town of Babylon LRA 2010). Single-family homes are the predominant form of housing in the area, and the high taxes coupled with high home values have made it challenging to find affordable housing on Long Island. The construction of 60 apartment units would provide more housing opportunities for residents, specifically those who need more affordable options.

There are no anticipated impacts to public services (i.e. police and fire protection, hospital services) because revenue from the project would be able to offset the marginal cost of any additional municipal services needed (Town of Babylon LRA 2010). The majority of the

housing units would be one-bedroom units. This was recommended to minimize any impacts to schools (Town of Babylon LRA 2010). There would be long-term impacts to park and recreation services from the construction of the new public park. It would provide families, youth, and seniors, the opportunity for physical activity in a neighborhood that is currently underserved in such opportunities, especially for youth.

The proposal includes the provision of affordable housing and services to at risk and homeless individuals and families, with a target population of veterans, low income families, and persons with disabilities. Both the affordable housing units and the construction of the community resource would have long-term benefits to individuals and families in poverty by providing resources for housing, counseling, crisis intervention, and vocational services to the community.

There no anticipated impacts to the safety of children. During construction, appropriate federal and State safety measures and health regulations would be followed to protect the health and safety of all residents as well as workers. Safety measures, barriers, and “no trespassing” signs would be placed around the perimeter of construction sites to deter children from playing in these areas, and construction vehicles and equipment would be secured when not in use.

Indirect Impacts. Employment generated by construction activities would result in additional indirect wages paid; an increase in indirect business volume; and indirect expenditures for local and regional services, materials, and supplies as indicated in Table 4-9. The indirect economic impacts of the proposed construction activities on business volume, income, and employment are also provided in Table 4-9. As a result of construction expenditures for materials, supplies, and services, in addition to construction labor wages, the EIFS model estimates an approximately \$22 million increase in indirect business volume; a \$4 million increase in indirect or induced personal income; and an increase of 81 indirect jobs created in the construction, retail trade, service, and industrial sectors. These impacts would be realized on an annual basis during the length of the construction period, and would have non-significant short-term impacts on the regional economy.

4.3 Cumulative Effects

The cumulative impact analysis evaluates the incremental effects of implementing any of the alternatives when added to past, present, and reasonably foreseeable future AFRC actions at the Amityville AFRC and the actions of other parties in the surrounding area, where applicable. The cumulative impact analysis has been prepared at a level of detail that is reasonable and appropriate to support an informed decision by the AFRC in selecting a preferred alternative. The cumulative impact discussion is presented according to each of the implementation alternatives listed.

The key components of the cumulative impact analysis include the following categories.

Cumulative Impact Analysis Area. The cumulative impact analysis area includes the area that has the potential to be affected by implementation of the proposed action at the Amityville AFRC. This includes the installation and the area proximate to the installation boundary and varies by resource category being considered. Analysis areas are defined in Section 4.7.2 for each resource category analyzed in detail.

Past and Present Actions. Past and present actions, other than the proposed action, are defined as actions within the cumulative analysis area under consideration that occurred before or during

June 2011. These include past and present actions at the Property and past and present demographic, land use, and development trends in the surrounding area. In most cases, the characteristics and results of these past and present actions are described in the Affected Environment sections under each of the resource categories covered in this EA.

The Amityville AFRC is located in the hamlet of North Amityville in the Town of Babylon, New York. The Property is located in a mixed-use area that combines commercial, industrial, and residential land uses. Early in the century, the Property had open fields and was owned by a nearby Catholic Church. In 1957, the U.S. Government purchased 15.7 acres of land for construction of a Nike missile launch facility. Between 1957 and 1970, the site, then called the Amityville Nike Missile Battery, was a Nike Missile Launch Area. The Property was changed to an administrative, maintenance, and training facility, and to maintenance of military vehicles around 1980 (USACE 2007).

Development in the area surrounding the Amityville AFRC began in the 1940s based on the 1947 aerial photograph. The initial development in the area was mainly residential. The 1954, 1969, 1979, and 1994 aerial photographs indicated little change in the adjacent property land use (USACE 2007).

North Amityville is one of the fastest growing areas within the Town of Babylon. The hamlet is comprised of eight percent of the Town's total population. In 2000, North Amityville had a population of 16,572 which increased to 17,200 in 2007 (SLI 2010). Major recent development projects in the area immediately surrounding the Amityville AFRC include new single family homes constructed in 2007 approximately 500 feet south of the AFRC.

Reasonably Foreseeable Future Actions. Reasonably foreseeable future actions are mainly limited to those that have been approved and that can be identified and defined with respect to timeframe and location. Reasonably foreseeable future actions that have been identified and considered in the analysis of cumulative impacts, both on the AFRC property and off the AFRC property, are listed below:

- Relocation of units from the Amityville AFRC in North Amityville, New York to a new AFRC in Farmingdale, New York.
- Relocation of units from the BG Theodore Roosevelt USARC in Uniondale, New York to a new AFRC in Farmingdale, New York.
- The new AFRC shall have the capability to accommodate New York National Guard units from the following New York Army National Guard Readiness Centers: Bayshore, Freeport, Huntington Station, Patchogue, and Riverhead, and Organizational Maintenance Shop 21, Bayshore, New York, if the State of New York decides to relocate those National Guard units.
- Military operations in the New York City area will continue in order to provide New York and the United States with ready and deployable forces for missions at home and abroad. This would include military training activities at Fort Hamilton, in Brooklyn, New York, which provides the New York metropolitan area with military installation support for the Army National Guard and the United States Army Reserve. Military training at New York Air National Guard and New York Army National Guard facilities will also continue in the area.
- Continued redevelopment and revitalization of businesses in the North Amityville area are anticipated. The North Amityville Vision Plan draft was adopted by the Town of

Babylon board in December of 2010. The goals of this visioning process are to ensure public participation in the revitalization of portions of North Amityville and explore the potential for redevelopment (SLI 2010). According to the Town of Babylon Department of Planning and Development, however, there are no current or planned development projects in the vicinity of the Amityville USARC (Town of Babylon 2011).

- Potential future development projects in North Amityville that are less than 2 miles from the Amityville AFRC include (Town of Babylon 2011):
 - 823 Broadway (over 1 mile from the Amityville AFRC) – 500 rental units total (213 one-bedroom and 287 two-bedroom) and 45,500 square foot retail;
 - Albany Avenue and Seabro Avenue (approximately 1/3 mile from the Amityville AFRC) – change of zone from residential to commercial. Site improvements to commercial building;
 - Great Neck and Albany Avenue (approximately 3/4 mile from the Amityville AFRC) – convenience store in gas station;
 - Darerka Street and Geraldine Avenue (approximately 1 mile from the Amityville AFRC) – install two mobile homes;
 - Lindy Avenue and Countyline Road and Lindy Avenue and Hoover (approximately 1.3 mile from the Amityville AFRC) – maintain two existing dwellings and construct five new family dwellings.
- Approved future development projects in North Amityville that are less than 2 miles from the Amityville AFRC include (Town of Babylon 2011)
 - 677 Broadway (over 1 mile from the Amityville AFRC) – construct an addition to an existing building;
 - 770 Broadway (over 1 mile from the Amityville AFRC) – construct 12,000 square foot office building;
 - 810 Broadway (over 1 mile from the Amityville AFRC) – demolish existing Taco Bell Restaurant and construct a new Taco Bell;
 - 6500 New Horizons Blvd. (approximately 1/2 mile from the Amityville AFRC) – interior and exterior alterations to an existing industrial site;
 - 130 New Highway (over 1 mile from the Amityville AFRC) – legalize an industrial laundry facility;
 - 200 New Highway (approximately 1/3 mile from the Amityville AFRC) – expand existing parking areas to the east and south of building;
 - 5 Maple Road (approximately 1/2 mile from the Amityville AFRC) – subdivide a parcel with existing dwelling into two and construct one 1-family dwelling;
 - Glenmalure Street and Geraldine Avenue (over 1 mile from Amityville AFRC) – subdivide a parcel with existing dwelling into two and construct one 1-family dwelling; and

-
- 67 Brewster Lane (over 1 mile from Amityville AFRC) - subdivide a parcel with existing dwelling into two and construct one 1-family dwelling.

4.3.1 Potential Cumulative Impacts

4.3.1.1 No Impacts to Resources

As documented in Section 4.1 of this EA, there are several resource categories that that will not be discussed in the cumulative impacts section:

- Not present;
- Present, but not impacted; or
- Present, but have little or no measurable impacts.

The resource categories that are not discussed in detail include:

- Biological Resources;
- Cultural Resources;
- Geology and Soil;
- Noise;
- Transportation;
- Utilities; and
- Water Resources.

4.3.1.2 Alternative 1 – No Action Alternative

Under Alternative 1 it is anticipated that past and present development trends on the AFRC and in the surrounding civilian community would continue. However, for the closure action directed by the BRAC Commission, it is noted that for the No Action Alternative, maintenance of current conditions is not feasible because the BRAC actions are Congressionally mandated actions.

4.3.1.3 Alternative 2 – Caretaker Status Alternative

Cumulative impacts under Alternative 2 by resource category are as follows:

- **Aesthetics and Visual Resources.** The cumulative impact analysis area for aesthetics and visual resources includes the AFRC property and associated viewshed. There would be non-significant adverse cumulative impacts to aesthetics and visual resources under this alternative if there are other vacant properties in the vicinity of the Amityville AFRC.
- **Air Quality.** The cumulative impact analysis area for air quality includes the New York – N. New Jersey – Long Island, NY-NJ-CT-PA air region. During the implementation of the caretaker status, there would be a net decrease in emissions because operations at the Property, including heating and cooling, would be reduced. Also, there would be a reduction of mobile emissions from government vehicles and POVs because the building would be vacant. Therefore, there are no anticipated cumulative impacts.
- **Hazardous and Toxic Substances.** The cumulative impact analysis area for hazardous and toxic substances includes the Amityville AFRC property and immediate vicinity. Following the closure and during implementation of the caretaker status, there would be

a net decrease in the amount of hazardous waste and toxic substances on site. Therefore, there are no anticipated cumulative impacts.

- **Land Use.** The cumulative impact analysis area for land use includes a ½ mile radius around the Amityville AFRC property. Non-significant adverse direct impacts to the community resulting from the change in land use from an operating AFRC to a vacant facility would combine with the effects from vacant retail buildings in the area. This would contribute to a potential decline in property values and decreased consumer base in the vicinity of the Property.
- **Socioeconomics.** The cumulative impact analysis area for socioeconomics includes the Nassau-Suffolk County Metropolitan Division. Under this alternative, the Amityville AFRC would close and relocate the units to a new Armed Forces Reserve Center located in Farmingdale, Texas. Both of the facility sites are located within the Nassau-Suffolk County Metropolitan Division; therefore, the impacts on the ROI and regional economy would not differ from baseline conditions. There are no anticipated cumulative impacts.

4.3.1.4 Alternative 3 – Preferred Alternative: Traditional Army Disposal and Reuse of the Amityville AFRC by the Town of Babylon and Long Island Coalition for the Homeless

Cumulative impacts under Alternative 3 by resource category are as follows:

- **Aesthetics and Visual Resources.** The cumulative impact analysis area for aesthetics and visual resources includes the AFRC property and associated viewshed. There would be no short-term cumulative impacts during demolition/construction activities because there are no other planned construction projects within the viewshed of the Amityville AFRC. There would be potential for non-significant long-term beneficial cumulative impacts from the AFRC property reuse that includes recreational use, new retail and housing, and homeless services. Other potential development projects in the area, including the recent housing development south of the Property, in addition to the proposed action could increase the aesthetic and visual appeal of the area by replacing older structures with new recreational, retail, and housing facilities.
- **Air Quality.** The cumulative impact analysis area for air quality includes the New York – N. New Jersey – Long Island, NY-NJ-CT-PA air region. Potential emissions from the proposed renovation and reuse of the Amityville AFRC would not be significant. The contribution of these emissions to regional air emissions would not result in a significant cumulative impact.
- **Hazardous and Toxic Substances.** The cumulative impact analysis area for hazardous and toxic substances includes the Amityville AFRC property and immediate vicinity. Construction associated with the proposed action and other reasonably foreseeable future actions would be consistent with the current urban setting; consequently no changes to the affected environment are anticipated and no cumulative impacts would be expected to occur.
- **Land Use.** The cumulative impact analysis area for land use includes a ½ mile radius around the Amityville AFRC property. Non-significant cumulative impacts associated with this project in combination with other past, present, and reasonably foreseeable future projects would include potential land use changes such as new housing, retail,

and recreational facilities. These land use changes are compatible with surrounding land use.

- **Socioeconomics.** The cumulative impact analysis area for socioeconomics includes the Nassau-Suffolk County Metropolitan Division. Employment generated by the reuse of the Amityville AFRC property would result in wages paid; an increase in sales (business) volume; and expenditures for local and regional services, materials, and supplies. These beneficial impacts combined with the employment and economic opportunities of the future development that is expected throughout the region would have non-significant short-term and long-term beneficial impacts to the local and regional community. This was outlined in the North Amityville Vision Plan draft (SLI 2010).

4.4 Best Management Practices

As discussed in Sections 4.1 through 4.6 above, no significant adverse or significant beneficial impacts have been identified or are anticipated as a result of implementing any of the Proposed Action alternatives or the No Action Alternative.

Local, state, and federal regulations for noise, air, water, and soil resources will be adhered to during all phases of demolition and renovation/construction, as appropriate, to minimize impacts associated with implementing the proposed action.

SECTION 5.0 FINDINGS AND CONCLUSIONS

This EA was conducted in accordance with the requirements of NEPA, the Council on Environmental Quality regulations implementing NEPA (40 CFR 1500), and 32 CFR 651 Environmental Analysis of Army Actions. As analyzed and discussed in the EA, direct, indirect, and cumulative impacts of the each of the action alternatives and the No Action Alternative have been considered and no significant impacts (either beneficial or adverse) have been identified. Therefore, issuance of a FNSI is warranted and preparation of an EIS is not required.

Any of the alternatives considered could be implemented. However, the No Action Alternative would not support Congressional requirements under the BRAC law (Public Law 101-510); consequently, it has not been selected for implementation.

Alternative 3 is the preferred alternative of the Army. This alternative would include the transfer the property via public benefit conveyance to the Town of Babylon and LICH with 6 acres being used for the purpose of recreational use and the remaining 9.7 acres to be used by LICH for the provision of homeless services, retail uses, and housing as recommended by the Town of Babylon LRA in the Amityville AFRC Reuse Plan (Town of Babylon LRA 2010).

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SECTION 6.0 LIST OF PREPARERS

This EA was prepared under the direction of the 99th RSC and USACE. Individuals who assisted in issue resolution and provided agency guidance for this document are:

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Contractor personnel involved in the development of this EA include the following:

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Susan Bupp	B.A. Anthropology, M.A. Anthropology. 33 years of experience in environmental assessment and impact studies, Section 106 coordination, and cultural resources investigations.	Cultural Resources Specialist; responsible for preparation of cultural resources affected environment and consequences.
Virginia Flynn	B.S. Horticulture, M.S. Plant Biology. Over 14 years of experience in environmental assessment and impact studies, biological community investigations, and ecosystem restoration.	Senior Environmental Scientist, data collection, analysis, and preparation of EA text and supporting sections
Richard Hall	B.S. Environmental Biology, M.S. Zoology. Over 24 years of experience in environmental assessment and impact studies, biological community investigations, and ecosystem restoration.	Project Manager/Senior Project Planner; data collection and key participant in description of proposed action, alternatives formulation, and related environmental analyses.
Michael Kulik	B.S. Environmental Biology, M.S. Environmental Science, Masters of Public Affairs, LEED AP BD+C. Over 5 years experience in environmental compliance and hazardous materials assessment and remediation.	Senior Environmental Scientist, data collection, analysis, and key participant in preparation of EA text and supporting sections.

Name	Education and Experience	Primary Responsibilities
Rachael E. Mangum	B.A. Anthropology, M.A., Anthropology. Over 11 years experience in cultural resources management under the NHPA and documentation under NEPA.	Cultural Resources Specialist. Responsible for preparation of cultural resources affected environment and consequences.
Darren Mitchell	B.S. Biology, M.S. Biology. Over 6 years experience in working on environmental compliance, wildlife management, wetland delineations, and NEPA planning.	Senior Environmental Scientist, task manager and key participant in site visit, data collection, analysis, and preparation of EA text and supporting sections.
Amanda Molsberry	B.A. Geography, M.S. Environmental Science and Policy. Over 5 years experience in conservation design, environmental planning, and socioeconomic analysis.	Environmental Scientist, data collection, analysis, and key participant in preparation of EA text and supporting sections.
Randy Norris	B.S. Plant and Soil Science, Master of Urban Planning/Environmental Planning. 19 years experience in environmental impact assessment, environmental management, and planning.	Project Scientist; key participant in description of proposed action, alternatives formulation, and environmental impact analyses.
Rebecca Porath	B.S. Fisheries and Wildlife Management, M.S. Zoology. Over 12 years experience in environmental, biological, and natural resource planning projects.	Senior Environmental Scientist, data collection, analysis, and key participant in preparation of EA text and supporting sections.
Katie Astroth	B.S. Biology: 3 years experience in fish and wildlife biology and aquatic ecology.	Scientist/Biologist; key participant in site visit, data collection, analysis, and preparation of EA text and supporting sections.

SECTION 7.0 DISTRIBUTION LIST

Persons and Organizations contacted as part of the initial coordination effort:

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Lindenhurst, NY 11757-2597

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National Parks Service
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Susan George, Assistant Director
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Linda R. Charest, BRAC Coordinator
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Anadarko, OK 73005

Kimberly Vele, President
Stockbridge Munsee Community of Wisconsin
Mohican Nation
N8476 Mo He Con Nuck Road
Bowler, WI 54416

Randy King, Chairperson
Shinnecock Indian Nation
P.O. Box 5006
Southampton, NY 11969

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SECTION 8.0 REFERENCES

References used during the development of this EA include the following:

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SECTION 9.0 PERSONS CONSULTED

Information was solicited and collected from the following individuals or organizations in preparation of this document:

- AFRC installation personnel
- Members of the LRA (Town of Babylon)
- US EPA, Region 2
- US Fish and Wildlife Service, Long Island Field Office
- National Parks Service, Federal Lands to Parks Program
- NYDEC Region 1
- Dept. of Housing and Urban Development, Office of Special Needs Assistance Programs
- New York State Historic Preservation Office
- Delaware Tribe of Indians
- Delaware Nation
- Stockbridge Munsee Community of Wisconsin
- Shinnecock Indian Nation

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SECTION 10.0 ACRONYMS

A		FNSI	Finding of No Significant Impact
ACM	Asbestos Containing Material		
AFRC	Armed Forces Reserve Center	G	
AST	Aboveground Storage Tank	H	
B		HVAC	Heating, Ventilation, and Air Conditioning
BRAC	Base Realignment and Closure	I	
C		J	
CDC	Community Development Corporation	K	
CEQ	Council on Environmental Quality	L	
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act	LBA	Legally Binding Agreement
CFR	Code of Federal Regulations	LBP	Lead-Based Paint
D		LICH	Long Island Coalition for the Homeless
DoD	Department of Defense	LRA	Local Redevelopment Authority
E		M	
EA	Environmental Assessment	MEP	Military Equipment Parking
ECP	Environmental Condition of Property	N	
EF	Emissions Factor	NAAQS	National Ambient Air Quality Standards
EIFS	Economic Impact Forecast System	NEPA	National Environmental Policy Act
EIS	Environmental Impact Statement	NOI	Notice of Interest
EO	Executive Order	NOx	Nitrogen Oxides
F		NPS	National Parks Service
FEMA	Federal Emergency Management Agency	NRHP	National Register of Historic Places
		NWR	National Wildlife Refuge

NY SHPO	New York State Historic Preservation Office	T	
		TSCA	Toxic Substances Control Act
O		TPY	Tons Per Year
OMB	Office of Management and Budget	U	
OMS	Organizational Maintenance Shop	US	United States
OWS	Oil-Water Separator	USACE	United States Army Corps of Engineers
P		USAR	United States Army Reserve
PCB	Polychlorinated biphenyls	USC	United States Code
POL	Petroleum, Oils, and Lubricants	USEPA	United States Environmental Protection Agency
POV	Privately Owned Vehicle	USFWS	United States Fish and Wildlife Service
Q		UST	Underground Storage Tank
R		V	
RCRA	Resource Conservation and Recovery Act	VOC	Volatile Organic Compounds
ROI	Region of Influence	VWF	Vehicle Wash Facility
RSC	Regional Support Command	W	
RTV	Rational Threshold Values	X	
S		Y	
SIP	State Implementation Plan	Z	
SHPO	State Historic Preservation Officer		

APPENDIX A – AGENCY COORDINATION

A.1 Initial Coordination Letters	A-3
A.2 SHPO – Section 106 Consultation	A-23
A.3 USFWS Consultation	A-41
A.4 Agency and Public Notices	A-51

Public and Agency Comments

As noted in Section 1.3, public involvement includes public comment on the draft Environmental Assessment. All agencies and organizations having a potential interest in the Proposed Action are provided the opportunity to participate in the decision making process.

The Army invites public participation in the NEPA process. Consideration of the views and information provided by all interested persons promotes open communication and enables better decision making. Agencies, organizations, Native American groups, and members of the public having a potential interest in the Proposed Action, including minority, low-income, and disadvantaged persons, are urged to participate in the NEPA process.

Per requirements specified in 40 CFR 1500-1508, the EA was available for public and agency comment for a 30-calendar-day review period (starting with the publication of the NOA) to provide agencies, organizations, and individuals with the opportunity to comment on the EA and draft FNSI. Public notices were published in local newspapers to inform the public that the EA and draft FNSI were available for review. The notices identified a point of contact to obtain more information regarding the NEPA process, identified means of obtaining a copy of the EA and draft FNSI for review, listed public libraries where paper copies of the EA and draft FNSI could be reviewed, and advised the public that an electronic version of the EA and draft FNSI were available for download at the following Web site:

http://www.hqda.army.mil/acsim/brac/env_ea_review.htm.

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A.1 Initial Coordination Letters

Appendix A.1 contains the following correspondence associated with the preparation of the Environmental Assessment

<u>Agency</u>	<u>Date</u>
Ms. Grace Musumeci, NEPA Coordinator, USEPA, Region 2	February 24, 2012
Letter from USEPA, Region 2 (Response)	March, 23, 2012
Ms. Ann Marie Jones, Director, Downtown Revitalization Task Force, Town of Babylon	February 24, 2012
Ms. Elyse R. LaForest, Program Manager, Federal Lands to Parks Program National Parks Service	February 24, 2012
Mr. Peter A. Scully, NYSDEC Region 1	February 24, 2012
Email from NYSDEC (Response)	April 5, 2012
Email from 99 th RSC (Response)	April 5, 2012
Susan George, Assistant Director, Office of Downtown Revitalization Town of Babylon	February 24, 2012
Linda R. Charest, BRAC Coordinator, Office of Special Needs Assistance Programs, Dept. of Housing and Urban Development	February 24, 2012

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DEPARTMENT OF THE ARMY
HEADQUARTERS, 99TH REGIONAL SUPPORT COMMAND
5231 SOUTH SCOTT PLAZA
FORT DIX, NJ 08640-5000

Ms. Grace Musumeci
NEPA Coordinator
US EPA, Region 2
290 Broadway, 25th Floor
New York, NY 10007

FEB 24 2012

Reference: National Environmental Policy Act Environmental Assessment for the Closure, Disposal, and Reuse of the Amityville U.S. Armed Forces Reserve Center in North Amityville, New York.

Ms. Musumeci,

The United States Army Reserve 99th Regional Support Command (RSC) is preparing an Environmental Assessment (EA) for the proposed action of closure, disposal, and reuse of the Amityville U.S. Armed Forces Reserve Center (Amityville AFRC). The EA is being prepared in accordance with Council on Environmental Quality regulations (40 *Code of Federal Regulations* [CFR] Parts 1500-1508) for implementing the National Environmental Policy Act of 1969 (NEPA) and *Environmental Analysis of Army Actions*, 32 CFR Part 651.

NEPA requires a Federal agency to provide the public and other stakeholders with an opportunity to participate in the process of analyzing Federal actions that could impact the natural and man-made environment. The purpose of this letter is to inform your agency of an opportunity to assist the Army in identifying potential impacts that may occur as a result of the proposed action and its alternatives. Your participation in this process is greatly appreciated.

The purpose and need of the closure, disposal, and reuse of the Amityville AFRC is to meet the requirements of the Base Closure and Realignment Act. The Amityville AFRC is located at 600 Albany Avenue, North Amityville, Suffolk County, New York. The site is 15.7 acres in size and contains five permanent structures. The majority of the site is covered in pavement (parking) or landscaped areas. A 2.5-acre fallow field is present in the southwest corner of the site.

NEPA requires that alternatives to the proposed action are analyzed. Three alternatives are being considered for the proposed action and all would occur at the current location of the Amityville AFRC. The No Action Alternative (Alternative 1) represents baseline conditions at the property. No change from the current activities would occur under this alternative. However, since the Reserve mission at the Amityville AFRC ended on September 13, 2011, it is unlikely that it would ever resume. Nevertheless, this No Action alternative allows comparison of impacts between the prior mission, the current caretaker status, and the proposed reuse. Under the Caretaker Status Alternative (Alternative 2), the Army secured the Amityville AFRC after the military mission ended to ensure public safety and the security of remaining government property. From the time of operational closure until conveyance of the property, the Army will provide for maintenance procedures to preserve and protect the site for reuse in an economical manner that facilitates redevelopment.

Page 2

The Army's Preferred Alternative (Alternative 3) involves the disposal and reuse of the Amityville AFRC and subsequent transfer of 6 acres to the Town of Babylon for the purpose of recreational use and the transfer of 9.7 acres to the Long Island Coalition for the Homeless for the provision of homeless services.

As part of the early project coordination and NEPA scoping process, we are requesting that stakeholders identify key issues that should be addressed as part of this evaluation. Please provide your comments relative to the following:

- Issues of concern that you may have knowledge of or that are within your regulatory jurisdiction
- Available technical information regarding these issues
- Mitigation or permitting requirements that may be necessary for project implementation.

Comments on the proposed action and the alternatives will be accepted for 30 calendar days from the date on this letter. Comments received during this time will be used in preparation of the EA. Written comments should be submitted to the NEPA Coordinator of the 99th RSC, Amanda Murphy (Department of Public Works) at 5231 South Scott Plaza, Fort Dix, New Jersey, 08640 or amanda.w.murphy.ctr@us.army.mil.

Sincerely,



Jeffrey M. Hrzic
Chief, Environmental Division

Enclosures:

Figure 1: Site Location Map

Figure 2: Current Site Plan



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
REGION 2
290 BROADWAY
NEW YORK, NY 10007-1866

MAR 23 2012

Amanda Murphy
NEPA Coordinator of the 99th RSC
Dept of Public Works
5231 South Scott Plaza
Fort Dix, NJ 08640

Dear Ms. Murphy:

The Environmental Protection Agency (EPA) is responding to your letter of February 24, 2012 stating that the United States Army Reserve 99th Regional Support Command is preparing an environmental assessment (EA) for the proposed action of closure, disposal, and reuse of the Amityville U.S. Armed Forces Reserve Center (AFRC). Your letter requested that EPA provide comments on the proposed action and the alternatives.

The facility is located at 600 Albany Avenue in North Amityville, Suffolk County, New York on a 15.7-acre site containing five permanent structures. The majority of the site is currently paved or landscaped; a 2.5-acre fallow field is in the southwest corner of the site. It is EPA's understanding that the Army's preferred alternative is to transfer 6 acres to the Town of Babylon for recreational use and the remaining 9.7 acres to the Long Island Coalition for the Homeless for provision of homeless services.

EPA offers the following comments regarding topics/issues to be considered in the alternatives analysis and during preparation of the EA.

- Evaluate the impacts of each alternative on the Nassau-Suffolk Aquifer which is designated as a sole source aquifer.
- Test soils and include results in the EA.
- Discuss accessibility of the site via mass transit, particularly since public services are being considered.
- Minimize the amount of impervious surface on site.
- Consider adaptations that may be necessary because of climate change.

Finally, enclosed is a list of resources, "U.S. EPA Region 2, Green Recommendations" that you or future site owners may find useful.

Internet Address (URL) • <http://www.epa.gov>

Recycled/Recyclable • Printed with Vegetable Oil Based Inks on Recycled Paper (Minimum 50% Postconsumer content)

U.S. EPA Region 2 Green Recommendations¹

To the maximum extent possible, projects are encouraged to use local and/or recycled materials; to recycle materials generated onsite; and to utilize low emissions technology and fuels. Further, they should use, to the extent feasible, renewable energy (including, but not limited to solar, wind, geothermal, biogas, and biomass) and energy efficient technology in the design, construction, and operation of transportation, building, and infrastructure projects.

- **ENERGY STAR/Multi-media green building and land design practices**

Require green building practices which have multi-media benefits, including energy efficiency, water conservation (see WaterSense below), and healthy indoor air quality. Apply building rating systems and no-cost online tools and guides, such as ENERGY STAR, Portfolio Manager, Target Finder, Indoor Air Quality Package, and WaterSense for building construction. Third party high-bar, multimedia standards should be required for building construction and land design (LEED and Sustainable Sites Initiative, Collaborative for High Performance Schools (CHPS), or local equivalent).

U.S. Green Building Council (USGBC) LEED Programs and Guides: <http://www.usgbc.org/programs>

ENERGY STAR home page: <http://www.energystar.gov>

ENERGY STAR Target Finder (no-cost online tool to set energy performance targets):

<http://www.energystar.gov/targetfinder>

Indoor Air Quality: <http://www.epa.gov/iaq>

- **WaterSense - Encourage water conservation in building construction**

Promote the use of water-efficient products to be used in new building construction through the use of WaterSense-labeled products and the use of contractors certified through a WaterSense-labeled program. Water-efficient landscape design and wise irrigation tips are also included in WaterSense.

<http://www.epa.gov/watersense/>

- **Green building for U.S. Federal Agency Projects**

The *Federal Green Construction Guide for Specifiers* includes helpful information for procuring green building products and construction/renovation services within the Federal government:

<http://www.wbdg.org/design/greenspec.php>

- **Ensure environmentally preferable purchasing**

Promote markets for environmentally preferable products by referencing EPA's multi-attribute Environmentally Preferable Purchasing guidance. Products and services include: Building and Construction, Carpets, Cleaning, Electronics, Fleets, Food Services, Landscaping, Meetings and Conferences, Office Supplies, and Paper.

<http://www.epa.gov/epp>

- **Purchase 'green' electronics, and measure their benefits**

Require the purchase of desktop computers, monitors, and laptops that are registered as Silver or Gold products with EPEAT, the Electronics Product Environmental Assessment Tool (www.epeat.net). Products registered with EPEAT use less energy, are easier to recycle, and can be more easily upgraded than non-registered products. Energy savings, CO₂ emission reductions, and other environmental benefits achieved by

¹ "Green" here means environmentally sound practices in general and is not equivalent to the specific "green infrastructure" requirements in the American Recovery and Reinvestment Act (ARRA). Please note that this list is not meant to be all inclusive.



<http://www.fhwa.dot.gov/pavement/recycling/rectools.cfm>
<http://www.epa.gov/osw/consERVE/rrr/imr/index.htm>

- **Encourage cost-efficient, environmentally friendly landscaping**
EPA's GreenScapes program provides cost-efficient and environmentally friendly solutions for landscaping. Designed to help preserve natural resources and prevent waste and pollution, GreenScapes encourages companies, government agencies, other entities, and homeowners to make more holistic decisions regarding waste generation and disposal and the associated impacts on land, water, air, and energy use.
<http://www.epa.gov/osw/consERVE/rrr/greenscapes/index.htm>
- **Incorporate onsite energy generation and energy efficient equipment upgrades into projects at drinking water and wastewater treatment facilities**
Promote the use of captured biogas in combined heat and power systems and/or renewable energy (wind, solar, etc.) to generate energy for use onsite as well as upgrades to more energy efficient equipment (pumps, motors, etc.).
<http://water.epa.gov/infrastructure/sustain/goinggreen.cfm>
<http://www.epa.gov/region9/waterinfrastructure/howto.html>
- **Incorporate greener practices into remediation of contaminated sites**
Encourage or incentivize the use of greener remediation practices, including designing treatment systems with optimum energy efficiency; use of passive energy technologies such as bioremediation and phytoremediation; use of renewable energy to meet power demands of energy-intensive treatment systems or auxiliary equipment; use of cleaner fuels, machinery, and vehicles; use of native plant species; and minimizing waste and water use.
<http://cluoin.org/greenremediation/index.cfm>
- **Encourage land development in Brownfield and infill sites**
Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment. These sites are often "infrastructure-ready," eliminating the need to build new roads and utility lines which are necessary in undeveloped land.
<http://www.epa.gov/brownfields/>
- **Encourage use of Smart Growth and transit oriented development principles**
Smart Growth and transit oriented development (TOD) principles help preserve natural lands and critical environmental areas, and protect water and air quality by encouraging developments that are mixed-use, walkable and located near public transit. Encourage use of bicycling with bike commuter parking, storage, and changing facilities. Encourage carpooling or alternative vehicles with preferable parking spaces or electric vehicle plug in spots.
<http://www.epa.gov/smartgrowth>
- **Use the Integrated Design process on building developments**
Current procurement practices tend to separate out development into distinct stages that discourage communication across the project lifecycle. The Integrated Design process calls for the active and continuing engagement of all stakeholders throughout the building design, development, and construction phases including the owners, architects, engineers, building department officials, and other professionals. This process can help create a higher performing building at lower costs, allows for various building systems to work together, eliminates redundancy from overdesign and unnecessary capacity, and minimizes change orders during the construction phase. We encourage revising procurement practices so that it can use the Integrated Design process.
http://www.wbdg.org/design/engage_process.php





DEPARTMENT OF THE ARMY
HEADQUARTERS, 99TH REGIONAL SUPPORT COMMAND
5231 SOUTH SCOTT PLAZA
FORT DIX, NJ 08640-5000

Ms. Ann Marie Jones, Director
Downtown Revitalization Task Force
Town of Babylon
200 East Sunrise Highway
Lindenhurst, NY 11757-2597

FEB 24 2012

Reference: National Environmental Policy Act Environmental Assessment for the Closure, Disposal, and Reuse of the Amityville U.S. Armed Forces Reserve Center in North Amityville, New York.

Ms. Jones,

The United States Army Reserve 99th Regional Support Command (RSC) is preparing an Environmental Assessment (EA) for the proposed action of closure, disposal, and reuse of the Amityville U.S. Armed Forces Reserve Center (Amityville AFRC). The EA is being prepared in accordance with Council on Environmental Quality regulations (40 *Code of Federal Regulations* [CFR] Parts 1500-1508) for implementing the National Environmental Policy Act of 1969 (NEPA) and *Environmental Analysis of Army Actions*, 32 CFR Part 651.

NEPA requires a Federal agency to provide the public and other stakeholders with an opportunity to participate in the process of analyzing Federal actions that could impact the natural and man-made environment. The purpose of this letter is to inform your agency of an opportunity to assist the Army in identifying potential impacts that may occur as a result of the proposed action and its alternatives. Your participation in this process is greatly appreciated.

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Page 2

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As part of the early project coordination and NEPA scoping process, we are requesting that stakeholders identify key issues that should be addressed as part of this evaluation. Please provide your comments relative to the following:

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- Available technical information regarding these issues
- Mitigation or permitting requirements that may be necessary for project implementation.

Comments on the proposed action and the alternatives will be accepted for 30 calendar days from the date on this letter. Comments received during this time will be used in preparation of the EA. Written comments should be submitted to the NEPA Coordinator of the 99th RSC, Amanda Murphy (Department of Public Works) at 5231 South Scott Plaza, Fort Dix, New Jersey, 08640 or amanda.w.murphy.ctr@us.army.mil.

Sincerely,



Jeffrey M. Hrzic
Chief, Environmental Division

Enclosures:

Figure 1: Site Location Map

Figure 2: Current Site Plan



DEPARTMENT OF THE ARMY
HEADQUARTERS, 99TH REGIONAL SUPPORT COMMAND
5231 SOUTH SCOTT PLAZA
FORT DIX, NJ 08640-5000

Ms. Elyse R. LaForest, Program Manager
Federal Lands to Parks Program
National Parks Service
15 State Street
Boston, MA 02109

FEB 24 2012

Reference: National Environmental Policy Act Environmental Assessment for the Closure, Disposal, and Reuse of the Amityville U.S. Armed Forces Reserve Center in North Amityville, New York.

Ms. LaForest,

The United States Army Reserve 99th Regional Support Command (RSC) is preparing an Environmental Assessment (EA) for the proposed action of closure, disposal, and reuse of the Amityville U.S. Armed Forces Reserve Center (Amityville AFRC). The EA is being prepared in accordance with Council on Environmental Quality regulations (40 *Code of Federal Regulations* [CFR] Parts 1500-1508) for implementing the National Environmental Policy Act of 1969 (NEPA) and *Environmental Analysis of Army Actions*, 32 CFR Part 651.

NEPA requires a Federal agency to provide the public and other stakeholders with an opportunity to participate in the process of analyzing Federal actions that could impact the natural and man-made environment. The purpose of this letter is to inform your agency of an opportunity to assist the Army in identifying potential impacts that may occur as a result of the proposed action and its alternatives. Your participation in this process is greatly appreciated.

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NEPA requires that alternatives to the proposed action are analyzed. Three alternatives are being considered for the proposed action and all would occur at the current location of the Amityville AFRC. The No Action Alternative (Alternative 1) represents baseline conditions at the property. No change from the current activities would occur under this alternative. However, since the Reserve mission at the Amityville AFRC ended on September 13, 2011, it is unlikely that it would ever resume. Nevertheless, this No Action alternative allows comparison of impacts between the prior mission, the current caretaker status; and the proposed reuse. Under the Caretaker Status Alternative (Alternative 2), the Army secured the Amityville AFRC after the military mission ended to ensure public safety and the security of remaining government property. From the time of operational closure until conveyance of the property, the Army will provide for maintenance procedures to preserve and protect the site for reuse in an economical manner that facilitates redevelopment.

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Sincerely,



Jeffrey M. Hrzic
Chief, Environmental Division

Enclosures:

Figure 1: Site Location Map

Figure 2: Current Site Plan



DEPARTMENT OF THE ARMY
HEADQUARTERS, 99TH REGIONAL SUPPORT COMMAND
5231 SOUTH SCOTT PLAZA
FORT DIX, NJ 08640-5000

Mr. Peter A. Scully
NYDEC Region 1
50 Circle Road
Stony Brook, NY 11790-3409

FEB 24 2012

Reference: National Environmental Policy Act Environmental Assessment for the Closure, Disposal, and Reuse of the Amityville U.S. Armed Forces Reserve Center in North Amityville, New York.

Mr. Scully,

The United States Army Reserve 99th Regional Support Command (RSC) is preparing an Environmental Assessment (EA) for the proposed action of closure, disposal, and reuse of the Amityville U.S. Armed Forces Reserve Center (Amityville AFRC). The EA is being prepared in accordance with Council on Environmental Quality regulations (40 *Code of Federal Regulations* [CFR] Parts 1500-1508) for implementing the National Environmental Policy Act of 1969 (NEPA) and *Environmental Analysis of Army Actions*, 32 CFR Part 651.

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As part of the early project coordination and NEPA scoping process, we are requesting that stakeholders identify key issues that should be addressed as part of this evaluation. Please provide your comments relative to the following:

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Sincerely,



Jeffrey M. Hrzic
Chief, Environmental Division

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-----Original Message-----

From: Ajay Shah [<mailto:axshah@gw.dec.state.ny.us>]
Sent: Thursday, April 05, 2012 4:04 PM
To: amanda.w.murphy.ctr@us.army.mil
Subject: Amityville U.S. Armed Forces Reserve Center

As discussed in our telephone conversation yesterday, I had a question about what activities may have been conducted in the buildings that housed the former missile assembly and former missile operations generator. Specifically, we would like to know what waste materials may have been generated, discharged or disposed of (intentionally or accidentally) as a result of these activities. If you have any information concerning this, it would help us focus our comments on the scope of the planned Environmental Assessment. In addition, please let me know whether any environmental site characterization information exists for this facility.

Thanks.

Ajay Shah

Ajay Shah, P.E.
Regional Engineer
New York State Department of Environmental Conservation
50 Circle Road
Stony Brook, NY 11790-3409
(631) 444-0375
axshah@gw.dec.state.ny.us

Classification: UNCLASSIFIED
Caveats: NONE

Mr. Shah,

I will pass on your comments that you would like to know what types of activities have been historically conducted in the buildings, and also detailed information regarding site characterization and waste generation/discharges/disposals. These matters will be presented in the EA and Environmental Condition of Property Report (an appendix to the EA).

We will inform you when the EA is available for 30 day public review.

Thank you for your comments.

Amanda Murphy, MAHP
Program Coordinator
NEPA and Cultural Resources
USAR 99th RSC DPW



DEPARTMENT OF THE ARMY
HEADQUARTERS, 99TH REGIONAL SUPPORT COMMAND
5231 SOUTH SCOTT PLAZA
FORT DIX, NJ 08640-5000

Susan George, Assistant Director
Office of Downtown Revitalization
Town of Babylon
200 East Sunrise Highway
Lindenhurst, NY 11757

FEB 24 2012

Reference: National Environmental Policy Act Environmental Assessment for the Closure, Disposal, and Reuse of the Amityville U.S. Armed Forces Reserve Center in North Amityville, New York.

Ms. George,

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Sincerely,



Jeffrey M. Hrzic
Chief, Environmental Division

Enclosures:

Figure 1: Site Location Map

Figure 2: Current Site Plan



DEPARTMENT OF THE ARMY
HEADQUARTERS, 99TH REGIONAL SUPPORT COMMAND
5231 SOUTH SCOTT PLAZA
FORT DIX, NJ 08640-5000

Linda R. Charest, BRAC Coordinator
Office of Special Needs Assistance Programs
Dept. of Housing and Urban Development
451 7th Street, SW., Room #7266
Washington, DC 20410

FEB 24 2017

Reference: National Environmental Policy Act Environmental Assessment for the Closure, Disposal, and Reuse of the Amityville U.S. Armed Forces Reserve Center in North Amityville, New York.

Ms. Charest,

The United States Army Reserve 99th Regional Support Command (RSC) is preparing an Environmental Assessment (EA) for the proposed action of closure, disposal, and reuse of the Amityville U.S. Armed Forces Reserve Center (Amityville AFRC). The EA is being prepared in accordance with Council on Environmental Quality regulations (40 *Code of Federal Regulations* [CFR] Parts 1500-1508) for implementing the National Environmental Policy Act of 1969 (NEPA) and *Environmental Analysis of Army Actions*, 32 CFR Part 651.

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Sincerely,



Jeffrey M. Hrzic
Chief, Environmental Division

Enclosures:

Figure 1: Site Location Map

Figure 2: Current Site Plan

A.2 SHPO – Section 106 Consultation

Appendix A.2 contains the following correspondence associated with the preparation of the Environmental Assessment and coordination with the SHPO and Native American tribes

<u>Agency/Tribe</u>	<u>Date</u>
Mr. Mark Peckham, New York State Historic Preservation Office	February 24, 2012
Mr. Mark Peckham, New York State Historic Preservation Office	March 7, 2012
Letter from NYSHPO (Concurrence Response)	March 29, 2012
Paula Pechonick, Chief, Delaware Tribe of Indians	February 24, 2012
Letter from Delaware Tribe (Response)	March 19, 2012
Kerry Holton, President, Delaware Nation	February 24, 2012
Letter from Delaware Nation (Response)	March 6, 2012
Letter to Delaware Nation (99 th RSC Response)	March 7, 2012
Randy King, Chairperson, Shinnecock Indian Nation	February 24, 2012
Kimberly Vele, President, Stockbridge Munsee Community of Wisconsin, Mohican Nation	February 24, 2012

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DEPARTMENT OF THE ARMY
HEADQUARTERS, 99TH REGIONAL SUPPORT COMMAND
5231 SOUTH SCOTT PLAZA
FORT DIX, NJ 08640-5000

FEB 24 2012

Mr. Mark Peckham
New York State Historic Preservation Office
Peebles Island Resource Center
P.O. Box 189
Waterford, NY 12188-0189

Reference: National Environmental Policy Act Environmental Assessment for the Closure, Disposal, and Reuse of the Amityville U.S. Armed Forces Reserve Center in North Amityville, New York.

Mr. Peckham,

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Chief, Environmental Division

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DEPARTMENT OF THE ARMY
HEADQUARTERS, 99TH REGIONAL SUPPORT COMMAND
5231 SOUTH SCOTT PLAZA
FORT DIX, NJ 08640-5000

Mr. Mark Peckham
New York State Historic Preservation Office
Peebles Island Resource Center
P.O. Box 189
Waterford, NY 12188-0189

Reference: Section 106 Coordination for the Closure, Disposal, and Reuse of the Amityville U.S.
Armed Forces Reserve Center in North Amityville, New York
Determination of No Historic Properties Affected

Mr. Peckham,

The United States Army Reserve 99th Regional Support Command is proposing closure, disposal, and reuse of the Amityville U.S. Armed Forces Reserve Center (Amityville AFRC) to meet the requirements of the Base Closure and Realignment Act. The transfer of property out of federal control is an undertaking that could have an adverse effect upon historic resources and requires consultation under Section 106 of the National Historic Preservation Act, as amended.

The Amityville AFRC is located at 600 Albany Avenue, North Amityville, Suffolk County, New York (Figure 1). The Amityville AFRC parcel is 15.7 acres in size and contains five permanent buildings or structures (Figure 2). The majority of the acreage is covered in pavement (parking) or landscaped areas. A 2.5-acre fallow field is present in the southwest corner of the parcel. The administration building and organizational maintenance shop (OMS) at the Amityville AFRC were constructed in 1985. The Amityville AFRC also contains two buildings or structures (Buildings 105 and 106) associated with the former New York Defense Area Nike Missile Battery 24 that are more than 50 years old (constructed ca. 1957). A Section 110 architectural survey of the facility was conducted in 2006 and historic resource inventory forms were prepared. The administration building and OMS were not evaluated for eligibility for listing in the National Register of Historic Places (NRHP) because they were not/are not 50 years old. The two Nike Missile program buildings were evaluated for NRHP eligibility and due to the demolition of the majority of the Nike-related buildings and the paving of the missile magazines, the physical integrity of the two buildings within an overall Nike Missile program context was considered to have been compromised. The Army has determined the Amityville AFRC is not eligible for listing in the NRHP under Criteria A, B, or C. Please find enclosed the Historic Resource Inventory Forms for your review.

A Phase Ia archaeological survey conducted in 2007 (enclosed) identified medium to low probability for historic archaeological deposits along a narrow strip (approximately 0.5 acre) at the Amityville AFRC, although the majority of the parcel was considered to have low potential for prehistoric or historic archaeological resources (Figure 3).

The Phase Ia Survey's probability for historic archaeological deposits was based on the presence of buildings identified on the 1903 United States Geological Survey (USGS) map, located adjacent to the parcel to the southwest, and most likely associated with the St. Dominic Convent. It is assumed that any archaeological deposits associated with the 1903 buildings would represent architectural debris from demolition or incidental refuse during occupation. However, historic cartographic information and interviews with personnel at the Amityville AFRC indicates the entire 15.7 acre parcel has been

extensively modified and prior ground disturbance precludes the presence of any intact archaeological deposits.

In 1953, the Amityville AFRC area consisted of plowed agricultural fields with a tree row along the southern edge of the parcel (Figure 4). Few archaeological artifacts are likely to be associated with agricultural fields and any scattered artifacts would represent incidental debris lost during plowing. In 1957, the U.S. Government purchased the land from for the Nuns of the Order of St. Dominic and the entire 15.7 acre parcel was extensively disturbed by grading during the construction of the Amityville Nike missile launch facility (Figure 5). Although probability was not assessed in the Phase Ia Survey for the western portion of the Amityville AFRC parcel, figure 5 clearly illustrates that this area was heavily disturbed by previous grading and is considered to have limited potential for intact archaeological resources. In 1966, the medium to low archaeological probability area identified in the Phase Ia survey was covered with two large north/south trending berms surrounding a Nike program building (Figure 6). The undeveloped portion of the Amityville AFRC in the southwestern portion of the parcel was subsequently used as a local training area for earth-moving equipment and bulldozers by the U.S. Army Reserves resulting in further ground disturbance. By 1994, the building and berms had been removed and replaced with an asphalt parking lot (Figure 7).

Based on the types of prior land use (agricultural fields, Nike Missile battery construction, AFRC construction [administration building and OMS], and local training area use), intact archaeological deposits are not likely to occur at the Amityville AFRC. The Army has determined that no further archaeological investigations are required at the Amityville AFRC and that the proposed undertaking will have no effect on archaeological resources that may be considered eligible for the NRHP.

The Army requests your concurrence on our determination of no historic properties affected within 30 days from the date on this letter. Please direct your comments: Amanda Murphy, 99th RSC DPW, Environmental Division, 5231 South Scott Plaza, Fort Dix, NJ 08640-5000 or email: amanda.w.murphy.ctr@us.army.mil. If you have any questions please feel free to contact Ms. Murphy at (609) 562-7666. We look forward to working cooperatively with you to make this important project successful for all parties involved.

Sincerely,



Jeffrey M. Hrzic
Chief, Environmental Division

Enclosures

Figure 1: Site Vicinity Map

Figure 2: Site Plan

Figure 3: Phase Ia Survey Probability Area

Figure 4: 1954 Aerial Photograph

Figure 5: 1957 Aerial Photograph

Figure 6: 1966 Aerial Photograph

Figure 7: 1994 Aerial Photograph

NY Office of Parks, Recreation and Historic Preservation Historic Resource Inventory Forms

Phase Ia Archeology Survey of Amityville AFRC (Louis Berger, 2007)



**New York State Office of Parks,
Recreation and Historic Preservation**

Historic Preservation Field Services Bureau • Peebles Island, PO Box 189, Waterford, New York 12188-0189
518-237-8643
www.nysparks.com

Andrew M. Cuomo
Governor

Rose Harvey
Commissioner

March 29, 2012

Amanda Murphy
99th RSC DPW
Environmental Division
Fort Dix, New Jersey 08640-5000

Re: ARMY
Amityville AFRC - Closure, Disposal & Reuse
600 Albany Ave, North Amityville/BABYLON,
Suffolk County
12PR00737

Dear Ms. Murphy:

Thank you for requesting the comments of the State Historic Preservation Office (SHPO). We have reviewed the project in accordance with Section 106 of the National Historic Preservation Act of 1966. These comments are those of the SHPO and relate only to Historic/Cultural resources. They do not include potential environmental impacts to New York State Parkland that may be involved in or near your project. Such impacts must be considered as part of the environmental review of the project pursuant to the National Environmental Policy Act and/or the State Environmental Quality Review Act (New York Environmental Conservation Law Article 8).

Based upon this review, it is the SHPO's opinion that your project will have No Effect upon cultural resources in or eligible for inclusion in the National Registers of Historic Places.

If further correspondence is required regarding this project, please be sure to refer to the OPRHP Project Review (PR) number noted above.

Sincerely,

Ruth L. Pierpont
Deputy Commissioner for Historic Preservation



DEPARTMENT OF THE ARMY
HEADQUARTERS, 99TH REGIONAL SUPPORT COMMAND
5231 SOUTH SCOTT PLAZA
FORT DIX, NJ 08640-5000

Paula Pechonick, Chief
Delaware Tribe of Indians
170 N.E. Barbara
Bartlesville, OK 74003

FEB 24 2012

Reference: National Environmental Policy Act Environmental Assessment for the Closure, Disposal, and Reuse of the Amityville U.S. Armed Forces Reserve Center in North Amityville, New York.

Ms. Pechonick,

The United States Army Reserve 99th Regional Support Command (RSC) is preparing an Environmental Assessment (EA) for the proposed action of closure, disposal, and reuse of the Amityville U.S. Armed Forces Reserve Center (Amityville AFRC). The EA is being prepared in accordance with Council on Environmental Quality regulations (40 *Code of Federal Regulations* [CFR] Parts 1500-1508) for implementing the National Environmental Policy Act of 1969 (NEPA) and *Environmental Analysis of Army Actions*, 32 CFR Part 651.

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Sincerely,



Jeffrey M. Hrzic
Chief, Environmental Division

Enclosures:

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Figure 2: Current Site Plan



Delaware Tribe Historic Preservation Office

1420 C of E Drive, Suite 190

Emporia, KS 66801

(620) 340-0111

bobermeyer@delawaretribe.org

March 19, 2012

NEPA Coordinator of 99th RSC
Amanda Murphy (Department of Public Works)
5231 South Scott Plaza
Fort Dix, New Jersey 08640

Re: National Environmental Policy Act Environmental Assessment for the Closure, Disposal, and Reuse of the Amityville U.S. Armed Forces Reserve Center in North Amityville, New York

Dear Amanda Murphy:

Thank you for informing the Delaware Tribe on the proposed construction associated with the above referenced project. Our review indicates that there are no religious or culturally significant sites in the project area. As such, we defer comment to your office as well as to the State Historic Preservation Office and/or the State Archaeologist.

We wish to continue as a consulting party on this project and look forward to receiving a copy of the cultural resources survey report if one is performed. We also ask that if any human remains are accidentally unearthed during the course of the survey and/or the construction project that you cease development immediately and inform the Delaware Tribe of Indians of the inadvertent discovery.

If you have any questions, please feel free to contact this office by phone at (620) 340-0111 or by e-mail at bobermeyer@delawaretribe.org

Sincerely,

A handwritten signature in cursive script that reads "Brice Obermeyer".

Brice Obermeyer
Delaware Tribe Historic Preservation Office
1420 C of E Drive, Suite 190
Emporia, KS 66801



DEPARTMENT OF THE ARMY
HEADQUARTERS, 99TH REGIONAL SUPPORT COMMAND
5231 SOUTH SCOTT PLAZA
FORT DIX, NJ 08640-5000

FEB 24 2012

Kerry Holton, President
Delaware Nation
P.O. Box 825
Anadarko, OK 73005

Reference: National Environmental Policy Act Environmental Assessment for the Closure, Disposal, and Reuse of the Amityville U.S. Armed Forces Reserve Center in North Amityville, New York.

Mr. Holton,

The United States Army Reserve 99th Regional Support Command (RSC) is preparing an Environmental Assessment (EA) for the proposed action of closure, disposal, and reuse of the Amityville U.S. Armed Forces Reserve Center (Amityville AFRC). The EA is being prepared in accordance with Council on Environmental Quality regulations (40 *Code of Federal Regulations* [CFR] Parts 1500-1508) for implementing the National Environmental Policy Act of 1969 (NEPA) and *Environmental Analysis of Army Actions*, 32 CFR Part 651.

NEPA requires a Federal agency to provide the public and other stakeholders with an opportunity to participate in the process of analyzing Federal actions that could impact the natural and man-made environment. The purpose of this letter is to inform your agency of an opportunity to assist the Army in identifying potential impacts that may occur as a result of the proposed action and its alternatives. Your participation in this process is greatly appreciated.

The purpose and need of the closure, disposal, and reuse of the Amityville AFRC is to meet the requirements of the Base Closure and Realignment Act. The Amityville AFRC is located at 600 Albany Avenue, North Amityville, Suffolk County, New York. The site is 15.7 acres in size and contains five permanent structures. The majority of the site is covered in pavement (parking) or landscaped areas. A 2.5-acre fallow field is present in the southwest corner of the site.

NEPA requires that alternatives to the proposed action are analyzed. Three alternatives are being considered for the proposed action and all would occur at the current location of the Amityville AFRC. The No Action Alternative (Alternative 1) represents baseline conditions at the property. No change from the current activities would occur under this alternative. However, since the Reserve mission at the Amityville AFRC ended on September 13, 2011, it is unlikely that it would ever resume. Nevertheless, this No Action alternative allows comparison of impacts between the prior mission, the current caretaker status, and the proposed reuse. Under the Caretaker Status Alternative (Alternative 2), the Army secured the Amityville AFRC after the military mission ended to ensure public safety and the security of remaining government property. From the time of operational closure until conveyance of the property, the Army will provide for maintenance procedures to preserve and protect the site for reuse in an economical manner that facilitates redevelopment.

Page 2

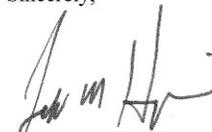
The Army's Preferred Alternative (Alternative 3) involves the disposal and reuse of the Amityville AFRC and subsequent transfer of 6 acres to the Town of Babylon for the purpose of recreational use and the transfer of 9.7 acres to the Long Island Coalition for the Homeless for the provision of homeless services.

As part of the early project coordination and NEPA scoping process, we are requesting that stakeholders identify key issues that should be addressed as part of this evaluation. Please provide your comments relative to the following:

- Issues of concern that you may have knowledge of or that are within your regulatory jurisdiction
- Available technical information regarding these issues
- Mitigation or permitting requirements that may be necessary for project implementation.

Comments on the proposed action and the alternatives will be accepted for 30 calendar days from the date on this letter. Comments received during this time will be used in preparation of the EA. Written comments should be submitted to the NEPA Coordinator of the 99th RSC, Amanda Murphy (Department of Public Works) at 5231 South Scott Plaza, Fort Dix, New Jersey, 08640 or amanda.w.murphy.ctr@us.army.mil.

Sincerely,



Jeffrey M. Hrzic
Chief, Environmental Division

Enclosures:

Figure 1: Site Location Map

Figure 2: Current Site Plan

-----Original Message-----

From: Jason Ross [<mailto:JRoss@delawarenation.com>]

Sent: Tuesday, March 06, 2012 10:42 AM

To: amanda.w.murphy.ctr@us.army.mil

Subject: re: EA for Amityville AFRC

To: Amanda Murphy

cc:

Date: March 6, 2012

Re: EA For Amityville AFRC

Hello Ms. Murphy,

The Delaware Nation Cultural Preservation Department recently received correspondence regarding an Environmental Assessment for the action of closure, disposal, and reuse of the Amityville U.S. Armed Forces Reserve Center. The Delaware Nation Cultural Preservation Director, Ms. Tamara Francis has reviewed and the Delaware Nation is requesting Cultural Resources Survey and Arch Reports of the project area in order to make a more thorough determination.

Thank you again for taking the time and effort to properly consult with the Delaware Nation and we look forward to hearing back from you regarding the information in order to help you achieve your goals.

Kind Regards,

Jason Ross

Section 106/Museum Manager

Cultural Preservation Department

The Delaware Nation

P.O. Box 825

Anadarko, OK 73005

PH# 405) 247-2448

FAX# 405) 247-8905

www.delawarenation.com <blockedhttp://www.delawarenation.com>

-----Original Message-----

From: Murphy, Amanda W Ms CTR 99TH RSC ARIM

Sent: Tuesday, March 06, 2012 4:17 PM

To: 'Jason Ross'

Subject: RE: EA for Amityville AFRC (UNCLASSIFIED)

Classification: UNCLASSIFIED

Caveats: NONE

Hello Mr. Ross,

Thank you for your interest. Attached is the entire cultural resource package submitted to NYSHPO today that explains the Army's determination of no effect to historic properties.

Please let me know if you have any other questions.

-Amanda Murphy

609-562-7666



DEPARTMENT OF THE ARMY
HEADQUARTERS, 99TH REGIONAL SUPPORT COMMAND
5231 SOUTH SCOTT PLAZA
FORT DIX, NJ 08640-5000

Randy King, Chairperson
Shinnecock Indian Nation
P.O. Box 5006
Southampton, NY 11969

FEB 24 2012

Reference: National Environmental Policy Act Environmental Assessment for the Closure, Disposal, and Reuse of the Amityville U.S. Armed Forces Reserve Center in North Amityville, New York.

Mr. King,

The United States Army Reserve 99th Regional Support Command (RSC) is preparing an Environmental Assessment (EA) for the proposed action of closure, disposal, and reuse of the Amityville U.S. Armed Forces Reserve Center (Amityville AFRC). The EA is being prepared in accordance with Council on Environmental Quality regulations (40 *Code of Federal Regulations* [CFR] Parts 1500-1508) for implementing the National Environmental Policy Act of 1969 (NEPA) and *Environmental Analysis of Army Actions*, 32 CFR Part 651.

NEPA requires a Federal agency to provide the public and other stakeholders with an opportunity to participate in the process of analyzing Federal actions that could impact the natural and man-made environment. The purpose of this letter is to inform your agency of an opportunity to assist the Army in identifying potential impacts that may occur as a result of the proposed action and its alternatives. Your participation in this process is greatly appreciated.

The purpose and need of the closure, disposal, and reuse of the Amityville AFRC is to meet the requirements of the Base Closure and Realignment Act. The Amityville AFRC is located at 600 Albany Avenue, North Amityville, Suffolk County, New York. The site is 15.7 acres in size and contains five permanent structures. The majority of the site is covered in pavement (parking) or landscaped areas. A 2.5-acre fallow field is present in the southwest corner of the site.

NEPA requires that alternatives to the proposed action are analyzed. Three alternatives are being considered for the proposed action and all would occur at the current location of the Amityville AFRC. The No Action Alternative (Alternative 1) represents baseline conditions at the property. No change from the current activities would occur under this alternative. However, since the Reserve mission at the Amityville AFRC ended on September 13, 2011, it is unlikely that it would ever resume. Nevertheless, this No Action alternative allows comparison of impacts between the prior mission, the current caretaker status, and the proposed reuse. Under the Caretaker Status Alternative (Alternative 2), the Army secured the Amityville AFRC after the military mission ended to ensure public safety and the security of remaining government property. From the time of operational closure until conveyance of the property, the Army will provide for maintenance procedures to preserve and protect the site for reuse in an economical manner that facilitates redevelopment.

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As part of the early project coordination and NEPA scoping process, we are requesting that stakeholders identify key issues that should be addressed as part of this evaluation. Please provide your comments relative to the following:

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Sincerely,



Jeffrey M. Hrzic
Chief, Environmental Division

Enclosures:

Figure 1: Site Location Map

Figure 2: Current Site Plan



DEPARTMENT OF THE ARMY
HEADQUARTERS, 99TH REGIONAL SUPPORT COMMAND
5231 SOUTH SCOTT PLAZA
FORT DIX, NJ 08640-5000

Kimberly Vele, President
Stockbridge Munsee Community of Wisconsin
Mohican Nation
N8476 Mo He Con Nuck Road
Bowler, WI 54416

FEB 24 2012

Reference: National Environmental Policy Act Environmental Assessment for the Closure, Disposal, and Reuse of the Amityville U.S. Armed Forces Reserve Center in North Amityville, New York.

Ms. Vele,

The United States Army Reserve 99th Regional Support Command (RSC) is preparing an Environmental Assessment (EA) for the proposed action of closure, disposal, and reuse of the Amityville U.S. Armed Forces Reserve Center (Amityville AFRC). The EA is being prepared in accordance with Council on Environmental Quality regulations (40 *Code of Federal Regulations* [CFR] Parts 1500-1508) for implementing the National Environmental Policy Act of 1969 (NEPA) and *Environmental Analysis of Army Actions*, 32 CFR Part 651.

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As part of the early project coordination and NEPA scoping process, we are requesting that stakeholders identify key issues that should be addressed as part of this evaluation. Please provide your comments relative to the following:

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Sincerely,



Jeffrey M. Hrzic
Chief, Environmental Division

Enclosures:

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Figure 2: Current Site Plan

A.3 USFWS Consultation

Appendix A.3 contains the following correspondence with USFWS associated with the preparation of the Environmental Assessment

<u>Agency</u>	<u>Date</u>
Letter to USFWS (Initial Consultation)	February 24, 2012
Letter from USFWS (Response)	April 2, 2012

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DEPARTMENT OF THE ARMY
HEADQUARTERS, 99TH REGIONAL SUPPORT COMMAND
5231 SOUTH SCOTT PLAZA
FORT DIX, NJ 08640-5000

US Fish and Wildlife Service
Steve Sinkevich
Long Island Field Office
3 Old Barto Rd.
Brookhaven, NY 11719

FEB 24 2012

Reference: National Environmental Policy Act Environmental Assessment for the Closure, Disposal, and Reuse of the Amityville U.S. Armed Forces Reserve Center in North Amityville, New York.

Mr. Sinkevich,

The United States Army Reserve 99th Regional Support Command (RSC) is preparing an Environmental Assessment (EA) for the proposed action of closure, disposal, and reuse of the Amityville U.S. Armed Forces Reserve Center (Amityville AFRC). The EA is being prepared in accordance with Council on Environmental Quality regulations (40 *Code of Federal Regulations* [CFR] Parts 1500-1508) for implementing the National Environmental Policy Act of 1969 (NEPA) and *Environmental Analysis of Army Actions*, 32 CFR Part 651.

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As part of the early project coordination and NEPA scoping process, we are requesting that stakeholders identify key issues that should be addressed as part of this evaluation. A Suffolk County Federally Listed Endangered and Threatened Species and Candidate list of species was obtained from the Long Island Field Office Section 7 Consultation webpage and has been enclosed. During the site investigation no threatened or endangered (T&E) species habitat was observed for any species on the county list. The NYSDEC Environmental Resources Mapper was queried, and no T&E species habitat was identified through this system. A similar letter has been sent to the NYSDEC to inquire about state and federal protected species. We have concluded that there is no habitat present on the site for federal T&E species. If you concur with this conclusion, your written concurrence would be greatly appreciated.

Comments on the proposed action and the alternatives will be accepted for 30 calendar days from the date on this letter. Comments received during this time will be used in preparation of the EA. Written comments should be submitted to the NEPA Coordinator of the 99th Regional Support Command (RSC), Amanda Murphy (Department of Public Works) at 5231 South Scott Plaza, Fort Dix, New Jersey, 08640 or amanda.w.murphy.ctr@us.army.mil.

Sincerely,



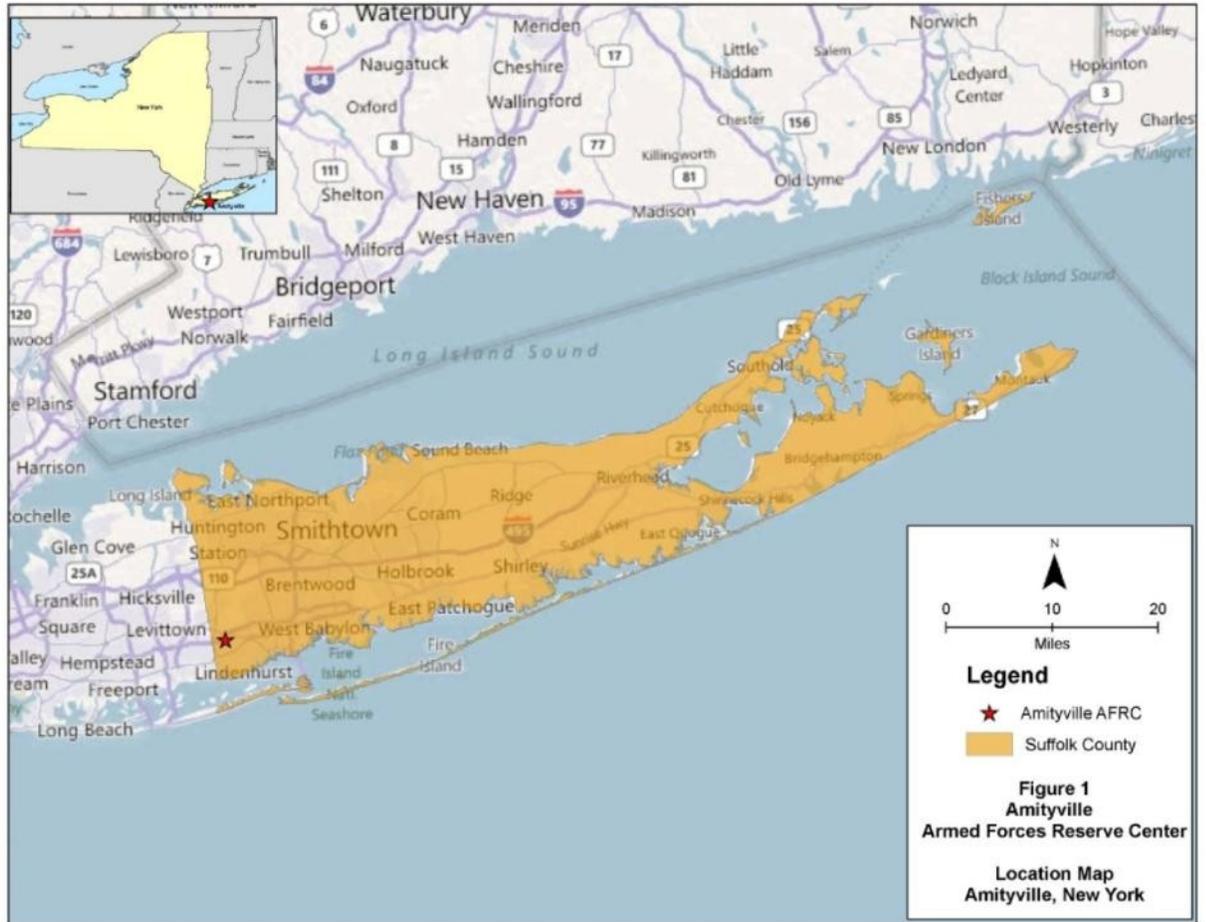
Jeffrey M. Hrzic
Chief, Environmental Division

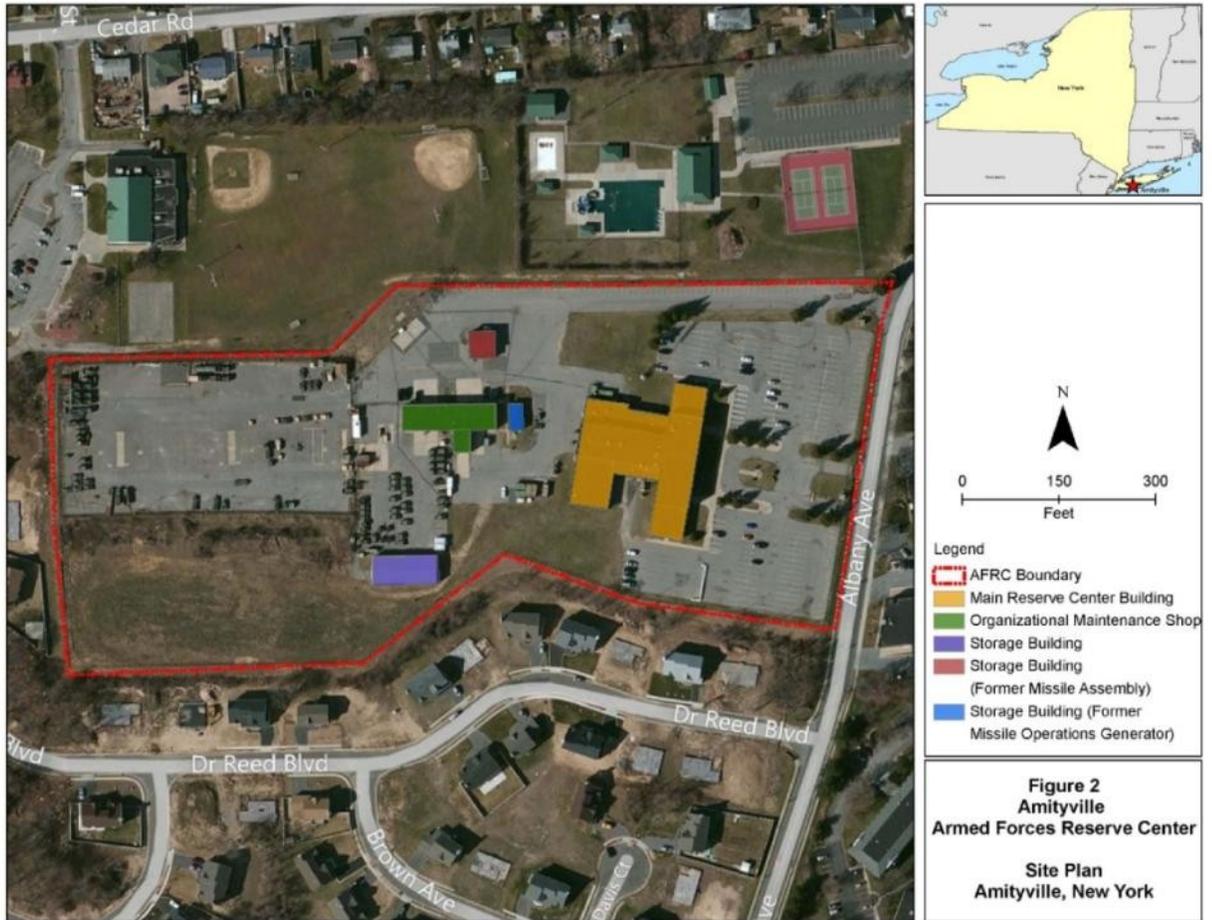
Enclosures:

Figure 1: Site Location Map

Figure 2: Current Site Plan

Suffolk County Federally Listed Endangered and Threatened Species and Candidate List







Suffolk County

Federally Listed Endangered and Threatened Species and Candidate Species

This list represents the best available information regarding known or likely County occurrences of Federally-listed and candidate species and is subject to change as new information becomes available.

<u>Common Name</u>	<u>Scientific Name</u>	<u>Status</u>
Kemp's [=Atlantic] ridley turtle ¹	<i>Lepidochelys kempi</i>	E
Green turtle ¹	<i>Chelonia mydas</i>	T
Hawksbill turtle ¹	<i>Eretmochelys imbricate</i>	E
Leatherback turtle ¹	<i>Dermochelys coriacea</i>	E
Loggerhead turtle ¹	<i>Caretta caretta</i>	T
Piping plover ²	<i>Charadrius melodus</i>	T
Roseate tern	<i>Sterna dougallii dougallii</i>	E
Sandplain gerardina	<i>Agalinis acuta</i>	E
Seabeach amaranth	<i>Amaranthus pumilus</i>	T
Shortnose sturgeon ³	<i>Acipenser brevirostrum</i>	E
Small whorled pogonia (Historic)	<i>Isotria medeoloides</i>	T

Status Codes: E=Endangered, T=Threatened, P=Proposed, C=Candidate, D=Delisted.

¹ Except for sea turtle nesting habitat, principal responsibility for these species is vested with the National Oceanic and Atmospheric Administration/Fisheries.

² Habitat is only found at the shoreline, on barrier islands, sandy beaches and dredged material disposal islands. Please see the [fact sheet](#) for more information.

³ Primarily occurs in Hudson River. Principal responsibility for this species is vested with the National Oceanic and Atmospheric Administration/Fisheries. Please visit the following website for more information <http://www.nmfs.noaa.gov/pr/species/esa.htm>.

Information current as of: 8/16/2011

-----Original Message-----

From: [Steve Sinkevich@fws.gov](mailto:Steve.Sinkevich@fws.gov) [mailto:[Steve Sinkevich@fws.gov](mailto:Steve.Sinkevich@fws.gov)]

Sent: Monday, April 02, 2012 10:40 AM

To: Conrad, David R CTR USAR 99TH RSC ARIM (USAR)

Subject: Amityville Armed Forces Reserve Center EA

The Service has no comment on the EA

Steve Sinkevich
Senior Fish and Wildlife Biologist
U.S. Fish and Wildlife Service
Long Island Field Office (Region 5)
340 Smith Road
Shirley, N.Y. 11967
631-286-0485 ext 2121 (voice)
631-286-4003 (fax)
<http://nyfo.fws.gov> (web)
steve.sinkevich@fws.gov (e-mail)

Classification: UNCLASSIFIED

Caveats: NONE

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A.4 Agency and Public Notices

Per requirements specified in 32 CFR Part 651.4, a 30-calendar-day review period (starting with the publication of the NOA) was established to provide all agencies, organizations, and individuals with the opportunity to comment on the EA and FNSI. A NOA was published in local and regional newspapers to inform the public that the EA and FNSI were available for review. The newspapers were:

- Amityville Record
- New York Times.

The notices identified a point of contact to obtain more information regarding the NEPA process, identified means of obtaining a copy of the EA and FNSI for review, listed where paper copies of the EA and FNSI could be reviewed, and advised the public that an electronic version of the EA and FNSI were available for download at the following Web site:

http://www.hqda.army.mil/acsim/brac/env_ea_review.htm.

The EA was available for public review and comment at the following libraries:

- Amityville Public Library
- Farmingdale Public Library.

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APPENDIX B – AIR CONFORMITY APPLICABILITY ANALYSIS

Introduction

A General Air Conformity Applicability Analysis was conducted to determine if increases in air pollution from the construction project associated with the Environmental Assessment for BRAC 2005 Recommendations for Closure, Disposal, and Reuse of the Amityville AFRC – Amityville, New York would impact National Ambient Air Quality Standards (NAAQS). The project will occur within a U.S. Environmental Protection Agency (USEPA) designated moderate non-attainment area and is therefore subject to 40 CFR, Part 93 Federal General Conformity Rule regulations.

The 1990 amendments to the Federal CAA, Section 176 required the USEPA to promulgate rules to ensure that federal actions that produce emissions of any criteria air pollutants for which an area is not in attainment conform to the appropriate SIP. These resulting rules, known together as the General Conformity Rule (40 CFR 51.850-860 and CFR 93.150-160), require any federal agency responsible for an action in a non-attainment area to determine that the action is either exempt from the General Conformity Rule’s requirements or positively determine that the action conforms to the provisions and objectives of the applicable State Implementation Plan (SIP).. Any mitigation deemed necessary as a result of the conclusions reached in the conformity analysis would be implemented and integrated into the ODEQ SIP.

The General Conformity Rule requires an assessment of the potential magnitude of potential total emissions of non-attainment criteria pollutants, including their precursors, associated with a proposed federal action when determining conformity of that action. The rule does not apply to certain “exempt” actions or to actions where the total emissions of criteria pollutants are at or below specified *de minimis* levels. In addition, ongoing activities currently being conducted are exempt from the rule as long as there is no net increase in emissions above the specified *de minimis* levels. If the predicted emissions exceed the *de minimis* levels, a formal air conformity determination is necessary. If the *de minimis* levels are not exceeded, and if the predicted emissions do not exceed 10 percent of a non-attainment area’s total emission budget for a given pollutant, a record of non-applicability must be prepared.

For purposes of determining a project’s emissions, emissions are those directly associated with project activities at the time and location of the project. For the Proposed Action, emissions include those from routine operational activities and operation of permitted emission sources, as well as actual construction activities, construction vehicles and equipment, and any ancillary emissions sources.

Project Description

The site consists of approximately 15.7 acres of developed land with five permanent structures:

- Main Reserve Center building (approximately 27,000 square feet)
- Organizational Maintenance Shop (OMS) (approximately 6,900 square feet)
- Storage building (Former Missile Assembly) (approximately 1,600 square feet)
- Storage building (Former Nike Missile Operations Generator) (approximately 700 square feet)
- Storage building (approximately 4,000 square feet)

The approximately 27,000 square-foot Main Reserve Center building is a concrete block building with a brick exterior. Construction of this building was completed in 1987. The Main Reserve Center building is a two-level, irregularly shaped building, east-west oriented, consisting of administrative offices and classrooms on the first and second floors and a two-story drill hall on the west side of the building. A decommissioned kitchen and firing range are located on the first floor. The west wall of the drill hall contains a roll-type garage door for vehicle access and two personnel doors. The small basement contains the boiler and heating system.

The OMS building, located approximately 125 feet west of the Main Reserve Center building is a one-level, steel-framed concrete block building with a stucco veneer. There are eight roll-type garage doors (four on the north side and four on the south side of the building), with four pull-through bays. Two personnel doors are located on the north wall. Activity inside the OMS building includes light vehicle maintenance. The wash rack area, associated grit chamber, and oil/water separator (OWS) are located 100 feet northwest of the OMS building.

The former missile assembly and the former Nike missile operations generator buildings are located approximately 200 and 100 feet northwest and west of the Main Reserve Center building, respectively. These buildings are one-story concrete block buildings with concrete foundations. The construction of these buildings was completed in 1957. The storage building is a steel-framed building, constructed of metal siding with a concrete floor. It is located approximately 225 feet southwest of the Main Reserve Center building and was completed in 2000.

ATTACHMENT 1 – RECORD OF NON-APPLICABILITY

Current Ambient Air Quality Considerations

Emissions Evaluation

The primary emission sources for this project will be those associated with demolition and construction activities, with demolition and paving being the predominant emission generating activities. Cumulative air emissions were calculated for various types of diesel-engine construction vehicles and related equipment. The project qualifies for the 40CFR 93.153 (c)(1) and (c) (2) (x) exemptions because the replacement activity emissions are clearly *de minimis* and below applicable threshold levels. The construction activity associated with this modification will result in a temporary non-significant increase in air emissions as demonstrated in the calculations below. The calculations are included solely to demonstrate the project’s non-significant impact. A Regional Significance Review was not conducted as part of this evaluation due to the exemption clauses stated above.

Emission Factors

Emission factors (EF) were obtained from a variety of resources. These include MOVES2010a, AP-42, NONROAD 2005, and the South Coast Air Quality Management District Air Quality Handbook. Where feasible, the most conservative EFs were incorporated.

Construction Emissions

Activity	Annual Emissions (TPY)		
	NO _x	Ozone	PM _{2.5}
New Construction	1.31	0.26	0.19
Demolition	0.35	0.12	7.89
<ul style="list-style-type: none"> Assumes 13,200 ft2 of demolition, a 2-acre parking lot, and 63,071 ft2 of new building construction Represent 2012 Project Year Only 			

Surface Disturbance

Activity	Annual Emissions (TPY)	
	NO _x	Ozone
Site Preparation	0.02	0.00
Asphalt Paving	0.31	0.11
Concrete Paving	0.44	.03
<ul style="list-style-type: none"> Assumes approximately 2.5 acres of asphalt and 0.3 acre of concrete Represent 2011 Project Year Only 		

Vehicle Emissions

Activity	Annual Emissions (TPY)	
	NO _x	Ozone
Commuter Traffic	0.61	0.10
Construction Traffic	1.42	1.08
<ul style="list-style-type: none"> Assumes 62 additional vehicles at 32 miles/day 		

Non-Road/Non-Mobile Source Emissions

Activity	Annual Emissions (TPY)	
	NO _x	Ozone
Various Equipment Sources	0.02	0.03

Heating Source Emissions

Activity	Annual Emissions (TPY)	
	NO _x	PM-2.5
Heating Housing Units	1.29	0.00

Haul Road Emissions

Activity	Annual Emissions (TPY)
	PM-2.5
Various Equipment Sources	0.01
<ul style="list-style-type: none"> Assumes 30 mile roundtrip haul road 	

Summary of Emissions

All Activities Combined	Annual Emissions (TPY)		
	NO _x	Ozone	PM 2.5
	5.77	1.73	8.09
<ul style="list-style-type: none"> TPY – Tons Per Year 			

Jeffrey M Hrzic
 Chief, Environmental Division
 Amityville Armed Forces Reserve Center

APPENDIX C – EIFS REPORT

Introduction

The Economic Impact Forecast System (EIFS) model provides a systematic method for evaluating the regional socioeconomic effects of government actions, particularly military actions. Using employment and income multipliers developed with a comprehensive regional/local database combined with economic export base techniques, the EIFS model estimates the regional economic impacts in terms of changes in employment generated, changes in population, and expenditures directly and indirectly resulting from project construction. The EIFS model evaluates economic impacts in terms of regional change in business volume, employment and personal income, and expenditures for local and regional services, materials, and supplies. Although the EIFS model does not provide an exact measure of actual dollar amounts, it does offer an accurate relative comparison of alternatives.

EIFS REPORT

PROJECT NAME				
BRAC EA- Amityville Alternative 3				
STUDY AREA				
36059 Nassau, NY				
36103 Suffolk, NY				
FORECAST INPUT				
Change In Local Expenditures		\$5,100,000		
Change In Civilian Employment		48		
Average Income of Affected Civilian		\$53,250		
Percent Expected to Relocate		0		
Change In Military Employment		0		
Average Income of Affected Military		\$0		
Percent of Military Living On-post		0		
FORECAST OUTPUT				
Employment Multiplier		4.07		
Income Multiplier		4.07		
Sales Volume - Direct		\$7,155,024		
Sales Volume - Induced		\$21,965,930		
Sales Volume - Total		\$29,120,950	0.02%	
Income - Direct		\$3,440,624		
Income - Induced)		\$3,810,115		
Income - Total(place of work)		\$7,250,739	0.01%	
Employment - Direct		75		
Employment - Induced		84		
Employment - Total		159	0.01%	
Local Population		0		
Local Off-base Population		0	0%	
RTV SUMMARY				
	Sales Volume	Income	Employment	Population
Positive RTV	12.15 %	11.09 %	2.75 %	1.52 %
Negative RTV	-6.23 %	-4.82 %	-3.06 %	-0.44 %

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APPENDIX D – LEGAL AND REGULATORY FRAMEWORK FOR BRAC CLOSURE, DISPOSAL, AND REUSE PROCESS

On September 8, 2005, the Defense BRAC Commission recommended closure of the Amityville AFRC in Amityville, New York. This recommendation was approved by the President on September 23, 2005, and forwarded to Congress. The Congress did not alter any of the BRAC Commission’s recommendations, and on November 9, 2005, the recommendations became law. The BRAC Commission recommendations must now be implemented as provided for in the Defense BRAC of 1990 (Public Law 101-510), as amended.

The BRAC Commission made the following recommendations concerning the Amityville AFRC:

“Close the BG Theodore Roosevelt United States Army Reserve Center, Uniondale, NY, the Amityville Armed Forces Reserve Center (Army Reserve and Marine Corps Reserve), Amityville, NY, and re-locate units into a new Armed Forces Reserve Center with an Organization Maintenance Shop on federal property licensed to the New York Army National Guard in Farmingdale, NY. The new AFRC shall have the capability to accommodate New York National Guard units from the following New York Army National Guard Readiness Centers: Bayshore, Freeport, Huntington Station, Patchogue, and Riverhead, and Organizational Maintenance Shop 21, Bayshore, NY, if the State of New York decides to relocate those National Guard units.”

To implement these recommendations, the Army proposes to close the Amityville AFRC.

The law that governs real property disposal is the Federal Property and Administrative Services Act of 1949 (40 U.S.C., Sections 471 and following, as amended). This law is implemented by the Federal Property Management Regulations at Title 41 CFR Subpart 101-47. The disposal process is also governed by 32 CFR Part 174 (Revitalizing Base Closure Communities) and 32 CFR Part 175 (Revitalizing Base Closure Communities—Base Closure Community Assistance), regulations issued by DoD to implement BRAC law, and matters known as the Pryor Amendment and the President’s Program to Revitalize Base Closure Communities.

Relevant Statutes and Executive Orders

A decision on how to proceed with the Proposed Action rests on numerous factors such as mission requirements, schedule, availability of funding, and environmental considerations. In addressing environmental considerations, the Army is guided by relevant statutes (and their implementing regulations) and Executive Orders (EO) that establish standards and provide guidance on environmental and natural resources management and planning. These include the Clean Air Act, Clean Water Act, Noise Control Act, Endangered Species Act, National Historic Preservation Act, Archaeological Resources Protection Act, Resource Conservation and Recovery Act, and Toxic Substances Control Act. EOs bearing on the Proposed Action include:

EO 11988 (Floodplain Management)

EO 11990 (Protection of Wetlands)

EO 12088 (Federal Compliance with Pollution Control Standards)

EO 12580 (Superfund Implementation)

-
- EO 12873 (Federal Acquisition, Recycling and Waste Prevention)
 - EO 12898 (Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations)
 - EO 13045 (Protection of Children from Environmental Health Risks and Safety Risks)
 - EO 13175 (Consultation and Coordination with Indian Tribal Governments)
 - EO 13186 (Responsibilities of Federal Agencies to Protect Migratory Birds)
 - EO 13423 (Strengthening Federal Environmental, Energy, and Transportation Management)

These authorities are addressed in various sections throughout this EA when relevant to particular environmental resources and conditions. The full texts of the laws, regulations, and EOs are available on the Defense Environmental Network & Information Exchange website at <http://www.denix.osd.mil>.

Other Reuse Regulations and Guidance

DoD's Office of Economic Adjustment published its Community Guide to Base Reuse in May 1995. The guide describes the base closure and reuse processes that have been designed to help with local economic recovery and summarizes the many assistance programs administered by DoD and other agencies. DoD published its DoD Base Reuse Implementation Manual to serve as a handbook for the successful execution of reuse plans. DoD and the U.S. Department of Housing and Urban Development have published guidance (32 CFR Part 175) required by Title XXIX of the National Defense Authorization Act for Fiscal Year 1994. The guidance establishes policy and procedures, assigns responsibilities, and delegates authority to implement the President's Program to Revitalize Base Closure Communities (July 2, 1993), as endorsed through Congressional enactment of the Pryor Amendment.

APPENDIX E – SELECTED COMPONENTS OF THE AMITYVILLE AFRC REUSE PLAN

Appendix E contains the following components associated with reuse of the Amityville AFRC

<u>Document</u>	<u>Date</u>
Redevelopment Plan and Homeless Assistance Submission, Amityville Armed Forces Reserve Center, Submitted By: Town Of Babylon Local Redevelopment Authority	September 2010
Agreement between the Town of Babylon and the LICH	June 2010

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**REDEVELOPMENT PLAN AND
HOMELESS ASSISTANCE SUBMISSION**

**Amityville Armed Forces Reserve Center
600 Albany Avenue
North Amityville, NY**



Submitted by:



**TOWN BOARD OF TOWN OF BABYLON,
LOCAL REDEVELOPMENT AUTHORITY**

September 2010

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A. INTRODUCTION

The Base Closure Community Redevelopment and Homeless Assistance Act of 1994 (the Redevelopment Act), which was amended in 1996, remains in effect and governs the 2005 installation realignments and closures. The Redevelopment Act places responsibility for base reuse planning in the hands of a Local Redevelopment Authority (LRA), which represents all the local jurisdictions affected by the closing or realigning of a military installation. The LRA is responsible for developing a reuse plan that appropriately balances the needs of the various communities for economic redevelopment, other development, and homeless assistance. The U.S. Department of Housing and Urban Development (HUD) then reviews the plan to determine its compliance with the statute, prior to the disposal of the property and buildings by the Department of Defense (DoD). The Redevelopment Act describes the redevelopment plan as “a conceptual land-use plan prepared by the recognized LRA to guide local reuse of the former military installation.” It is a strategic plan for the reuse of an entire installation.

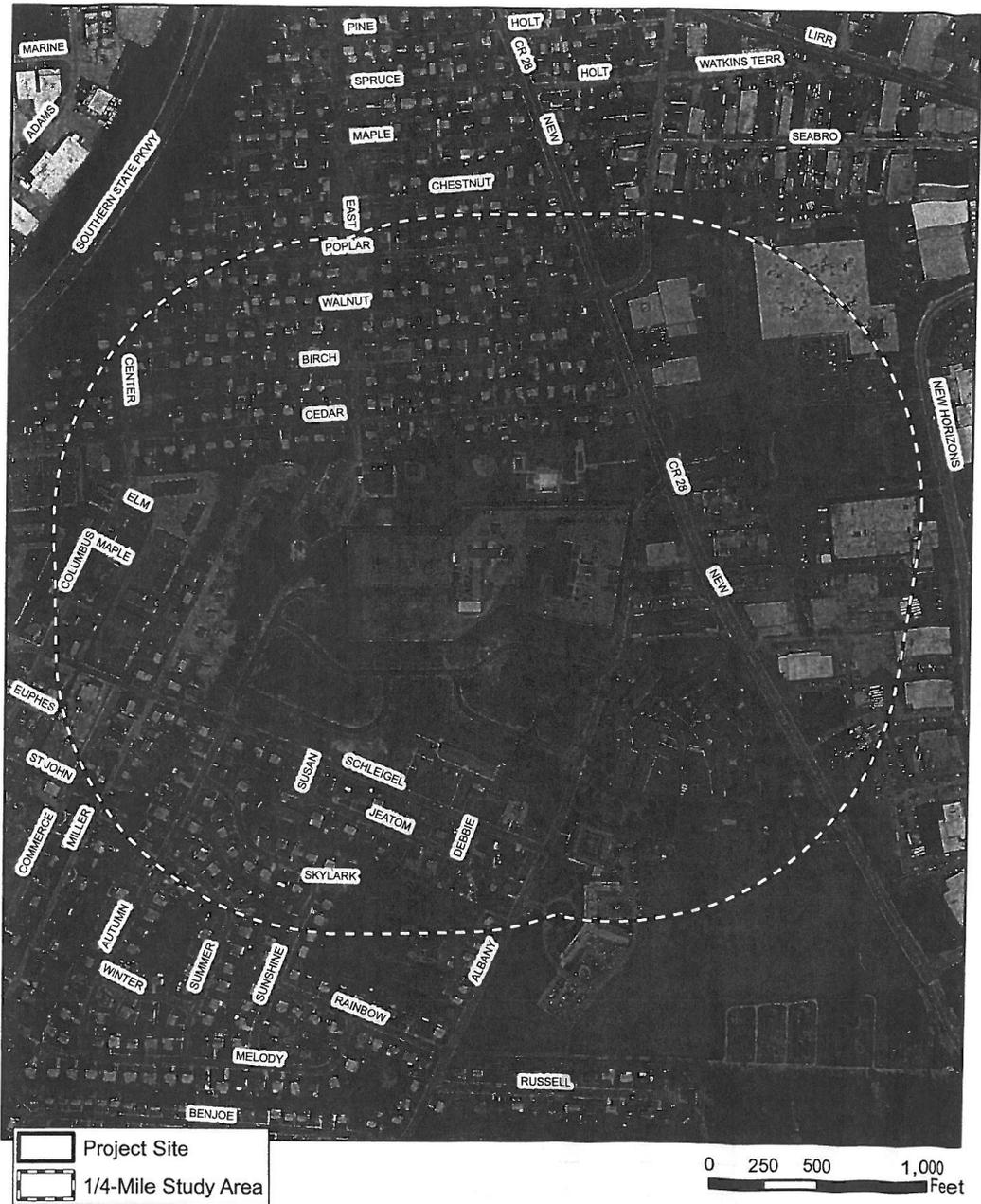
In accordance with the Redevelopment Act and its implementing regulations, this redevelopment plan explains the proposed reuse of the North Amityville Armed Forces Reserve Center (AFRC), i.e. the project site, and how this reuse will achieve a balance in responding to the community's needs.¹ An overview of the project site and existing conditions and community needs is provided, in order to establish the context within which a Preferred Alternative was ultimately selected. Furthermore, a description of the reuse alternatives considered for the site, potential methods of property disposal, and a financial analysis associated with the alternatives are presented. Lastly, a description of the Preferred Alternative, including the proposed vehicular and pedestrian access, and a balance determination is provided.

B. PROJECT SITE

The project site is the North Amityville AFRC in North Amityville, Town of Babylon, Suffolk County, New York. The 15.7-acre project site is designated on the 2007 Suffolk County Tax Map as Section 123, Block 2, Lot 20, and is located on the west side of Albany Avenue, approximately 600 feet north of Schlegel Boulevard, 400 feet south of Cedar Road, and 600 feet east of Miller Avenue (see **Figure 1**).

The site is relatively large, located near existing community facilities, and relatively integrated into the surrounding community. It presents a unique redevelopment opportunity for community needs. This opportunity becomes even more apparent when one considers the scarcity of

¹ HUD's Office of Community Planning and Development (CPD) and DoD's Office of the Assistant Secretary for Economic Security jointly developed and published regulations that implement the Redevelopment Act. The regulations, although identical, are found in two locations. HUD's regulations are codified at 24 CFR 586 and DoD's version is found at 32 CFR 176.



North Amityville Armed Forces Reserve Center

Figure 1
Project Site Aerial

North Amityville Armed Forces Reserve Center

available multi-acre vacant parcels in the area. However, the site also exhibits certain constraints for redevelopment, including the remnants of the former Nike missile launch facility use of the site that will be left behind after the AFRC is relocated—in particular, the missile silos—as well as potential soil and groundwater contamination. (For more information on the project site see the *Facilities Assessment and Existing Conditions Report* in **Appendix A**).

C. OVERVIEW OF EXISTING CONDITIONS AND NEEDS

The reuse alternatives were developed after careful consideration of community, homeless, and Town needs identified throughout the Base Realignment and Closure (BRAC) process for this project. In addition, site, building, environmental, and market conditions were taken into consideration. The following sections summarize these identified needs and conditions (see the *Facilities Assessment and Existing Conditions Report*, *Homeless Assistance Submission*, and *Community Outreach Documentation* in **Appendices A, B, and C**, respectively, for more information).

FACILITIES ASSESSMENT

- The Main Reserve Center (Building 100), which was constructed in 1987, is structurally sound and could be reused, possibly for community uses, with general repair, renovation, internal reconfiguration, and upgrade.
- Buildings 105 and 106 are much older (1957), are in poor condition, and should be demolished to create a common parking lot that can be used by residents coming to the park as well as those coming to the community/civic service center.¹ Building 101 and the Garvey Building should also be demolished, with the land that these building occupy cleared and also used for these purposes.
- The Military Equipment Parking (MEP) Lot, which covers three decommissioned missile silos, could continue to be used for parking or be redeveloped with a park, with site improvements.
- The Training Area could be redeveloped into a park to make one large park when combined with the MEP Lot.
- The Private Vehicle Parking Lot could continue in its current use/or could be redeveloped by a private developer into mixed income multifamily housing, fronting Albany Avenue.

ENVIRONMENTAL CONDITIONS

- According to the *Environmental Condition of Property (ECP) Report*, dated May 2007, prepared by CH2M Hill, the release, disposal, and/or migration of hazardous substances has occurred at the site, at concentrations that do not require a removal or remedial action and that do not pose a threat to human health or the environment.
- AKRF determined that the May 2007 *ECP Report* is inadequate with respect to the characterization of potential site contamination, for the reasons outlined below.
- Potential contamination issues include: conditions of the Aboveground and Underground Storage Tanks that are still in use; closure of the old tanks, since no closure reports were

¹ According to CH2M Hill's *ECP Report* (May 2007), there are no on-site structures eligible for listing on the National Register of Historic Places.

available for review by AKRF; possible vapor intrusion from groundwater beneath the site; and asbestos, lead-based paint, and lead in the former firing range.

- Additional testing is recommended to fully understand the range of issues related to contamination on-site and to enable an assessment of the potential for residential uses, and what degree of cleanup, if any, would be necessary for such uses to be safely introduced.

INFRASTRUCTURE AND UTILITIES

- Based on the *Facilities Assessment and Existing Conditions Report* (see Appendix A), the existing stormwater, water supply, sanitary, and energy systems serving the site appear to be in reasonable working order and could accommodate future uses similar to those currently on the site, with some modifications.
- Reuse of the existing infrastructure and utility systems on-site is dependent on the type of redevelopment proposed.
- The future site conditions may require modifications to the existing systems, or an integration of the existing components with future systems.

MARKET STUDY FINDINGS

RESIDENTIAL

- There is strong market support for a variety of housing types.
- Given the current local residential market, new residences would likely be more expensive than many current residents could afford, unless more affordable options are provided.

INDUSTRIAL

- There is also market support for industrial development at the site.

OFFICE

- The site's viability for office space is questionable.
- Establishments seeking office space, including finance and insurance, real estate, professional services, and management companies, are increasing modestly in the 11701 zip code (Amityville Village, North Amityville, and Amity Harbor), but account for a much smaller share of businesses than industrial firms.

RETAIL

- Retail serving the local neighborhood is currently lacking in the area.
- Creating a destination shopping center is not recommended as there appears to be adequate destination retail serving the area, and the site's location is inferior to other destination retail locations on major highways with heavy traffic. However, small-scale neighborhood-oriented retail could potentially be a viable use mixed with residential or other uses on-site.

HOMELESS NEEDS AND EVALUATION

SUMMARY OF NOTICE OF INTEREST (NOI)

- The outreach process to homeless service providers resulted in the submission of one NOI in 2006, by the Long Island Coalition for the Homeless (LICH), formerly known as the Nassau-Suffolk Coalition for the Homeless (NSCH).
- The 2006 NOI consolidated proposals from seven organizations that provide services to low-income and homeless households in Suffolk County.
- In total, the seven organizations proposed:
 - Constructing 137 to 147 units of permanent housing in attached, detached, and multifamily units;
 - Constructing five units of commercial or retail space; and
 - Providing job training, a resource center, and services for homeless individuals and households.
- In 2010, LICH submitted a revised proposal, as follows:
- The current NOI states that the LICH is the lead organization, and will work with its Coalition members including Concern for Independent Living, HELP USA, Family Service League, Fitzgerald House, and Wyandanch Homes and Property Development Corporation, a total of five subsidiary organizations, to develop up to 170 housing units, a community center, a new mixed-use building, on the 9.7 acres available at AFRC, as explained in more detail below.
- The 2010 LICH proposal includes the provision of affordable housing and services to at risk and homeless individuals and families, with a target population of veterans, low income families and persons with disabilities.
- In total, the five organizations propose:
 - Constructing 170 units of permanent housing in attached, detached, and multifamily units, consisting of two family homes, two and three family townhouses, as well as studio apartments (this represents an increase of between 23 and 33 units above the 2006 NOI proposal)
 - The proposed break-down of residential units is as follows: 9 two family homes; 8 three family town homes; 9 two family townhomes; and 88 Studio apartments;
 - Constructing 12 units of commercial or retail space (this represents an increase of 7 additional retail spaces above the 2006 NOI proposal); and
 - Providing a community resource center for community meetings, recreational activities, and employment opportunities to local residents.
- In summary, the 2010 revised NOI proposal includes a total of 170 dwelling units and 12 commercial spaces in a total of 29 buildings.
- Concern for Independent Living and HELP USA would be the primary developers of this project, responsible for securing capital.

REVIEW OF 2006 NOI

- The NOI is sufficiently responsive to HUD's submission requirements and the Town's public notice (June 7, 2006).
- The NOI addresses identified priority homeless needs in the 2005-2009 *Consolidated Plan* for the Town of Babylon, including job training and permanent affordable housing for homeless persons.¹
- The total number of housing units proposed for the site (137 to 147) would further concentrate many of the Town's lowest income households within North Amityville.
- The number of units proposed for the site would require a density of over nine units per acre—a density that is high relative to the low-density residential character (generally 3 units/acre) of the surrounding neighborhood, and that would not allow for an appropriate balance of community needs (see "Community Needs," below).

REVIEW OF 2010 NOI

- The revised NOI is generally sufficiently responsive to HUD's submission requirements and the Town's public notice (June 7, 2006).
- The NOI addresses identified priority homeless needs in the 2010-2014 *Consolidated Plan* for the Town of Babylon, including job training and permanent affordable housing for homeless persons.²
- The total number of housing units proposed for the site (170) would further concentrate many of the Town's lowest income households within North Amityville.
- The number of units proposed for the site would require a density of approximately 17.5 units per acre—a density which exceeds current zoning allowances, and that is very high relative to the low-density residential character (generally 3 units/acre) of the surrounding neighborhood, and that would not allow for an appropriate balance of community needs (see "Community Needs," below).
- The NOI acknowledges that the site would need to be rezoned to accommodate their proposal, but does not specify the zoning category to be applied.
- While the general program outlined in the revised NOI appears to meet prioritized housing needs for at-risk of homelessness, including veterans, families, and persons with disabilities, the specific features of each project component, its target audience, and the ways the components would work together to provide a continuum of care (from shelters to transitional housing to permanent housing) is not specified in the current NOI. Further information would be needed to evaluate this development program.

¹ The Town of Babylon is a HUD entitlement community that submits to HUD a five-year Consolidated Plan to support its homeless, housing, and community development funding requests. At the time of the 2006 NOI submission, the Town's 2005-2009 *Consolidated Plan* provided the most detailed information available about homeless needs and services specifically within the Town, which has since been updated by the Town's 2010-2014 *Consolidated Plan*.

² The Town's 2010-2014 *Consolidated Plan*, was referenced for comparison to the updated NOI, as it provides the most detailed information available about homeless needs and services specifically within the Town of Babylon.

North Amityville Armed Forces Reserve Center

- Regarding the retail component, it is not clear what retailers are anticipated, and how these retailers would be attracted to the site. The NOI does not describe the need for these stores, or the types of stores anticipated, aside from noting that the neighborhood lacks retail. It is not clear if there is sufficient market demand to support 12 stores at this site. Thus, the need for this component is not well-documented, and since it also lacks information in the prior NOI, this component will require further description, feasibility analysis, and a financial plan to ensure that it can be feasibly developed. However, it is noted that the *Market Feasibility Analysis* prepared for the project (see Appendix A), found that retail serving the local neighborhood does not currently exist in the area and could potentially be a desirable use on the AFRC site mixed with residential or other uses. Moreover, public comments received during the outreach process indicated that retail uses are moderately favored by the community as a reuse option for the site.

OTHER FACTORS LIMITING SITE'S POTENTIAL TO PROVIDE HOMELESS HOUSING

- Potential contamination at the site may restrict the site's use for residential purposes (see "Environmental Conditions," above).
- Public comments express an explicit opposition to the site's use for homeless housing (see "Community Needs," below).
- Lack of suitable public transportation and retail services in the neighborhood also limits the site's suitability for homeless housing.¹

PUBLIC OUTREACH

The Town conducted extensive outreach within the North Amityville Community beginning in spring 2008. Outreach included mailing postcards to every resident within the North Amityville zip code. Flyers were mailed to the churches and other local organizations to be handed out to the residents to ensure maximum attendance at the meetings. Flyers were also made available at the United North Amityville Youth Organization on Cedar Road. Notices were also posted in the North Amityville local newspaper.

A stakeholder group was formed. The group consists of 25 members who are community leaders and prominent residents in North Amityville. The stakeholders were charged with the task of bringing resident concerns to the Town's attention, and also educating the community about the reuse planning process. A total of four stakeholder meetings were held to date in May, June, and November 2008 and in September 2010.

In addition, four public/community meetings were held to date during the work week in the evenings to allow maximum participation. The first community meeting was held on June 18, 2008 to provide the public with an overview of the project, the BRAC process, the participants and consultants involved, the site's history and location, redevelopment opportunities and constraints, and next steps. The second community meeting occurred on July 28, 2008 to obtain public input relative to redevelopment options. At the third community meeting on November 18, 2008, a presentation was made on the findings of the Facilities Assessment and Existing Conditions report and the Market Study, and three reuse alternatives were presented to the public

¹ Suffolk County Transit's 1A bus line makes stops at distances approximately $\frac{1}{2}$ and $\frac{3}{4}$ miles from the site—considerably greater than typical walking distances. The line also stops at the LIRR Amityville train station, about 2 miles from the site.

to solicit input. A fourth community meeting to present the preferred alternative is planned for September 27, 2010 and a public hearing to solicit comments on the Draft Redevelopment Plan and the Homeless Assistance Submission is planned for September 29, 2010.

Handouts of the PowerPoint presentations, information about the BRAC process, and examples of other communities going through the BRAC process were some of the handouts given to the community members at the meetings. Comment sheets were also included in the handout packets and residents were encouraged to send any comments and concerns to the Town's Office of Downtown Revitalization. Most of the comments received related to the types of uses that the community members would like/ not like to see in the community. These comments have been addressed in this reuse plan and are included in **Appendix C**. Below is a description of the community needs and uses favored/ not favored as part of the community participation process.

COMMUNITY NEEDS

Table 1 summarizes reuse options voted on by the community at the second public meeting on July 28, 2008, and indicates whether those options were favored, moderately favored, or opposed by the community overall. Following is **Table 2**, which lists additional reuse options suggested by the community at the same meeting.

Table 1
Reuse Options Voted on by Community

Reuse Option	Outcome
Senior Citizen Housing	Favored
Commercial Uses/Businesses (including professional or medical offices)	Moderately Favored
Recreational Facilities (bowling alley, skating rink)	Moderately Favored
Retail Use (supermarket)	Moderately Favored
Energy-Related Businesses	Opposed
Industrial Use	Opposed
Restaurant/Luncheonette	Opposed
Retail Use (small shopping mall)	Opposed
Government/Municipal Use	Opposed
Residential Use (including housing for homeless)	Opposed
Notes: Votes were taken at the Second Community Meeting on July 28, 2008. Outcomes indicate response by majority.	
Sources: North Amityville Community Meeting, July 28, 2008.	

North Amityville Armed Forces Reserve Center

**Table 2
Reuse Options Suggested by Community**

Favored:
Theater/Performing Arts Center
Career Development Center (job training)
Lighted Playing Fields (multi-purpose) with Expansion of Youth Center
Coordinated Non-Profit Services (central location)
Resource Center
Library or Annex
Expanded Youth Center/Training/Educational Services
Convenience Store
Commercial (karate or other use to stimulate economy)
Subdivided (for different uses)
Green Energy-Related Use
Small Retail Center (deli)
Property to Remain in North Amityville (tax benefits)
Opposed:
Coordinated Non-Profit Services
Homeless Shelter
Industrial Use
Notes: Suggestions taken at Second Community Meeting on July 28, 2008.
Sources: North Amityville Community Meeting, July 28, 2008.

Appendix C includes all community outreach documentation including flyers, postcards, sign-in sheets, presentations, handouts, and comments received.

ENVIRONMENTAL ISSUES RAISED BY COMMUNITY

At the Second Community Meeting on July 28, 2008, North Amityville community members and residents expressed the following concerns related to environmental issues:

- Potential contamination issues on-site;
- Need for additional environmental testing;
- Concern over former nuclear use of the site;
- Availability of applicable environmental reports to the public; and
- Concern over the responsibility for cleanup.

At the Community Meeting on September 27, 2010, which was attended by approximately 75 community residents and representatives of local civic organizations, North Amityville community members and residents again expressed the following concerns related to environmental issues:

- Potential contamination issues on-site;
- Need for additional environmental testing; and
- Concern over traffic that could result from high density and retail uses.

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D. POTENTIAL REUSE ALTERNATIVES

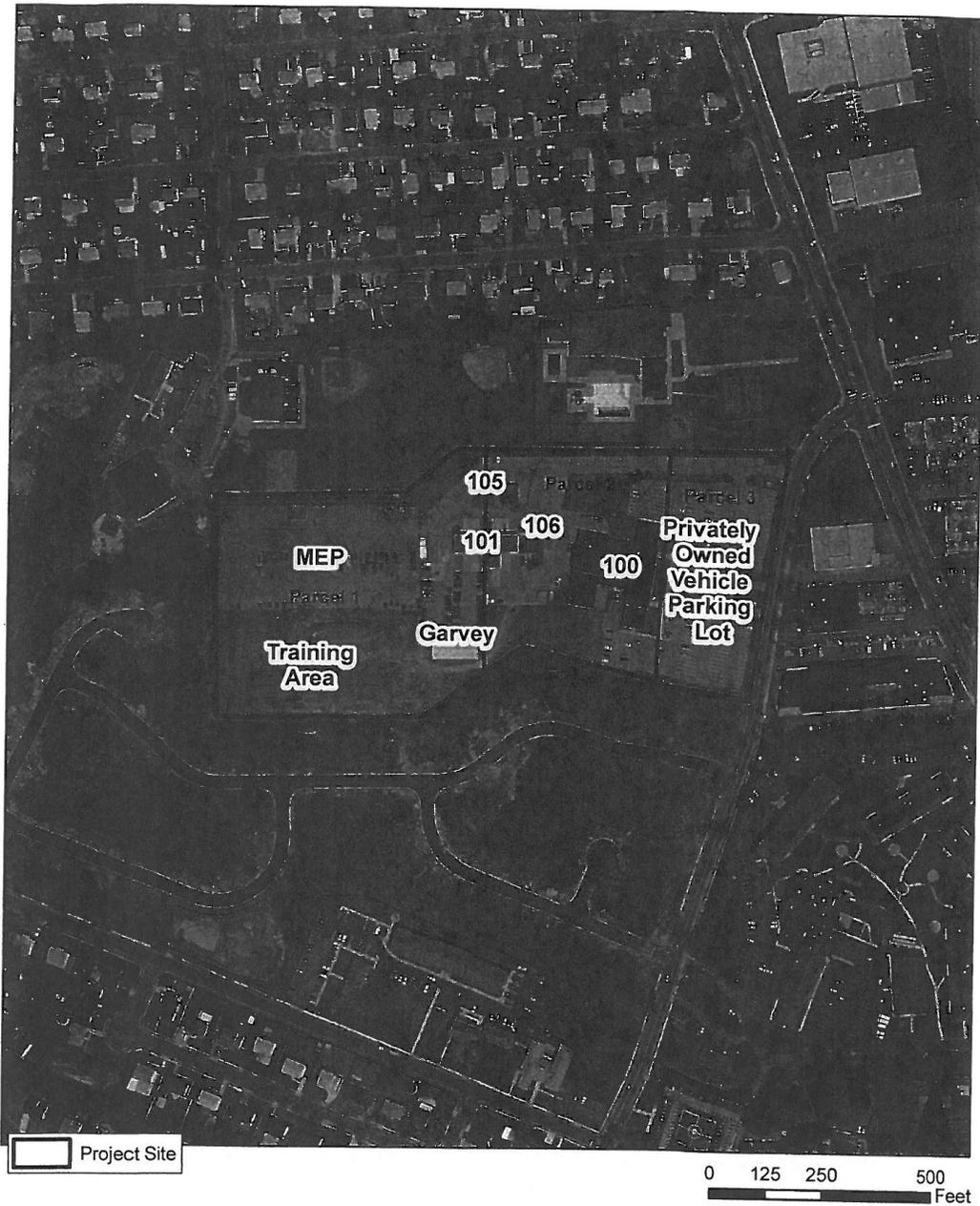
A number of potential uses were considered for the project site, taking all of the pertinent existing conditions and needs described above in Section C into account, including facilities, environmental, and market conditions as well as community, homeless, and Town needs, to provide an appropriate balance of identified needs that make sense for the site. These potential uses are described in more detail in this section, with reference made to possible locations for the potential uses on the subject site. See **Figure 2**, which shows a site plan for the North Amityville AFRC indicating the buildings and other parcels/areas on the site that were identified for the various reuse options considered for the project site during the planning process. Ultimately, a preferred alternative was selected, as described below in Section H, "Preferred Alternative."

The Town currently owns the Town Hall Annex at 281 Phelps Lane in North Babylon from the North Babylon Union Free School District No. 3. The facility houses a variety of Town departments and divisions including the Youth Bureau, Disabled Services, the Youth Institute, Senior Citizens Community Services, Family Services, Housing Agency, Drug and Alcohol, Micrographics, Solid Waste Management, Coastal Environmental Management, Environmental Control, and Fire Prevention. The parcel, designated on the Suffolk County Tax Map as District 100 Section 148 Block 2 Lot 64, totals approximately 36.13 acres, with only a small fraction of the lot (less than 10 percent or about 2.5 acres) dedicated to the Town Hall Annex and associated parking area. Based on visual observation during AKRF's site visit on August 28, 2008, many of the departments lack sufficient space for their current operations and there were several instances of broken windows and light fixtures. Town personnel also expressed concern with regard to an inadequate heating system.

ALTERNATIVE A

The Town of Babylon considered utilizing the Main Reserve Center (i.e. Building 100) on "Parcel 2" at the North Amityville AFRC site to house a portion of the Annex's current operations—namely the Youth Bureau, Disabled Services, the Youth Institute, Senior Citizens Community Services, Family Services, and Drug and Alcohol. This parcel (approximately 7.2 acres) also includes a portion of Building 101 and Buildings 105 and 106, which would all be demolished to accommodate a parking area to serve the civic center. The Town considered seeking a Public Benefit Conveyance (PBC) sponsored by the Department of Health and Human Services for the portion of the site that would be dedicated to these community services (see Section E, below).

Under this alternative, a public park is proposed at the western end of the property in the area of the Military Equipment Parking (MEP) Lot and the Training Area (known as "Parcel 1"), which totals about 5.2 acres, to connect with the public park facilities adjacent to the site to the north. This parcel also includes the Garvey Building and a portion of Building 101, which would both be demolished to accommodate a parking area to serve the park use. It is proposed that this parking area abut the proposed adjacent parking area serving the civic center so as to create a unified, shared parking area. The location of the park on this portion of the site would avoid any potential construction issues associated with the decommissioned missile silos located beneath the property in that area. Moreover, additional recreational opportunities and expansion of the North Amityville Community Services Complex, located just north of the project site, are uses desired by the North Amityville community, as expressed by community members during the public outreach process for the project. A PBC sponsored by the Department of Interior would be sought to enable the purchase of the portion of the site that would be dedicated to park uses.



North Amityville Armed Forces Reserve Center

Figure 2
Parcels Identified for Potential
Reuse Alternatives

North Amityville Armed Forces Reserve Center

Lastly, multifamily mixed income housing could be provided on the eastern portion of the site designated as the Privately Owned Vehicle Parking Lot ("Parcel 3"), which totals about 3.2 acres. To minimize potential impacts to the school district, a mix of studios and 1-bedrooms are recommended, with an 80/20 affordability program. Ultimately, the mix of housing units and affordability would depend on developer interest and market conditions at the time the property is developed, as well as the Town's zoning of the site. Private residential uses on the site would serve to generate much needed taxes for the community. MTI Residential Services, included under the umbrella organization (LICH) that submitted a Notice of Interest (NOI) to the Town in September 2006, proposed development and operation of retail spaces including dry cleaning/laundromat, convenience store, daycare center, and health-oriented food. Such proposed retail space could be viable if mixed with residential uses, as supported by the Market Study (see Appendix A), and would serve to enliven the area.

ALTERNATIVE B

As a second alternative, in addition to the proposed uses described above, a portion of the Main Reserve Center would be reserved to provide homeless services as proposed by NSCH in their NOI dated September 11, 2006. Such services could include a Resource Center, as proposed by Family Service League, for formerly homeless persons providing information and referrals, crisis intervention, counseling, education and tutoring services, vocational services, a computer lab, and a community center. Alternatively, services could include a community center proposed by HELP Suffolk/HELP USA to house its own program and other non-profits, or the Vocational Training Center proposed by MTI Residential Services to provide job training and readiness using its existing computer education and vocational rehabilitation models. These proposed social and related homeless services would be compatible with the proposed municipal services in that such services would be related to public health and social services and would benefit the overall community. Although NSCH's NOI included a proposal to provide homeless housing, this alternative does not include a residential component of any kind.

Under this alternative, the Main Building could either be acquired by the Town under a Health and Human Services PBC, or by NSCH under a Homeless Assistance PBC. The owner of the parcel would lease space in the Main Building to the other party.

ALTERNATIVE C

As a third alternative, the Main Building would be reserved for social services operated by NSCH. Under this alternative, the Town would not own or lease any portion of the Main Building on Parcel 2. NSCH would acquire the Main Building through a Homeless Assistance PBC sponsored by HUD. The other proposed uses on the site remain the same as in Alternatives A and B.

A financial analysis was conducted for these alternatives, and is presented in Section G.

E. FEASIBILITY ASSESSMENT

AKRF conducted a general assessment of the feasibility of relocating the Town Hall Annex to the Main Building at the North Amityville AFRC. The project site includes five permanent buildings, two parking lots, and a training area, in addition to other structures, as described in more detail in AKRF's *Facilities Assessment and Existing Conditions Report* (July 2008) included as Appendix A.

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The Main Reserve Center (Building 100) is an approximately 27,000-square-foot irregularly-shaped, one- and two-story building constructed in 1987. The main part is a two-level structure with a small basement for the boiler and heating system. Building 100 has a concrete foundation, concrete block walls, and a brick exterior. The building's interior consists of administrative office space, classrooms, a decommissioned kitchen, restrooms, a mechanical room, storage closets, a drill room, and an arms vault.¹ The *Facilities Assessment and Existing Conditions Report* found that the Main Reserve Center is structurally sound and could be reused with general repair/ remodeling and renovation/ upgrades. The main parking area for privately-owned vehicles includes approximately 250 spaces.

For comparative purposes, the Town Hall Annex is an approximately 50,000-square-foot one- and two-story rectangular building with approximately 110 parking spaces. Therefore, Building 100 at the North Amityville AFRC may not provide enough building space to accommodate the current operations at the Annex, but could provide for some of the Town's proposed services. The number of parking spaces in the existing lot adjacent to Building 100 would, however, be sufficient. It is noteworthy that Building 100 would lend itself to the type of adaptive reuse proposed, as portions of the building already contain areas typical of office-type uses, in addition to classrooms and a gym (i.e. drill room), which would generally be suitable for the types of uses currently housed in the Annex. Moreover, as discussed above, several handicap spaces are located in front of Building 100 along with ADA-compliant handicap ramps and slopes, which would accommodate disabled persons, clientele of the Town's Disabled Services department. Ultimately, the Town would have to conduct an in-depth feasibility study and hire an architect to assess whether the Main Reserve Center as is would be suitable to accommodate the proposed uses, or whether some modifications would be necessary. A rough order cost estimate is included in this report. The estimate was completed without conducting any in depth capital needs assessment.

F. POTENTIAL METHODS OF PROPERTY DISPOSITION

PUBLIC BENEFIT CONVEYANCES (PBCs)

PBCs, which are authorized by Federal statute, are conveyances of surplus government property to State and local governments and certain nonprofit organizations for a specific public purpose, such as schools, parks, airports, ports, prisons, self-help housing, and public health facilities. For each of these public purposes, there is a sponsoring Federal agency with regulations that set forth the criteria to be used for determining whether an applicant is eligible for a PBC and whether the applicant has a need for the property. Generally, the applicant must demonstrate that it has the financial resources to improve the property and begin to use the property for the approved purpose within a specified period of time. The screening for PBCs should be completed before the submission of the redevelopment plan to HUD and the DoD. These types of property transfers can be further categorized as described below:

- Sponsored PBCs. These conveyances include PBCs for education, public health, public park or recreation, self-help housing, and port facility purposes. Applications are provided by the sponsoring Federal agency to the interested entity. Sponsoring Federal agencies must officially approve the completed applications and recommend and submit a request to the

¹ CH2M Hill, *ECP Report*, May 2007.

North Amityville Armed Forces Reserve Center

Military Department for the transfer on behalf of the applicant. The terms and conditions attached to the use and/or redevelopment and the value (or the discount allowed) of the real property are determined by the sponsoring agency. In this type of conveyance, the Military Department assigns the real property to the sponsoring agency for subsequent transfer to the recipient. Properties typically include a discretionary right of reversion for noncompliance with the terms of the transfer.

- Approved PBCs. These conveyances include PBCs for non-federal correctional facilities, law enforcement, emergency management response, wildlife conservation, historic monuments, airport facilities, and power transmission lines. The terms and conditions attached to the redevelopment are determined by the Military Department, which transfers the qualifying personal property directly to the approved PBC recipient.

DISPOSAL OF PROPERTY FOR USE BY HOMELESS

Property that has been identified for use to assist the homeless as determined by HUD must be conveyed to either the representative of the homeless or the LRA, as provided in HUD's approval of the application. If the property is conveyed to the LRA, then it will make it available to the representative of the homeless. It also will be responsible for monitoring the use of the property and ensuring that the representatives of the homeless comply with the legally binding agreement and provide the services that they agreed to provide for the benefit of the homeless. The conveyance must be for no cost.

NEGOTIATED SALES

The Military Department may dispose of property by negotiated sale only under limited circumstances. Negotiated sales to public bodies can only be conducted if a public benefit, which would not be realized from competitive sale or authorized PBC, will result from the negotiated sale. The most common exception to the requirement for a competitive public sale is a negotiated sale to a State or local government for a public purpose (such as acquiring property for a new city hall) that does not qualify under one of the PBC authorities. The grantee must pay not less than fair market value based upon highest and best use and an appraisal.

PUBLIC SALES

The Military Department may dispose of a parcel or a portion of a property via public sale. A number of different public sale approaches, including sealed bid, Internet auction, and auction of the site to the highest responsible bidder, could be employed.¹

G. FINANCIAL ANALYSIS

This section examines the likely costs and benefits to the Town in connection with the reuse plan alternatives. Since these plans are still preliminary, there is not sufficient information to prepare a precise fiscal assessment. However, the types of costs and revenues that are likely to result from the various reuse alternatives under preliminary consideration are described below. Table 3, attached, describes the potential sources and uses of funds to implement each alternative, along with rough order of magnitude (ROM) cost estimates.

¹ Further conditions associated with these and other property disposal alternatives are discussed in DoD's *Base Redevelopment and Realignment Manual*, March 1, 2006.

Table 3
North Amityville AFRC: Alternatives: Potential Sources and Uses of Funds

Proposed Use	Acres	Alternative B: (2 scenarios: Town ownership vs. Homeless provider ownership of Main Building)	
		Alternative A: Civic Service Center + Park + New Multifamily Housing Park (extension, includes parking) Civic Services Center (includes parking) New MF Housing (includes parking)	Alternative C: Social Services Center + Park + New Multifamily Housing Park (extension, includes parking) Social Services Center (includes parking) New MF Housing (includes parking)
Parcel 1 - MEP + Training Area + Garvey + 101 (portion of)	7.2		
Parcel 2 - Main Building + 101 (portion of) + 105 + 106	5.2		
Parcel 3 - Privately Owned Vehicle Parking Lot	3.2		
Total	15.6		
Proposed Disposal			
Parcel 1 - MEP + Training Area + Garvey + 101 (portion of)		PBC Open Space (a)	PBC Open Space
Parcel 2 - Main Building + 101 (portion of) + 105 + 106		PBC Public Health (b)	PBC Homeless Assistance
Parcel 3 - Privately Owned Vehicle Parking Lot		DoD Auction or Negotiated Sale	DoD Auction or Negotiated Sale
Capital Costs to Town to Improve/Develop (c)			
Parcel 1 - MEP + Training Area + Garvey + 101 (portion of)		\$ 720,000	\$ 720,000
Parcel 1 - Demolition of Buildings 101 and Garvey		\$ 65,000	\$ 65,000
Parcel 2 - Demolition of Buildings 105 and 106		\$ 65,000	\$ 65,000
Parcel 2 - Main Building + 101 (portion of) + 105 + 106		\$ 1,724,000	\$ 1,724,000 (d)
Parcel 3 - Privately Owned Vehicle Parking Lot		\$ -	\$ -
Cash Payment in Lieu of Land to Homeless Provider		\$ 300,000	\$ -
Total Capital Costs		\$ 2,874,000	\$ 2,574,000
Sources of Funding			
Parcel 1 - MEP + Training Area + Garvey + 101 (portion of)		Town Gen Fund + grants	Town Gen Fund + grants
Parcel 2 - Main Building + 101 (portion of) + 105 + 106		Town Gen Fund + grants	Town Gen Fund/See NOI submission
Parcel 3 - Privately Owned Vehicle Parking Lot		Pvt Financing	Pvt Financing
			See NOI submission
			Pvt Financing
			Town Gen Fund + grants
			785,000

a) Most likely sponsored by the Dept. of Interior. The Town must contact this agency ASAP to determine eligibility and application requirements.

b) Most likely sponsored by Dept. of Health and Human Services (HHS) for the relocation of youth and senior services. The Town must contact HHS ASAP to determine liability and application requirements.

c) Capital Cost Assumptions
 Parcel 1 - MEP + Training Area + Garvey + 101 (portion of) to Park
 Site improvements such as access, parking, paving, lighting, etc. \$ 100,000 per acre
 Other buildings
 Parcel 2 - Main Building to new service uses
 Total Building Sq. Ft. 27,000 sq. ft.
 Building Reconstruction/General Repair/Remodelling Per SF \$ 60 per sq. ft.
 New Landscaping/Parking \$ 20,000 per acre
 Parcel 3 - Privately Owned Vehicle Parking Lot to New MF Hsg. assumes privately financed
 Site Remediation Unknown
 d) Costs for the Main Building would be borne by party taking ownership of the parcel, and could be offset by any lease agreement made with the other party.

ALTERNATIVE A

RECREATIONAL USE OF MILITARY EQUIPMENT PARKING LOT

The Town, as the LRA, would seek to obtain a sponsored PBC for the land in the western portion of the site, currently the combined MEP Lot and Training Area on "Parcel 1." This parcel also includes a portion of the Building 101 and the Garvey Building, which are proposed to be demolished to provide for parking. A PBC would allow conveyance of the land to the Town at no cost. However, the Town would require funds for improvement of the land as a park, as well as for ongoing operation and maintenance of the park. The Town would most likely cover these costs from general tax revenues unless grants or subsidies from sources outside the Town were identified.

REUSE OF BUILDING 100 FOR HEALTH AND HUMAN SERVICES

The reuse of the Main Reserve Center (Building 100) would replace part of the services currently provided at the Town Hall Annex. This use could potentially consolidate community services under one roof, including social and youth services. There would be several possible fiscal impacts from this relocation. If the Town were to obtain an approved PBC for community facilities at the site, the Town would receive the land and building at no cost. The cost of renovating Building 100 to serve as a Town Hall Annex is estimated to be \$1.7 million at this preliminary planning stage, and includes site improvements necessary to provide for parking.

There are currently no property taxes collected on the property, and the uses above, as public uses, would not cause either positive or negative impacts with respect to property taxes. It is important to note that settlement of a Legally Binding Agreement (LBA) with NSCH that excludes identification of land for housing will likely require a cash payment in lieu of land. Such payment would be drawn from the Town's revenues.

PRIVATELY DEVELOPED MULTI-FAMILY HOUSING

Housing constructed on the approximately 3.2-acre eastern portion of the site fronting Albany Avenue would bring about additional fiscal impacts. Proceeds from the sale of the property would be retained by the military and therefore would not present any revenue impact on disposal [unless the Town levies realty transfer or similar taxes]. The site would be private property and would generate property tax revenue. These revenues would be offset by the marginal cost of any additional municipal services needed to support the development of the site, such as schools, fire and police. The preference for smaller studio and one-bedroom units is intended to limit the municipal costs required to service the site. Any increase in economic activity in the area resulting from the addition of new individuals and households to the area would also benefit the Town indirectly.

The cost for this alternative was estimated at \$2.874 million.

ALTERNATIVE B

Alternative B includes the uses defined above, as well as the additional element described below.

INCORPORATION OF NON-PROFIT SOCIAL SERVICES INTO BUILDING 100

A resource center, community center or training center outfitted and operated by service providers is an option presented under Alternative B. Such a center would be provided by one or

North Amityville Armed Forces Reserve Center

more of the service providers who submitted reuse proposals as part of the NOI. The real property used for this purpose could be conveyed to the Town (as the LRA) or homeless service providers at no cost. The providers who submitted proposals under the NOI requested only land, not construction costs. The owner of the parcel would lease space at the Main Building to the other party.

The cost for this alternative was estimated at \$2.574 million.

ALTERNATIVE C

Alternative C is similar to Alternative B, except that under this alternative the Town would not own or lease any portion of the Main Building on Parcel 2.

REUSE OF BUILDING 100 FOR SOCIAL SERVICES

The Main Building would be reserved for social services operated by NSCH. NSCH would acquire the Main Building through a Homeless Assistance PBC sponsored by HUD. The other proposed uses on the site remain the same as in Alternatives A and B.

The cost for this alternative was estimated at \$785,000.

H. PREFERRED ALTERNATIVE

The preferred alternative proposes the land to be subdivided into two parcels. One parcel of 6 acres will be transferred to the Town of Babylon for a park use, and the remainder of approximately 9.7 acres will be transferred directly to LICH for the provision of homeless services, retail uses, and/or housing, as described in more detail below. Negotiations between the Town of Babylon and LICH, concerning the exact mix of uses and the details of housing mix and density, have not been completed at this time. However, the Town is working toward reaching a final agreement with LICH on these issues.

During community meetings, one of community's top concerns was the North Amityville youth, and the lack of sufficient recreational opportunities in the hamlet for this particular demographic. Similar concern was also expressed for the senior citizens in the community. The community also expressed a desire to expand the existing North Amityville Community Services Complex directly to the north of the project site; to increase the park space available to the residents of North Amityville for active and passive recreational uses.

The Town has since requested a no-cost Public Benefit Conveyance (PBC) through the National Parks Service for six acres of the project site (see **Appendix D**) for park use and to expand the existing community services complex. The parcel requested is located at the western end of the project site. This portion of the project site includes the Military Equipment Parking lot, which covers three decommissioned missile silos, and the Training Area (see the *Facilities Assessment and Existing Conditions Report* in **Appendix A**).

The Town of Babylon-owned North Amityville Community Services Complex lies just north of and abuts the North Amityville AFRC property. The Community Services Complex houses a Senior Center, the United North Amityville Youth Organization, and the ACE Community Center, which includes the Amityville Head Start program and the Economic Opportunity Council of Suffolk (EOC). The complex also includes open recreational fields and a playground. The expanded open/park space will provide both additional active and passive recreation

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opportunities for the North Amityville residents. The additional recreational space will be immensely valuable for the residents of the North Amityville community.

The Town of Babylon perceives parks as valuable contributors to youth development, public health, and community building, especially in an area where over 10 percent of the population lives below poverty level. However, North Amityville is fairly well developed, with little to no vacant property in the hamlet. The project site provides a limited opportunity for the Town of Babylon to expand recreational and open space opportunities in the hamlet. The proposed open space will provide both opportunities for passive recreation, such as social interaction, as well as active recreation including physical activities. A network of paths within the park is also proposed. Site improvements will include landscaping, seating, and lighting.

Since there is an existing Town-owned recreational facility at the North Amityville Community Services hub just north of the site, the town proposes to use a portion of the project site to expand that recreational asset into a larger recreational area. This park will be much more than a recreational place. It will provide families, youth, and seniors the opportunity for physical activity in a neighborhood that is currently lacking in such opportunities, especially for the youth. Young children have been seen playing, shooting hoops, biking, and skateboarding on the streets where it is dangerous with a high level of vehicular activity in the area. The proposed park will be available to North Amityville residents, senior citizens, and youth who regularly visit the North Amityville Community Services Complex, and will also be available to all of the residents of North Amityville. Therefore, the proposed park expansion will contribute to public enjoyment and recreational opportunities for area residents.

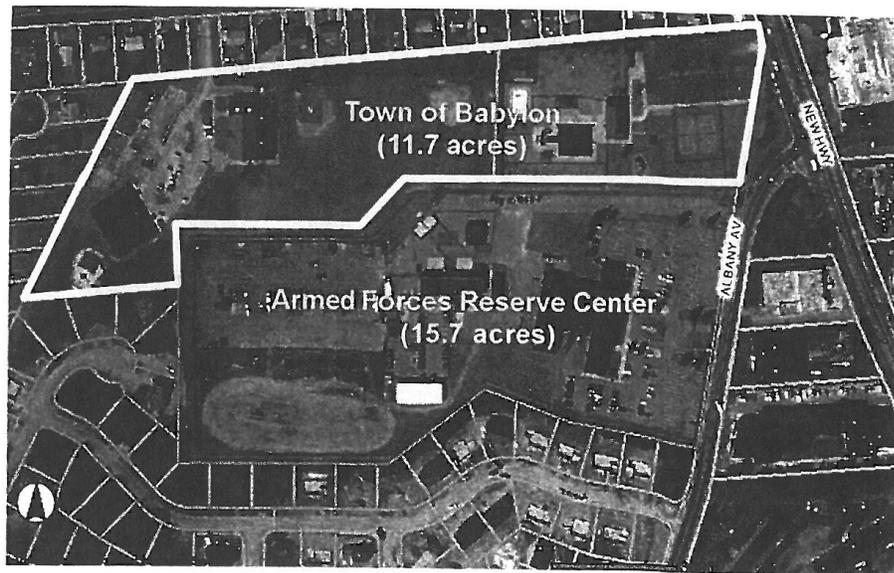
Figure 3 shows the relationship of the project site with the North Amityville Community Services Complex and the portion requested for a PBC sponsored by the National Parks Service. The Town will subsequently file an application with the U.S. Department of Interior/National Parks Service requesting transfer of the property.

It is anticipated that the land will be transferred to the Town at no cost through a Public Benefit Conveyance. The cost for improvements to the land to support park uses has been estimated at approximately \$720,000 (see **Table 3**).

For the remaining 9.7 acres of the AFRC site, the LICH as the lead organization, proposes to work with its Coalition members including Concern for Independent Living, HELP USA, Family Service League, Fitzgerald House, and Wyandanch Homes and Property Development Corporation, a total of five subsidiary organizations, to develop up to 170 housing units, a community center, a new mixed-use building, including 12 commercial spaces, in a total of 29 buildings. At present, the proposal includes the provision of affordable housing and services to at risk and homeless individuals and families, with a target population of veterans, low income families and persons with disabilities. The 170 units of permanent housing would be accommodated in attached, detached, and multifamily units, consisting of two family homes, two and three family townhouses, as well as studio apartments, with a proposed break-down of residential units is as follows: 9 two family homes; 8 three family town homes; 9 two family townhomes; and 88 Studio apartments. The proposal also includes the provision of a community resource center for community meetings, recreational activities, and employment opportunities to local residents. It should be noted that the mix and density of the LICH development is still being negotiated with the Town of Babylon, and no final development plan has been determined at this time.



Above: Location of proposed 6-acre Town Park parcel that the Town requested through a Public Benefit Conveyance sponsored by the National Park Service. **Below:** Relationship of the North Amityville Armed Forces Reserve Center Site to the Town-owned North Amityville Community Services Complex to the north.



North Amityville Armed Forces Reserve Center

**Figure 3
Preferred Alternative**

North Amityville Armed Forces Reserve Center

While it is envisioned that Concern for Independent Living and HELP USA would be the primary developers of this project, responsible for securing capital, cost estimates for the construction of the LICH proposal has not been developed at this time.

PROPOSED VEHICULAR AND PEDESTRIAN ACCESS

As discussed in more detail in AKRF's *Facilities Assessment and Existing Conditions Report* included in Appendix A, the project site contains three curb cuts on Albany Avenue that provide vehicular access to the property. Currently, the southern most curb cut is the only open entrance to the project site; the other entrances have the gates closed and locked for security.

Vehicular access throughout the project site is available by asphalt paved roadways which lead to all parking, service, and maintenance areas. Parking stalls are 9-foot-wide by 20-foot-long and are marked with pavement striping. Several handicap spaces are located in front of Building 100 along with Americans with Disabilities Act (ADA) compliant handicap ramps and slopes.

Pedestrian access throughout the site is provided by concrete sidewalks and asphalt pavement that lead from the public right-of-way on Albany Avenue to the buildings and parking areas located throughout the project site. Unauthorized pedestrian access to the project site is limited due to the chain link security fence equipped with barbed wire, which surrounds the entire property. The perimeter security fence is set back from the property line by roughly 15 to 25 feet. The site also has a chain link fence on-site at the MEP area and the U.S. Marine Corps. (USMC) parking facility located between the Garvey Building and Building 101.

The project site is generally flat; there is only a 3-foot to 4-foot elevation change from the eastern property line to the western property line. Authorized pedestrian and vehicular access on site is relatively unrestricted and freely flows to all areas of the project site.

The proposed vehicular and pedestrian access to and within the site is not substantially different from the existing conditions. The barbed wire fence that currently surrounds the entire property would be replaced with standard chain-link fencing. Also, as discussed above, the MEP area would be redeveloped with a park.

I. BALANCE DETERMINATION

Taking all of the pertinent existing conditions and needs described above in Section C into account, including facilities, environmental, and market conditions as well as community, homeless, and Town needs, the initial reuse alternatives were selected to provide an appropriate balance of identified needs that make sense for the site. Some identified needs, such as residential uses, including homeless and/or affordable housing, may be ruled out because of the site's potential contamination issues and/or community opposition, while others, such as professional offices, were deemed infeasible given market conditions and site location. The potential relocation of the Town Hall Annex was deemed infeasible due to the prohibitive costs associated with that reuse option.

The Preferred Alternative is intended to balance public service needs with the need for a recreational facility and expansion of the Youth Center as identified by the community along with the need to provide homeless services within the Town. As described above, the Town of Babylon has designated 6.0 acres of the AFRC site for use as a Community Park, which would serve the North Amityville and Town of Babylon communities with much-needed open space and passive and active recreation opportunities.

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The remaining 9.7 acres will likely be developed as a less-dense version of the 2010 NOI proposed project¹, serving the needs of individuals and families requiring transitional and permanent affordable housing to achieve self-sufficiency. The LICH project is well located near community services and schools, and is surrounded by a mix of diverse housing types in a primarily residential neighborhood, offering a safe place to live. The combination of agencies and supportive housing with the services envisioned will provide a full range of on-site services to those needing job training, referrals, mental health services, and family counseling. In addition, the project will serve the special needs of veterans at risk of homelessness. Depending on the outcome of the negotiations between the Town of Babylon and LICH, final project, if it still includes onsite neighborhood-oriented retail, would also benefit the larger community, although traffic and other impacts from retail facilities would need to be further assessed for financial feasibility and impacts. Moreover, while not necessarily being accommodated on the BRAC project site, the Town is planning to accommodate some of the community's expressed needs, such as retail uses, at other locations in North Amityville, to be determined as part of the ongoing North Amityville Visioning process. The Town Board of the Town of Babylon, acting as the LRA for this project, intends to continue negotiating with the LICH to complete a project which will balance community needs with needs for households at risk of homelessness. Once agreement is reached between the Town of Babylon and LICH, the details of the Preferred Alternative and this Balance Determination will be finalized. *

¹ It should be noted that the density of housing units proposed is approximately 17.5 units per acre, which exceeds current zoning allowances. LICH acknowledges that the site would need to be rezoned to accommodate the proposed project, but has not specified the zoning category to be applied.

APPENDIX A

APPENDIX A.1

Facilities Assessment and Existing Conditions Report

APPENDIX A.2

Bay Area Economics (BAE) Market Feasibility Analysis
October 2008

APPENDIX A.1

Facilities Assessment and Existing Conditions Report

Appendix A.1: Facilities Assessment and Existing Conditions Report

A. INTRODUCTION AND BACKGROUND

This report documents existing conditions and assesses existing facilities at the Amityville Armed Forces Reserve Center (AFRC) in North Amityville, Town of Babylon, Suffolk County, New York, herein referred to as “the project site.” The project site is designated on the 2007 Suffolk County Tax Map as Section 123, Block 2, Lot 20, and is located on the west side of Albany Avenue, approximately 600 feet north of Schleigel Boulevard, 400 feet south of Cedar Road, and 600 feet east of Miller Avenue (see Figures 1 and 2). Land uses and zoning on the project site and in the surrounding area are presented and assessed, as is applicable public policy. In addition, the project site’s environmental conditions and physical and visual characteristics are evaluated.

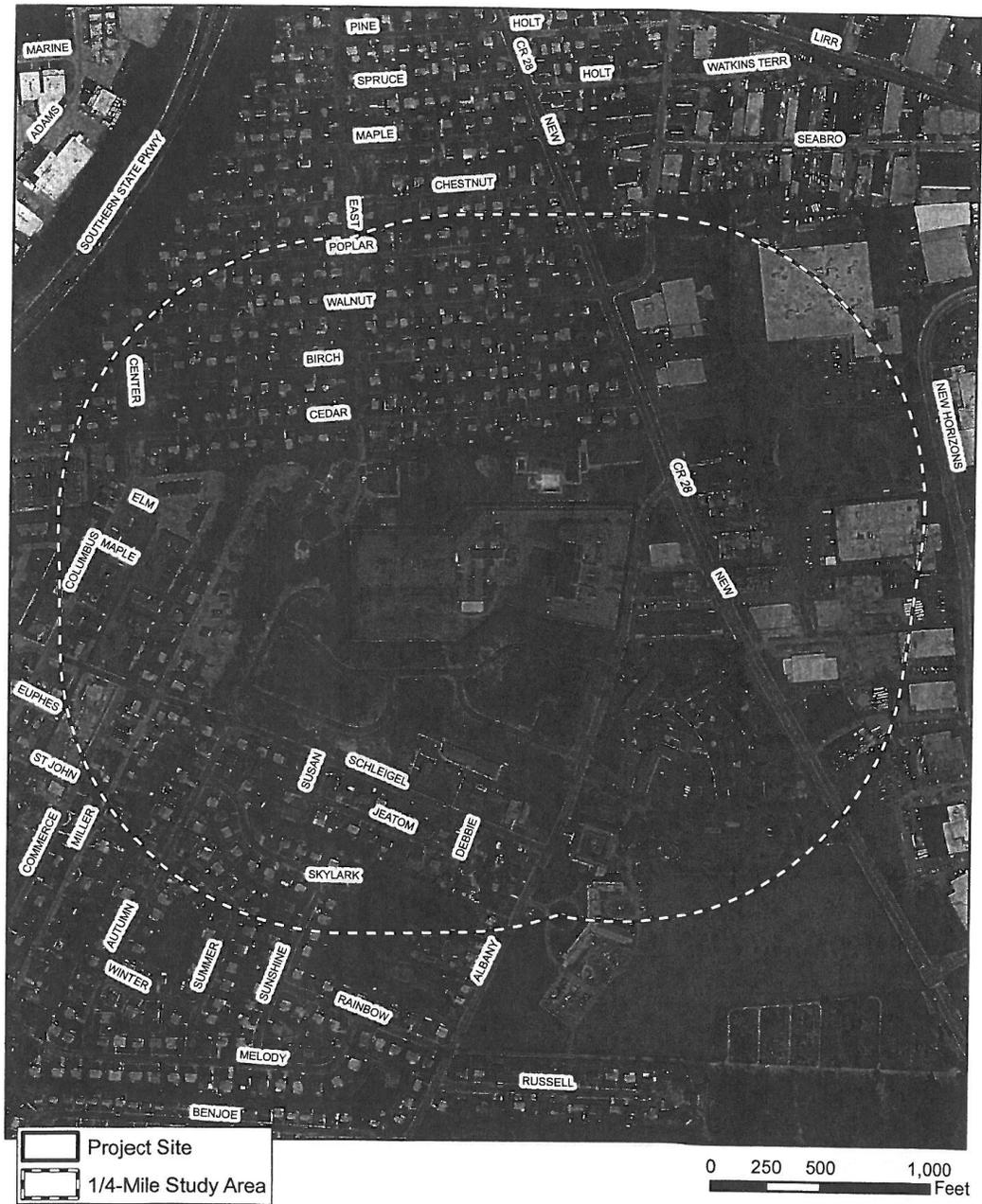
The overriding purpose of the report is to assist the Town of Babylon Town Board, acting as Local Redevelopment Authority (LRA), in identifying opportunities and constraints associated with the potential redevelopment of the 15.6-acre parcel through the Base Realignment and Closure (BRAC) process. This base was declared as surplus federal property; was approved for closure in 2005; and is scheduled for closure in 2010. It is expected that this base will be consolidated with the Farmingdale Reserve Center, which is located approximately 1 mile to the west of the Amityville AFRC. The personnel at the Amityville AFRC will relocate to Farmingdale, which will be expanded to accommodate the consolidation. Ultimately, a reuse plan will be prepared for consideration of its acceptance by the U.S. Departments of Defense (DoD) and Housing and Urban Development (HUD), but that will also aim to serve the needs of the Town of Babylon and the hamlet of North Amityville.

Because the site is relatively large, located near existing community facilities, and relatively integrated into the surrounding community, it presents a unique opportunity to provide for community needs. This opportunity becomes even more apparent when one considers the scarcity of available vacant large parcels in the area. However, the site also exhibits certain constraints for redevelopment, including the remnants of the former Nike missile launch facility use of the site that will be left behind after the AFRC is relocated—in particular, the missile silos—as well as potential soil and groundwater contamination.

This report was developed alongside market and fiscal impact studies associated with the potential development of housing on the site to further identify redevelopment opportunities and constraints. The Town of Babylon has identified one of the community’s most urgent needs as the provision of a range of housing types for its residents. Single-family homes, which are predominant in the town, are unaffordable for many families and the availability of rental properties is scarce. It is the Town’s aim to reuse this site so that it becomes an active, productive part of the community, and at the same time is sensitive to the impact that any future use of the site will have on the local community.

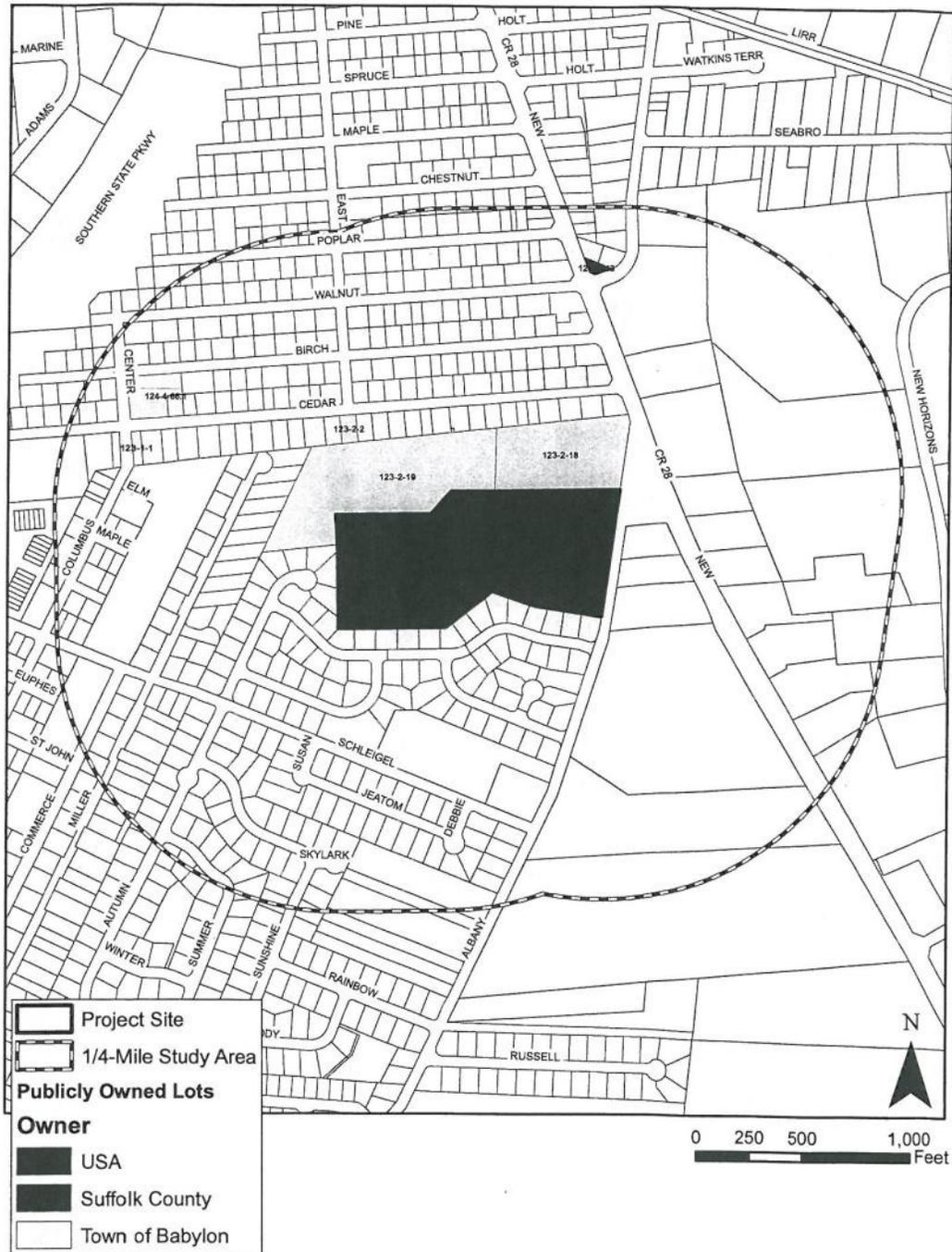
Appendix A.1-1

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North Amityville Armed Forces Reserve Center

Figure 1
Project Site Aerial



North Amityville Armed Forces Reserve Center

Figure 2
Public Ownership and Tax Lots

B. HISTORY OF THE SITE

Based on a review of aerial photographs and U.S. Geological Survey topographic maps dating back to 1903, structures first appear on the 1969 topographic map.¹

In 1957, the U.S. Army purchased the 15.6-acre site from the Nuns of the Order of St. Dominick and Our Lady of Consolation Home for the Aged, Inc. for construction of a Nike missile launch facility. When active, the launch facility was equipped with Ajax and, later, retrofitted for firing Hercules missiles. The site operated as the Amityville Nike Missile Battery until 1970. Historically, there were reports of as many as 14 buildings on-site, constructed between 1957 and 1959, and three missile silos.²

In 1980, the facility became the responsibility of the U.S. Army Reserve 77th Regional Readiness Command (RRC) (see Figure 2). Since then, it has been used for administration and training, vehicle maintenance, and military equipment storage. The site is currently occupied by three units: the U.S. Army Reserve (USAR) 306th Engineers, the U.S. Navy Reserve, and the U.S. Marine Corps (USMC) Reserve.

More recently, the site was declared federal surplus property, approved for closure in 2005, and is scheduled for closure in 2010, pending approval of a reuse plan for the site by HUD and DoD.

C. LAND USE, ZONING, AND PUBLIC POLICY

LAND USE

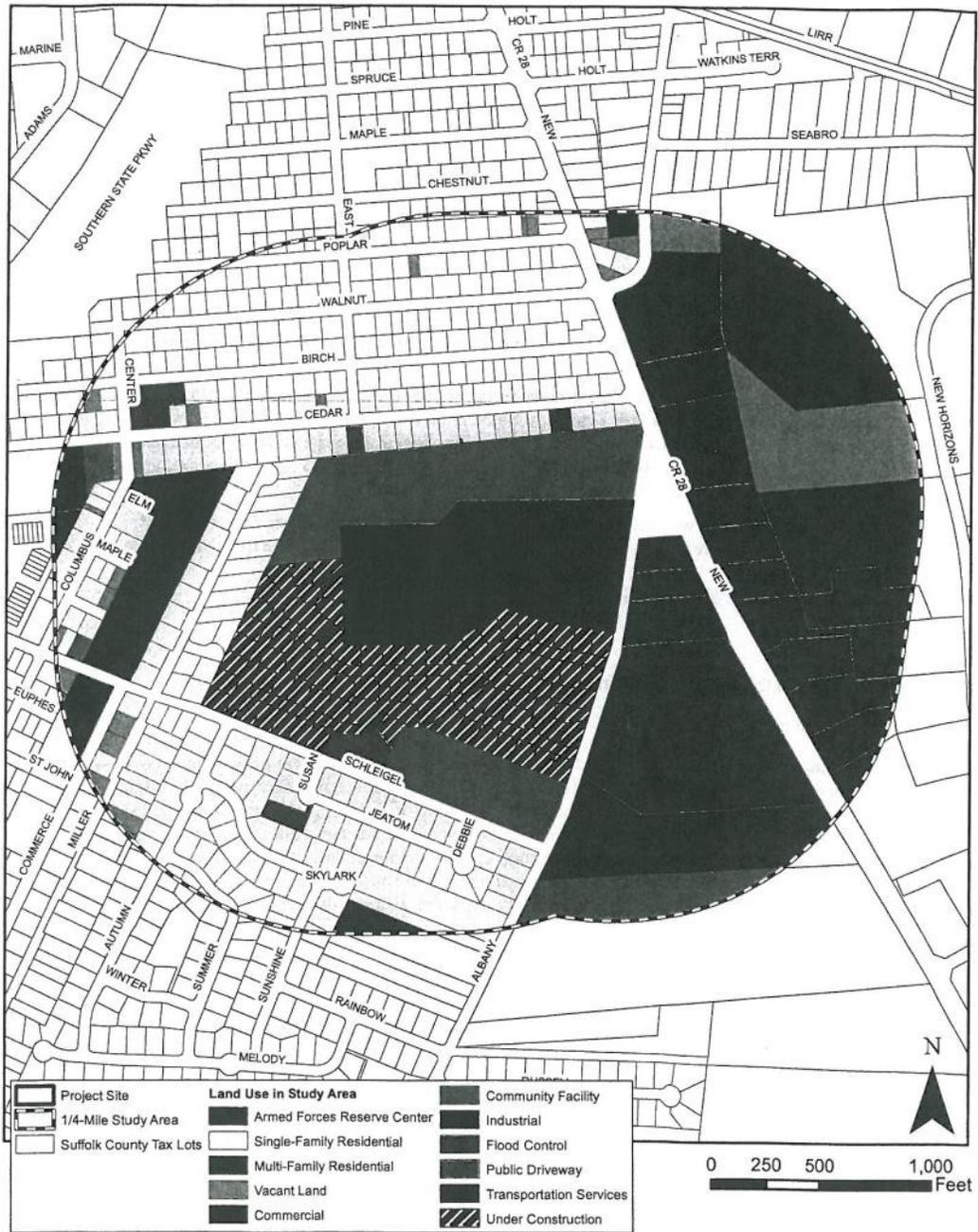
Land uses on the project site and in the surrounding area are depicted in Figure 3.

PROJECT SITE

The 15.6-acre project site is largely developed. Approximately 66 percent of the site is covered by impervious surfaces such as asphalt parking, driveways, concrete walkways, and buildings. Permeable surfaces on-site generally include lawns. On-site parking uses include a parking lot for use by the military personnel arriving in their personal vehicles and a military equipment parking lot. The project site includes five permanent buildings or structures and a small training site. The largest (main) building is approximately 27,000 square feet and the smallest is about 700 square feet. The main building is currently occupied with mostly administrative office uses. The out buildings, which are constructed from masonry and steel, are primarily used for light vehicle maintenance and/or cold storage. The entire site is enclosed by chain link security fencing. Three former missile silos are also located on-site, which have been capped with concrete and, over time, infiltrated with groundwater. (Buildings and infrastructure on the site are discussed in more detail in the following sections of this report). The project site is situated near existing community facilities and is relatively integrated into the surrounding community, as discussed below.

¹ CH2M Hill, *ECP Report*, May 2007.

² *ibid*



North Amityville Armed Forces Reserve Center

Figure 3
Land Use

¼-MILE STUDY AREA

The ¼-mile study area surrounding the project site comprises mainly residential uses, with industrial uses, vacant land, and community facilities also prominent. Immediately to the north of the project site is the Town-owned North Amityville Community Services Complex, which encompasses the ACE Community Center, Amityville Head Start, Youth Center, and Senior Center. The entire facility is located on approximately 12.4 acres and includes basketball courts, softball fields, and a playground. Also immediately north of the site, and just east of the community services complex, is the North Amityville Pool, which includes a comfort station, food service, tennis courts, and a playground. Immediately to the south and west of the site is an approved single-family residential subdivision project currently in the construction phase. Subject to specific rules and regulations, the application was approved on October 2, 2000 and amended on November 8, 2004 by Town resolution to subdivide a 25.5-acre single lot into 76 separate single-family residential lots, consistent with the requirements set forth in the B Residence District (see "Zoning," below). A field survey on March 28, 2008 carried out by AKRF staff found that approximately two-thirds of the planned homes are either built or under construction. Based on information received from the Town of Babylon Planning Division in March 2008, a Certificate of Occupancy was issued for one house, which is the only house to be sold to date. This two-story, 1,900-square-foot, four bedroom house at 6 Davis Court is fairly typical of the designs being built.

West of Albany Avenue/New Highway, predominantly single-family homes on approximate ¼-acre lots line the outskirts of the study area. This area also includes a number of recharge basins and community facilities, including the First Church of God at 96 Cedar Road, Glorius Tabernacle Church at 137 Schlegel Boulevard, and Catholic Charities (social services) at 143 Schlegel Boulevard. In addition, there are several multi-family housing developments in the study area, including a senior housing center at 110 Cedar Road (Amity Senior), Amity Villas at 27 Schlegel Boulevard (affordable townhouses), North Manor Estates Condominiums on the north side of Schlegel Boulevard in the western portion of the study area, and the Dominican Village Retirement Community between New Highway and Albany Avenue in the southeastern portion of the study area.

On the east side of New Highway, and directly across from the project site, is a prominent industrial area including a fudge manufacturer, an aerospace industry facility, a screen printing business, a video/electronics manufacturer, and a pharmaceuticals company. The Metropolitan Transportation Authority also owns property in this area. Commercial uses in the study area are limited to the J.F. Goode Funeral Home at 545 Albany Avenue along the study area's southern boundary.

ZONING

Present and future land uses within the study area are regulated by Chapter 213, "Zoning," of the *Code of the Town of Babylon* adopted on December 9, 1969 and last updated on February 1, 2008. As shown in Figure 4, "Zoning," the project site and most of the study area is located within the Town's B Residence District. Overall there are six separate zoning districts located within the study area, namely, B Residence, C Residence, E Business, G Industrial, Ga Industrial, and Planned Industrial Park (PIP)-1 (see Table 1).



North Amityville Armed Forces Reserve Center

Figure 4
Zoning

North Amityville Armed Forces Reserve Center

PROJECT SITE

As shown in Figure 4, the entire project site is zoned B Residence. Table 1 provides the permitted uses and lot and bulk limitations for the B Residence District as well as other districts located within the larger study area.

B Residence zoning permits such uses as single-family dwellings, community facilities, agricultural uses, and golf courses. In the B Residence Zoning District, building heights are restricted to 30 feet or 2½ stories; the minimum lot area permitted is 10,000 square feet; and the maximum building area is 20 percent.¹

**Table 1
Zoning Districts in Study Area**

Zoning District	Permitted Uses	Lot and Bulk Limitations ¹
B Residence	One-family dwellings; religious institutions; public parks, libraries, or museums; colleges and universities; schools; hospitals; agricultural uses; professional offices associated with a residence; golf courses and country clubs; and customary accessory uses and buildings.	Maximum Height: 30 feet or 2 ½ stories Minimum Lot Area: 10,000 sf Maximum Building Area: 20 percent
C Residence	One-family dwellings; religious institutions; public parks, libraries, or museums; colleges and universities; schools; hospitals; agricultural uses; professional offices associated with a residence; golf courses and country clubs; and customary accessory uses and buildings.	Maximum Height: 30 feet or 2 ½ stories Minimum Lot Area: 7,500 sf Maximum Building Area: 30 percent
E Business	Retail shops; personal service shops; banks, theaters, and offices; undertaking establishments; other uses when permitted by the Board of Appeals and/or the Planning Board.	Maximum Height: 35 feet or 3 stories Minimum Lot Area: 10,000 sf Maximum Building Area: 60 percent
G Industrial	Any use permitted in the E Business District; other uses when permitted by the Board of Appeals and/or the Planning Board.	Maximum Height: 35 feet Minimum Lot Area: 15,000 sf Maximum Building Area: 40 percent
Ga Industrial	Any use permitted in the G Industrial District and E Business District, except for dwellings of all types.	Maximum Building Height: 35 feet Minimum Lot Area: 40,000 sf Maximum Building Area: 45 percent
PIP-1	Light industrial use; research and development design laboratories; warehousing and distribution plants, but not including coal, petroleum, or petroleum products; office building use; banks; and a broadcasting station.	Maximum Building Height: 35 feet Minimum Lot Area: 65,350 sf Maximum Building Area: 42 percent
Note:	¹ Additional zoning restrictions may apply as set forth in Chapter 213, "Zoning," of the <i>Code of the Town of Babylon</i> .	
Source:	Chapter 213, "Zoning," of the <i>Code of the Town of Babylon</i> at http://www.generalcode.com/webcode2.html , accessed on April 25, 2008.	

¹ *Code of the Town of Babylon*, 2008.

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STUDY AREA

The study area includes all parcels that are within ¼ mile of the project site as shown in Figure 4. Within the study area there are two residential districts, namely, B Residence (as described above) and C Residence. The C Residence District permits the same uses as permitted in the B Residence District, with less stringent building requirements.¹ Almost all parcels located west of County Road (CR) 28 (New Highway) are located within the B Residence District, except for a small area zoned C Residence. Within the study area, land uses in the C Residence District are occupied by industrial and transportation related uses.

The study area includes one commercial district, specifically the E Business District. The E Business District permits typical commercial uses, such as retail shops, personal service shops, banks, theaters, and offices.² Parcels located within this district are located between CR 28 and Albany Avenue, north of Walnut Avenue. In addition, a large parcel on the south side of Schlegel Boulevard at the western edge of the study area is zoned commercial. Land uses in the study area's E Business District are primarily vacant.

There are three industrial districts located within the study area, including G Industry, Ga Industry, and PIP District. The G Industrial District is located along a few parcels on the east side of CR 28 south of Cedar Road, immediately east of the C Residence District on the east side of CR 28, and in the northeast corner of the study area west of Albany Avenue, and generally permits the same uses as in the E Business District, and other uses when permitted by the Board of Appeals and/or the Planning Board.³ The Ga Industrial District covers the triangular-shaped area south of the Albany Avenue and CR 28 split. In any Ga Industrial District, buildings and premises may be used for any use permitted in the G Industrial District and the E Business District, except for dwellings of all types.⁴ The second largest zoning district in the study area is the PIP-1 District, which encompasses the majority of the industrial area on the east side of CR 28. For new site plan applications in the PIP-1 District, each applicant is required to prepare an environmental assessment (similar to that required by the New York State Environmental Quality Review Act) and to file this assessment with the Planning Board, and which must accompany the site plan application.⁵

OTHER POTENTIALLY APPLICABLE ZONING DISTRICTS

The project site is proposed for reuse and may require a change of zone. In addition to the E Business District, the following existing zoning districts, as set forth in Chapter 213, "Zoning," of the *Code of the Town of Babylon*, may be appropriate for the project site:

M.R. Multiple Residence District

The M.R. Multiple Residence District permits multi-family residences and those uses permitted in an A Residence District, such as single-family dwellings, places of worship, public parks, colleges or universities, elementary or high schools, agricultural uses, office of a professional

¹ *Code of the Town of Babylon*, 2008.

² *ibid*

³ *ibid*

⁴ *ibid*

⁵ *ibid*

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residing on the premises when such use is incidental to such residence, golf courses and country clubs, and accessory buildings and structures.¹

In an M.R. Residence District, the maximum building height is 2½ stories, and the minimum lot area is 2 acres. Front and rear yards must be a minimum of 40 and 50 feet, respectively. At least 4,000 square feet of land area shall be provided for each one-bedroom dwelling unit; 5,000 square feet for each two-bedroom dwelling unit; and 6,666 2/3 square feet of land area for each three-bedroom dwelling unit. The number of separate dwelling units shall not exceed the rate of ten units per acre for one-bedroom dwelling units; eight units per acre for two-bedroom dwelling units, and six units per acre for three-bedroom dwelling units or any combination thereof. In addition, the minimum habitable floor area for each dwelling unit, considering the first and second stories only, is 500 feet.²

There are additional requirements such as for off-street parking areas, building exteriors, landscaping, and public lighting.³

Residence-Office Mixed-Use District

The Residence-Office Mixed-Use District is intended to encourage office development of a high character compatibly mixed with residential uses, principally for areas within the Town in which a similar pattern of use has occurred or for areas in which an office-residence pattern is an appropriate transition between higher-density business districts and residential neighborhoods.⁴

Uses permitted in a Residence-Office Mixed-Use District include single-family residences, office uses, residence-office mixed-use dwellings containing one office use limited to the first story thereof and one dwelling unit limited to the second story or stories thereof, houses of worship, office of a professional residing on the premises when such use is incidental to such residence and within the main dwelling and occupying not more than 1/3 of the first-floor area, and accessory buildings and structures (in conformance with the requirements of the C Residence District), and other uses when authorized by the Board of Appeals.⁵

In a Residence-Office Mixed-Use District, the maximum height is 30 feet or 2 1/2 stories, the minimum lot area is 10,000 square feet, the minimum lot frontage is 75 feet, and the maximum building area is 25 percent. In addition, the front and rear yards may be no less than 25 feet and 50 feet, respectively.⁶

The ground floor area standards are based on the height or number of stories of the primary structure. In the case of a one-and-one-half-story (expansion attic area) dwelling, the minimum ground floor area required is 950 square feet. For one-story dwellings, the ground floor area must contain a minimum of 900 square feet. In the case of a split-level dwelling, the minimum ground floor area required is 950 square feet. For two-story dwellings, the minimum ground floor area is 660 square feet. The Code also sets forth architectural design and style requirements

¹ *Code of the Town of Babylon*, 2008.

² *ibid*

³ *ibid*

⁴ *ibid*

⁵ *ibid*

⁶ *ibid*

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for buildings in a Residence-Office Mixed-Use District intended to promote conformity with the surrounding community.¹

Senior Citizens Multiple Residence District

The Senior Citizens Multiple Residence District permits multiple residences for persons over the age of 55. The maximum building height is 2 1/2 stories, the minimum lot area is 2 acres, and the minimum front setback is 30 feet. Two side yards, one on each side of the main building, each having a minimum width of at least 20 feet, is also required. When there are two or more main buildings on the plot, a minimum distance between buildings of 20 feet, in addition to the 20-foot side yard requirement along the side property lines of the entire plot, is required. The rear yard must have a minimum depth of 25 feet.²

In a Senior Citizens Multiple Residence District, the maximum density is 25 one-bedroom dwelling units per acre or the proportionate number of dwelling units on any fractional part of an acre and the minimum habitable floor area for each dwelling unit is 500 square feet.³

The Code also sets forth other rules and regulations for development in a Senior Citizens Multiple Residence District, including but not limited to landscaping, off-street parking, common recreation areas, accessory buildings, and sewage disposal facilities.⁴

PUBLIC POLICY

TOWN OF BABYLON DRAFT COMPREHENSIVE PLAN SUMMARY (MARCH 1998)

The Town of Babylon's *Draft Comprehensive Plan Summary* (March 1998) (the Plan) includes five major themes for strengthening the town as follows:

- Maintain and strengthen the town's suburban character;
- Respond to the changing population;
- Improve the quality of life in economically-distressed areas;
- Promote jobs and economic development; and
- Foster stewardship of sensitive natural resources.⁵

In addition, there are a wide range of actions recommended in the Plan to implement these themes.

HOUSING

With respect to housing, the Plan recognizes that many families have problems affording decent housing due to the high cost of living on Long Island, and that the choices of housing types often do not meet the needs of today's population. For example, seniors have few housing types to choose from within the town. In addition, while the Town has a strong supply of multiple-family

¹ *Code of the Town of Babylon*, 2008.

² *ibid*

³ *ibid*

⁴ *ibid*

⁵ Town of Babylon, *Draft Comprehensive Plan Summary*, March 1998.

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residences for senior citizens (two examples of multi-family senior housing facilities exist within the study area), many seniors are on fixed incomes and cannot afford market rents. Similarly, the Plan states that the existing housing stock is ill suited for the needs of single-person households or single parents with children.¹

Given this problem, the Plan seeks to increase the affordability of housing in the town, ensure an adequate supply of senior housing, and assist in meeting the needs of special groups (i.e. persons with disabilities). The Plan gives special attention to the use of zoning in achieving these objectives.²

Housing and zoning in the Town of Babylon is currently designed to primarily meet the demands of residents who desire a single-family environment. However, accessory apartments are allowed by special use permit in A, B, and C Residence Districts. These three districts cover almost 75 percent (approximately 14,770 acres) of the town's land area.³

Further, the Plan states that the demand for affordable housing has resulted in the creation of illegal two-family residences in single-family structures, encouraged by the fact that prospective tenants need the affordable places to reside, and since the purchase price for homes on Long Island are relatively high compared with other parts of the nation. Therefore, homeowners often need the additional income generated by accessory apartments to pay their mortgages. As a result, legal accessory apartments are a necessary type of housing within the community.⁴

The Plan identifies existing affordable housing programs and reclamation of existing structures as means to providing affordable housing in the town.⁵

In order to increase the range of affordable housing types for senior citizens, the Plan encourages the use of property tax relief and physical adaption programs to allow seniors to remain in their homes as they age. Where aging in place is not feasible, the provision of congregate care, elder cottages, and shared housing, in addition to multi-family housing for seniors and accessory apartments, is another option.⁶

Specifically, the Plan provides that Senior Citizens Multiple Residence Districts should be conveniently located near community centers, shopping malls, and smaller, neighborhood convenience shops, thereby ensuring that seniors will be located close to transportation and community services.⁷

¹ Town of Babylon, *Draft Comprehensive Plan Summary*, March 1998.

² *ibid*

³ *ibid*

⁴ *ibid*

⁵ *ibid*

⁶ As defined in the Town of Babylon, *Draft Comprehensive Plan Summary*, March 1998, congregate care is "housing with services;" elder cottages are "small housing units designed for one for two occupants and generally contain a bedroom, kitchen, bathroom, and living/dining area;" and shared living facilities provide that "two or more people live in a single-family house or apartment with varying degrees of privacy and shared living space."

⁷ Town of Babylon, *Draft Comprehensive Plan Summary*, March 1998.

APPLICABLE BUILDING CODE REQUIREMENTS

Chapter 89, "Building Construction," of the *Code of the Town of Babylon* sets forth rules and regulations pertaining to construction of all buildings in the Town. These regulations may be applicable to the project site if reuse or modification activities are proposed. A description of applicable building code requirements of the *Code of the Town of Babylon* is provided below to enable further evaluation of potential site redevelopment.

Article III, "Permits and Certificates," provides for application procedures and rules and regulations pertaining to permits and certificates. The article requires that all newly constructed or modified buildings be issued building permits. However, repairs to buildings do not require a permit, provided that no structural alteration is made, as stated in Section 89-27. All newly constructed or modified buildings also require a certificate of occupancy as set forth in Section 89-28. This article also sets forth rules and regulations pertaining to change of occupancy and use, and change to prohibited use.¹

Article IV, "Additional Standards and Specifications," sets forth rules and regulations pertaining to classification of occupancy, classification of construction, height and area restrictions, fire limits, ventilation, windows, width of courts, overcrowding, egress, exits, materials, working stresses and loads, workmanship standards, excavations, foundations, fire partitions and walls, fire precautions, drop awnings, chimneys, metal smokestacks, fireplaces, gutters, leaders and dry wells, and sprinkler systems in Senior Citizen Multiple Residence Districts.²

In addition, the Code includes several other building code provisions that may be applicable to reuse of the site. Article V, "Asbestos Monitoring," sets forth regulations pertaining to asbestos monitoring and abatement. Article VIII, "Green Building Certification," sets forth a green building rating system, applicability, standards for green building projects, and compliance and enforcement relating to resource-efficient buildings that conserve energy.³

Proposed new development or reuse of the site could also be subject to additional sections of the Code, including Chapter 153, "Multiple Dwellings," which sets forth rules and regulations applicable to all rental units, accessory apartments in single-family dwellings, and non-owner-occupied dwelling units; and Chapter 186, "Site Plan Review," which regulates the review of site plan applications and the issuance of site plan approvals, denials, and conditional approvals.⁴

D. MAJOR BUILDINGS, AREAS, AND STRUCTURES

This summary of major buildings, areas, and structures on-site is based on CH2M Hill's *Final Environmental Condition of Property (ECP) Report*, May 2007, and supplemented with visual observations from AKRF's site visit on March 28, 2008. The project site includes five permanent buildings, two parking lots, and a training area, in addition to other structures. These major uses and structures are depicted in Figure 5.

¹ *Code of the Town of Babylon*, 2008.

² *ibid*

³ *ibid*

⁴ *ibid*



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Figure 5
Project Site Layout

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MAIN RESERVE CENTER (MRC), BUILDING 100

Building 100, the Main Reserve Center (MRC) is an irregularly-shaped, one- and two-story building. The main part is a two-level structure with a small basement for the boiler and heating system. Building 100 has a concrete foundation, concrete block walls, and a brick exterior. The building is approximately 26,954 square feet and was constructed in 1987. The building's interior consists of administrative office space, classrooms, a decommissioned kitchen, restrooms, a mechanical room, storage closets, a drill room, and an arms vault.¹

A firing range was formerly located in Building 100 on the ground floor. The range was a manual target retrieval system that had no sand, and had fiberboard for sound, a steel deflector system, and no floor drains. This room had an air intake louver and a roofmounted air exhaust fan. It formerly had heaters that used propane. It was reported that lead shot was used. The range was decommissioned and clean up was conducted in 2001, according to the *ECP Report*, although documentation of that clean up (in a report prepared by IT Corporation in 2003) was not available to AKRF. As such, a review of that report and/or additional clean up following the necessary protocols is warranted. Currently, the range includes a concrete block and caged storage rooms.²

On the exterior of Building 100, there is an electrical transformer and a condenser. In addition, communications equipment is stored in four large containers outside the rear of the building. Five portable Container Express metal containers (10 feet by 30 feet) are also stored empty outside Building 100.³

ORGANIZATIONAL MAINTENANCE SHOP (OMS), BUILDING 101

Building 101, the OMS, was constructed in 1980 of concrete block, having a concrete foundation, and is approximately 6,882 square feet. The roof is steel bar joist and deck ceiling.⁴

Activities inside the OMS are limited to preventive maintenance checks, including checking vehicle fluids such as motor oil, water, and antifreeze. Operational vehicle maintenance is conducted inside the OMS on military equipment including High-Mobility, Multi-Purpose, Wheeled Vehicles (HMMWVs), Commercial Utility Combat Vehicles, tractor equipment, bulldozers, 621 Bravos, trucks, and trailers. The on-site repair of vehicles requires the use and storage of petroleum, oil, and lubricants (POLs), solvents, antifreeze, aerosol paint, aerosol spray, cleaning compound, batteries, and associated waste. Several fire lockers and hazardous material (HAZMAT) storage units are used to store hazardous materials and associated generated waste. Several HAZMAT storage lockers with containment structures are located inside and outside the facility.⁵

Building 101 has four vehicle bays, five doors, and office space at the east and west ends of the building. In addition, a parts-and-tool room, bathrooms, and a battery closet (only accessible from outside) are located in the building. A mechanical room, compressor, heating system, and

¹ CH2M Hill, *ECP Report*, May 2007.

² *ibid*

³ *ibid*

⁴ *ibid*

⁵ *ibid*

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gas-fired hot water system are also located in the building. An indoor accumulation point and an oil filter crusher are located inside the bay areas.¹

The part of Building 101 occupied by the USMC includes a "Safety Clean" parts cleaner (to be replaced with a newer model) and six "Indian blue," 60-gallon containers that use a pump to dispense product. These are contained on a spill pallet. USMC also has a satellite accumulation point to collect waste fuel, antifreeze, oil, and rags. USMC has four HAZMAT sheds that house chemicals, POLs, and waste. These sheds have sprinklers and fire alarms. In addition, one aboveground storage tank (AST) containing diesel fuel is under the responsibility of USMC in this area. There are numerous pavement patches indicating areas of excavation and replacement of utility lines including electrical, stormwater, water, and sanitary sewer lines. The majority of the excavations can be traced to historical underground storage tanks (USTs), utility lines, and replacement of lines associated with new installations.²

STORAGE (FORMERLY MISSILE ASSEMBLY) BUILDING 105 AND NIKE MISSILE OPERATIONS GENERATOR BUILDING 106

Two cold storage buildings (Buildings 105 and 106) are located on the project site and consist of concrete foundation and one-story concrete block wall construction. These buildings currently store dry goods. Building 105 is approximately 1,600 square feet and Building 106 is approximately 697 square feet. The construction of these buildings was completed in 1957. A used-oil, 300-gallon AST, reported to have been installed in 1998, is located on the south side of Building 105. Building 106 stores USMC communications material. Building 105 has an old boiler room having a "Corrosives" sign on the door. The old boiler room was noted to be empty and clean at the time of the 2006 site reconnaissance. Building 106 had a UST that contained diesel fuel, which was removed in 1998.³

GARVEY BUILDING

The Garvey Building is a 42-foot-by-100-foot structural steel frame (approximately 4,000 square feet) and concrete floor cold storage warehouse completed in 2000. Lithium batteries are located outside in a locked HAZMAT shed that appears to have containment, and a noncontained horizontal storage locker.⁴

VEHICLE WASH RACK AND OIL/WATER SEPARATOR (OWS)

A new wash rack was installed in 2005 and is currently in use. This system employs a recirculating water system and a power washer. The wash rack discharges to an OWS, where oil is collected in a subsurface collection tank (100-gallon capacity) and allows separated wastewater to be directed to the sanitary sewer system. When the wash rack and power washer system is activated, it automatically discharges wastewater through the OWS to the sanitary sewer system. The wash rack also includes a valve system that can be opened to the storm sewer system and closed to the sanitary sewer system. This allows operators to direct stormwater

¹ CH2M Hill, *ECP Report*, May 2007.

² *ibid*

³ *ibid*

⁴ *ibid*

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runoff (collected in the wash rack) to the storm sewer system avoiding added flows to the sanitary sewer system.¹

MILITARY EQUIPMENT PARKING (MEP) LOT/UNDERGROUND MISSILE SILOS

The MEP Lot in the northwest corner of the project site is a paved, fenced storage area for vehicles and equipment, including HMMWVs, trucks, and trailers. Vehicles have been stored in this parking area since the installation became an AFRC in 1980. The lot is not bermed; however, drip pans are used to prevent the discharge of leaks onto the pavement.²

Located underground in the MEP area are three concrete former Nike missile silos and an associated concrete structure. These silos have been inactive for many years and have been sealed with no access available for visual inspection. Site personnel stated on March 28, 2008 that the silos are full of groundwater that infiltrated its way into the structures. The future land use of the project site in this area will determine whether these structures can remain or be removed. If the structures are to remain, they shall have holes drilled through the bottom concrete slab to allow groundwater to infiltrate to the surrounding soils, and may be backfilled depending on the future redevelopment at the site.

PRIVATELY OWNED VEHICLE (POV) PARKING

POV parking occurs in two parking areas in the front of Building 100 having access from one gate at Albany Avenue. Two other on-site gates are kept closed and locked. The entire facility is surrounded with a chain link fence topped with barbed wire.³

TRAINING AREA

The small Training Area of less than 3 acres is located at the southwest corner of the site. This area currently comprises grasses and shrubs. It is reported that the area has been bulldozed in the past and has been used as a training area for earth-moving equipment. There were no activities at the time of the August 2006 and March 2008 field reconnaissance. Demolition debris was reported to be on-site in 1997, but was not noted during the field reconnaissance in August 2006 or March 2008.⁴

E. INFRASTRUCTURE, ENERGY, AND UTILITIES

STORMWATER

According to the Storm Water Pollution Prevention Plan prepared by Bowne AE&T Group in 2006, information maps, and visual observations from the March 28, 2008 project site visit, stormwater runoff is retained within site boundaries and recharged to groundwater.⁵ There are no existing connections that convey site stormwater runoff to the Town of Babylon stormwater

¹ CH2M Hill, *ECP Report*, May 2007.

² *ibid*

³ *ibid*

⁴ *ibid*

⁵ *ibid*

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system. Off-site stormwater runoff along the property frontage on Albany Avenue is collected in catch basins via overland flow from the public Right-of-Way (ROW) and is conveyed to a detention basin by means of an interconnected piping network, which then connects to the above mentioned surface water bodies. This off-site system is owned and operated by the Town of Babylon.

The easternmost portion of the property consists of a privately owned vehicle parking lot, as discussed above. Most of the area is paved asphalt surface with some landscaped lawn areas. Stormwater runoff from this area drains via overland flow towards several concrete block dry wells. These dry wells are located at various low points and have an open grate lid to allow runoff to enter the dry well and recharge to groundwater, and have no pipe interconnections. Building 100 has gutters and roof drains that collect stormwater runoff and convey flow to two independent dry wells by means of roof leaders.

The next area, further west on the site, consists of paved asphalt surface, landscaped lawn areas, and several building structures (Building 101, 105, and 106). Stormwater from this area also flows via overland flow towards open grate dry wells. The building structure roofs are pitched and/or have gutters collecting stormwater runoff which is then drained to the dry wells via overland flow. There are no direct pipe connections from these structures to any of the dry wells. On March 28, 2008, AKRF observed some recent drainage improvements to the stormwater system. Due to drainage concerns, some of the dry wells in this area were interconnected to allow for more underground storage capacity and alleviate the surface flooding that was occurring. This improvement appeared to be successful, as site personnel stated that flooding in the area was no longer an issue. In 2005, the existing wash rack was replaced with a new wash rack facility. The new wash rack not only has a connection to an OWS that discharges to the sanitary sewer system when the wash rack is being used, but also includes a valve system that allows stormwater runoff collected by the wash rack during inactivity to be conveyed directly to the stormwater system. New pipe connections are linked to the interconnected dry well system for inactive wash rack use and connected to the sanitary system for active wash rack use.

The western portion of the site is divided into two areas, one of which is an impervious parking area (MEP) and a pervious open space area (Training Area). Stormwater runoff in the open space area simply infiltrates through the soil and recharges to groundwater. The impervious parking area has a system of catch basins that collect surface stormwater runoff via overland flow and then directs the runoff to groundwater recharge trenches on the north and south sides of the parking area. Catch basins collect the surface runoff and convey the flow to the recharge trenches by 8-inch diameter and 10-inch diameter vitrified clay (tile) pipes. Stormwater will outfall from these pipes, infiltrate, and recharge to groundwater.¹

As discussed above, also located in the MEP area are three concrete missile silos that have been inactive for many years. These silos have been sealed and access is not available. Information maps indicate that there are storm drainage pipes connecting to catch basins from each of these silos. Site personnel stated on March 28, 2008 that the silos were full of groundwater that infiltrated its way into these structures. This is an indication that the storm drainage pipe connections are not working properly due to being blocked or broken.

The existing stormwater system at the project site visually appears to be in good working order. A previous issue concerning flooding in certain areas has been addressed by the recent

¹ CH2M Hill, *ECP Report*, May 2007.

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improvements to expand the storage capacity of the system by interconnecting some of the dry wells receiving a large amount of stormwater with those that are not receiving much stormwater. Based on site personnel observations, this stormwater system, as with all systems, is only efficient and works as per its design when routine maintenance is performed to ensure that no blockages or clogs prevent the free flow of stormwater runoff. The existing stormwater system can be integrated and modified accordingly to meet the needs of a site redevelopment. Some components, such as the vitrified clay (tile) pipes, may be replaced with upgraded materials (i.e. reinforced concrete pipe, ductile iron pipe, or plastic pipe) that are more common in today's stormwater designs. Reuse of the existing stormwater system is dependent on the type of redevelopment, and an analysis of all future site characteristics must be conducted to properly determine what existing stormwater components can be integrated into a future redevelopment.

WATER SUPPLY

Suffolk County Water Authority (SCWA) provides potable water service to the site.¹ The site does not contain any water supply wells. An 8-inch water service main runs beneath Albany Avenue and provides a 4-inch and an 8-inch connection to the project site. The 4-inch connection is located approximately 310 feet from the southern property line and has a water meter pit just to the east of the chain link fence fronting the property on Albany Avenue. The 4-inch main splits at a tee junction to service Building 100 and Buildings 101 and 105. The existing wash rack also receives its water service from this 4-inch main. The 8-inch connection to the project site is located approximately 85 feet from the northern property line and has a back flow preventer at a utility building just to the west of the chain link fence fronting the property on Albany Avenue. This 8-inch main extends roughly 450 feet west into the project site and services two fire hydrants that are located just north of Building 100. Reuse of the existing water supply is dependent on the type of future redevelopment. The existing water supply visually appears to be sufficient for the site's current needs; however, future land use may require upgrades, modifications, and/or replacements of certain components of the system.

SANITARY SEWER SYSTEM

The site does not include an on-site septic system. The project site has one 8-inch pipe connection to the 12-inch sanitary sewer beneath Albany Avenue, which is provided by the Suffolk County Southwest Sewer District. The on-site 8-inch sanitary sewer extends west into the middle of the project site. Building 101 has a 4-inch connection that connects to the 8-inch sanitary sewer, and the wash rack also has a connection to the sanitary system, which is used when the wash rack is active. Building 100 has two connections to the 8-inch sanitary sewer; both connections are 6-inch pipes that leave the building at the northern façade. Connections to this sanitary sewer are both core drilled and manhole connections. Reuse of the existing sanitary system is dependent on the type of redevelopment at the project site. The future site conditions may require modifications to the existing system, replacement of the existing system, or an integration of the existing components with a future system.

¹ CH2M Hill, *ECP Report*, May 2007.

GAS AND ELECTRIC

Long Island Power Authority (LIPA) provides electrical service to the site, and KeySpan provides natural gas service to the site. The facility formerly was heated using Number 2 heating oil.¹

The gas main beneath Albany Avenue services the project site. A 1½-inch gas line, located approximately 450 feet from the southern property line, extends west into the project site just to the north of Building 100 and wraps around to the western façade of Building 100 and connects to a meter and services the building. Buildings 101, 105, and 106 and the Garvey Building do not contain any gas services.

Electrical service is provided throughout the project site from the connection to the LIPA aerial electrical feeder located within the public ROW at the southeast corner of the project site. From this service, the eastern privately owned vehicle parking lot has pole mounted parking lot lighting provided via various underground conduits. Building 100 receives its electrical service from a 4-inch steel conduit that runs to a transformer located along the southern façade prior to service into the building. Building 100 runs a conduit to provide pole mounted lighting to the northern portion of the project site, and also feeds service to Buildings 101 and 106. Building 101 then feeds service that provides pole mounted lighting to the MEP and Garvey Building areas, as well as Building 105 and the newly constructed wash rack.

SITE ACCESS

Albany Avenue is a two-way road (one lane in each direction) that is crowned at the centerline and drains towards the curb line on both the east and west sides of the ROW. A vegetative strip immediately adjacent to the western curb line on Albany Avenue provides a buffer from the roadway to the concrete sidewalk along the entire frontage of the project site property. The project site has approximately 590 feet of frontage along Albany Avenue, and is surrounded by a chain link security fence with barbed wire. The site contains three curb cuts on Albany Avenue that provide vehicular access to the property. The curb cuts located from south to north are approximately 215 feet, 280 feet, and 550 feet from the southern property line, respectively. The two southern most curb cuts are both 18-foot wide with 1'-6" splays and are the main entrances to the project site. One entrance has a chain link cantilever gate mechanism and the other has two hinged swing gates; both are equipped with barbed wire to prevent unauthorized access to the site. The third curb cut, located at the north end of the frontage on Albany Avenue is 22 feet wide and has 18-foot turning radii as opposed to curb splays. This entrance, similar to the one just south of it, also has two hinged swing gates with barbed wire. Currently, the southern most curb cut is the only open entrance to the project site, the other entrances have the gates closed and locked for security.

Vehicular access throughout the project site is available by asphalt paved roadways which lead to all parking, service and maintenance areas. Parking stalls are 9-foot-wide by 20-foot-long and are marked with pavement striping. Several handicap spaces are located in front of Building 100 along with Americans with Disabilities Act (ADA) compliant handicap ramps and slopes. Pedestrian access throughout the site is provided by concrete sidewalks and asphalt pavement that lead from the public ROW on Albany Avenue to the buildings and parking areas located throughout the project site. Unauthorized pedestrian access to the project site is limited due to

¹ CH2M Hill, *ECP Report*, May 2007.

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the chain link security fence equipped with barbed wire, which surrounds the entire property. The perimeter security fence is set back from the property line by roughly 15 to 25 feet. The site also has a chain link fence on-site at the MEP area and the USMC parking facility located between the Garvey Building and Building 101.

The project site is generally flat; there is only a 3-foot to 4-foot elevation change from the eastern property line to the western property line. Authorized pedestrian and vehicular access on site is relatively unrestricted and freely flows to all areas of the project site.

F. ENVIRONMENTAL CONDITIONS

This summary of environmental conditions on the project site is based on the CH2M Hill's *ECP Report* (May 2007) and supplemented with visual observations from AKRF's site visit in March 2008. CH2M Hill conducted a visual nonintrusive reconnaissance of the site on August 30, 2006, in support of the *ECP Report*. The purpose of the reconnaissance was to visually obtain information indicating the likelihood of recognized environmental conditions associated with the project site or adjacent properties. In preparing the *ECP Report*, CH2M Hill also gathered information from available records, previous work conducted by others, and interviews with individuals familiar with the site.

Major findings of the *ECP Report* were as follows:

- Trichlorofluoromethane is present in groundwater, however, at concentrations that do not require remedial action.¹
- Xylene is present in soils at concentrations slightly above regulatory limit at a location adjacent to an underground electrical bank, however, the contamination does not pose a threat to human health or the environment.²

The *ECP Report* concluded that the release, disposal, and/or migration of hazardous substances has occurred at the project site, at concentrations that do not require a removal or remedial action, given the current land use, and that do not pose a threat to human health or the environment.³

REVIEW OF FINDINGS

HAZARDOUS SUBSTANCES

Hazardous substances pursuant to the Compensation Environmental Response, Compensation, and Liability Act 101(14) (42 USC 9601(14)) were used and stored at the project site in amounts necessary to support unit-level vehicle and building maintenance activities. It is unknown whether hazardous substances were stored for one year or more in excess of reportable quantities when the project site operated as the Amityville Nike Missile Battery launch facility between 1957 and 1970. Hazardous substances were released to the environment, as evidenced by the detections of trichlorofluoromethane in groundwater. However, the *ECP Report* indicates that

¹ CH2M Hill, *ECP Report*, May 2007.

² *ibid*

³ *ibid*

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during the USAR use of the project site after 1980, hazardous substances in excess of reportable quantities were not stored for more than one year and were not released to the environment.¹

USTS/ASTS

Available records as of the date of the *ECP Report* and site reconnaissance on August 30, 2006, and by AKRF on March 28, 2008, indicated that two ASTs were currently, and several ASTs were formerly, located on the property. Several USTs containing POLs were located at the project site and removed in 1998. According to the *ECP Report*, closure reports have documented No Further Action (NFA) recommendations for all property ASTs and USTs²; however, these closure reports were not available for review by AKRF. One UST associated with an OWS is currently on-site. As these tanks do not exceed 1,100 gallons in total volume and the used oil is recycled, the site does not require a petroleum bulk storage certificate. According to the *ECP Report*, all tanks were installed and are constructed in compliance with applicable New York State and Suffolk County requirements.³

NON-UST/AST PETROLEUM STORAGE

Petroleum storage was observed in 55-gallon drums on the project site. Some hydraulic fluids were spilled during the addition of hydraulic fluids to the Nike missiles, however, a site-wide subsurface investigation was performed, leading to the conclusion that “No contamination that would be harmful to human health or the environment was found at the AFRC—Amityville.”⁴

POLYCHLORINATED BIPHENYLS (PCBS)

One pad-mounted transformer unit is located on the project site at the rear of the Building 100 (MRC). No labels were located on the unit to indicate whether it contained PCB fluid. The transformer exterior was in good condition at the time of the site reconnaissance, and no evidence of releases (for example, no stains on pad or adjacent soil) was observed.⁵

Florescent light fixtures or ballasts were observed in Buildings 100 (MRC) and 101 (OMS) and did not contain labeling indicating the absence or presence of PCBs. The ballasts were noted to be in good condition and no leaking was observed. CH2M Hill’s *ECP Report* concluded that they are in compliance with applicable federal and State regulations and have not negatively affected environmental conditions at the site.⁶

PITS, SUMPS, DRYWELLS, AND CATCH BASINS

During the 2006 site reconnaissance, a sump was noted in the basement of Building 100, which collects and pumps water out of the boiler room and is connected to the sanitary sewer system.

¹ CH2M Hill, *ECP Report*, May 2007.

² *ibid*

³ U.S. Army Reserve 77th Regional Readiness Command, April 14, 2008.

⁴ U.S. Army Center for Health Promotion and Preventive Medicine, 1997, as cited in the *ECP Report*, May 2007.

⁵ CH2M Hill, *ECP Report*, May 2007.

⁶ *ibid*

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Two on-site OWSs were properly closed, according to the *ECP Report*.¹ One was a 90-gallon subsurface metal OWS within a concrete vault at Building 101 and the other was a 55-gallon subsurface concrete OWS at Building 105. These separators were excavated and disposed of off-site. Sampling was performed and there was no indication of a release of volatile organic vapor to the environment.² The vehicle wash rack at Building 105 was also excavated and closed. The soil was sampled for volatile organic compounds and concentrations were below regulatory limits.³ A new wash rack and OWS were installed in 2005 near Building 101. The wash rack employs a recirculating water system and a power washer. Wastewater is directed through an OWS, where oil is collected and discharged to a subsurface collection tank, and allows separated wastewater to be directed to the sanitary sewer system.

ASBESTOS-CONTAINING MATERIAL (ACM)

Environmental Enterprise Group, Inc. of South Carolina prepared an Asbestos Inspection Report in December 2004 for the AFRC. Potential types, quantities, locations, and conditions of asbestos were examined for five buildings on the project site. Confirmed ACM was found to be present in three of the five buildings on the project site. These included Building 100 (MRC) in the floor tile and tile mastic, Building 101 (OMS) in floor tile, and Building 105 (Storage Building) in sheet rock joint compound or mud. None of the ACM was determined to be friable (i.e. easily crumbled). No additional ACM abatement actions were undertaken since the last survey. The Garvey Building was built in 2000 and because of the recent date of construction, asbestos was not determined to be a part of the construction materials used for this building.⁴

LEAD-BASED PAINT (LBP)

No LBP surveys are known to have been conducted at the project site. Facilities constructed before 1978 are likely to have been treated with lead-containing paint. Buildings on the property constructed before 1978, including Buildings 105 and 106, have the potential to contain LBP.⁵ With the exception of Building 105, at the time of the site surveys, painted surfaces were in good condition, having no observed chipped or peeling paint.

RADIOLOGICAL MATERIALS

There is no evidence of any radiological materials storage or releases at the project site.

RADON

The 77th RRC conducted a Radon Survey on September 15-18, 1998 at the MRC building. The results were 0.3 and 1.0 picoCuries per liter of air (pCi/L), below the U.S. Environmental Protection Agency recommended action level of 4.0 pCi/L.⁶

¹ CH2M Hill, *ECP Report*, May 2007.

² *ibid*

³ *ibid*

⁴ *ibid*

⁵ *ibid*

⁶ *ibid*

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MUNITIONS AND EXPLOSIVES OF CONCERN (MEC)

MEC was formerly located at the project site in the missile systems. Storage of MEC was noted during the 2006 site reconnaissance in two storage rooms (16 feet by 20 feet) in Building 100, however, these areas were not authorized for site inspection.¹ Between 1957 and 1970, the site was a Nike Missile Launch Area, armed with Ajax (the world's first operational, guided, surface-to-air missile system) and, later, retrofitted for firing Hercules missiles (solid fuel propelled surface-to-air or surface-to-surface missiles). The site has three firing magazines, also referred to as missile silos, which were controlled by the Battery Control Area in East Farmingdale, New York. The missile silos have been decommissioned, capped with concrete, and over time, infiltrated with groundwater, according to site personnel during the March 28, 2008 site visit. Structures associated with the Cold War activity—such as berms, barracks, and mess hall—have been removed.

SURROUNDING PROPERTIES

CH2M Hill evaluated, through database review and site reconnaissance, potential environmental sites of concern located within the American Society for Testing and Materials search radius from the project site. None of the adjacent properties evaluated exhibited environmental conditions that had or have the potential to adversely affect environmental conditions at the project site at the time of the 2006 survey.²

IMPLICATIONS FOR POTENTIAL REUSE OF THE SITE

Most of the environmental testing referenced in the *ECP Report* dates back to 1997. Only groundwater was tested, and not for the usual suite of parameters required by the New York State Department of Environmental Conservation (NYSDEC).³ Therefore, additional testing in accordance with NYSDEC protocols is recommended to contemplate the potential for residential uses on-site and to properly assess the areas of concern, including the conditions of the ASTs/USTs that are still in use, and regarding closure of the old tanks, since no closure reports were available for review by AKRF. There is also a concern regarding possible vapor intrusion from the trichlorofluoromethane in the groundwater located at a depth of approximately 15 to 19 feet below the site surface. Asbestos and lead-based paint are also of concern, especially with demolition being contemplated. Additionally, lead shot was used in the firing range of Building 100 and according to the *ECP Report*, the range was decommissioned and cleaned up in 2001. However, the report prepared by IT Corporation in 2003 was not available to AKRF for review. A review of that report and/or additional testing is warranted.

¹ CH2M Hill, *ECP Report*, May 2007.

² *ibid*

³ NYSDEC usually requires testing for volatile organic compounds, semi-volatile organic compounds, Target Analyte List metals, pesticides/herbicides; and PCBs.

G. NATURAL AND HISTORIC RESOURCES

GEOLOGY, SOILS, AND TOPOGRAPHY

Most of Long Island's geology is defined by two terminal moraines—low, hill-like formations that are remnants of the advances of glaciers during the last ice age (the Pleistocene epoch). The two morainal ridges, the Harbor Hill Moraine and the Ronkonkoma Moraine, run the length of Long Island and diverge to the east to form the North Fork and the South Fork, respectively. The moraines are made of poorly sorted glacial till deposited at the glacial terminus. The project site lies south of the Ronkonkoma moraine in an area made up of outwash sand and gravel.

Long Island, including the project site, receives its drinking water from groundwater contained in three major formations that lie atop bedrock: the Glacial Aquifer (closest to the surface), the Magothy Aquifer (the largest of the aquifers), and the Lloyd Aquifer, which lies in contact with bedrock, is overlain by the Raritan clay, and provides minimal potable water.

The soil at the site comprises coarse-to-fine sand with moderate infiltration rates and that is well drained. Surface level elevation ranges from 60 feet mean sea level (msl) to 20 feet msl in the North Amityville area.¹

The nearest surface waters to the site—Amityville Creek and Samapouge Creek—are located approximately 1 mile and 3 miles to the south and east of the site, respectively. These creeks flow south into Great South Bay located approximately 3.4 miles south of the site.²

WETLANDS AND FLOODPLAIN

The National Wetlands Inventory (NWI) prepared by the U.S. Department of the Interior (USDOI) has identified two wetlands, both within 1,000 feet (or within 0.25 mile) of the property to the northeast and northwest. The project site is not located within a 100-year floodplain or within a coastal zone.³

THREATENED AND ENDANGERED SPECIES

A Planning Level Survey (flora, fauna, threatened and endangered species, vegetative communities, invasive species, and all available mapping) for the project site concluded that, "the installation and adjacent area was determined to not encompass jurisdictional wetlands, sensitive or critical plant or animal habitat, and does not contain state or Federally listed threatened or endangered species."⁴

ARCHAEOLOGICAL AND HISTORICAL RESOURCES

An archival search was conducted in 1998 to ascertain the historic significance of the structures at the AFRC. The results of this State Historic Preservation Office (SHPO) study showed that either there have been no surveys undertaken at the AFRC or there are no properties that are

¹ CH2M Hill, *ECP Report*, May 2007.

² *ibid*

³ *ibid*

⁴ *ibid*

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eligible for listing on the National Register of Historic Places (NRHP) on-site or in the immediate vicinity. A Section 110 survey of the site was conducted in December 2006 and indicated that there were no structures eligible for listing on the NRHP based on Criteria A, B, and C. The structures were not evaluated under Criteria D.¹ The Criteria describe how properties are significant for their association with important events or persons, for their importance in design or construction, or for their information potential. In order for a property to be eligible for listing on the NRHP, it must be shown to be significant for one or more of the four Criteria for Evaluation: A, B, C, or D.

H. MARKET CONDITIONS

Bay Area Economics' Market Feasibility Analysis (July 2008), included in Appendix A, presents a brief analysis of existing conditions and trends pertaining to the real estate market feasibility of various uses that could be developed on the project site. The real estate market feasibility analysis evaluates uses that currently exist within close proximity of the site, such as housing and industrial activity, as well as uses that do not currently predominate near the project site, in order to provide a broad base of information. The suitability of any use proposed for the project site will depend not only on market conditions, but also the physical opportunities and constraints of the site and its surrounding area.

The first part of the analysis describes local demographic and economic trends that help illuminate development needs, opportunities, and constraints. Demographic trends relate to growth in population and changes to household characteristics, including age and income, which can provide information about the current and future housing needs of the local population. Economic data provides context to the consideration of any potential commercial or industrial use of the site, describing the major industry sectors in which area businesses operate, as well as characteristics of the area's labor force. Where available, data pertaining to the hamlet of North Amityville and the Town of Babylon is presented, representing the geographic areas most relevant to market considerations of the project site. Suffolk County statistics are provided where more detailed local information is not available, and to provide comparison and context for trends surrounding the site.

The second segment of the analysis focuses on real estate market conditions impacting the project site, to provide background on the level of activity and potential market demand for residential, commercial/industrial, and retail uses on site. The analysis covers available data on building activity, rental and sale prices, and vacancy rates. Data are provided for an area within ½ mile of the site, or for the 11701 zip code (which includes Amityville Village, North Amityville, and Amity Harbor), when available, in addition to statistics available at the Town or County level.

The report also includes a summary of findings and provides preliminary conclusions pertaining to the development of the project site, as follows:

The purpose of the market feasibility analysis is not to determine the most appropriate use of the site, only to evaluate which privately developed uses might be viable on the site, if those uses are desired by the Town and the community. The preliminary conclusions for each type of use, described below, are meant to provide information that guides the subsequent planning process for the project site. All of the uses analyzed could potentially be viable, although some would

¹ CH2M Hill, *ECP Report*, May 2007.

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only be viable in limited quantities or in conjunction with other uses. Compatibility with adjacent uses and the availability of appropriate infrastructure should also be considered in deciding what types of private development should be encouraged or permitted on the project site. More specific determination of the appropriate amount, mix, and absorption of uses, as well as development phasing, would be carried out by developers with an interest in the site. Estimating the demand for specific types of development, or the time required to build out development on the site would require more in-depth analysis not covered by this report.

RESIDENTIAL

There is strong market support for residential use of the site. The desirability of the area for new housing is evidenced by modest population growth trends, the high cost of housing relative to the income levels of area residents, and the number of building permits issued in the Town. A variety of housing types could be marketed in the North Amityville community, based on the diversity of households currently residing in the community, the diversity of the current housing stock, and the split of recent building permits between single-family and multifamily developments. The affordability gap found in North Amityville, the Town, and throughout Long Island also suggests that newer residents will tend to be more affluent than current area residents, while households with lower incomes are at risk of being “priced out” of the community unless provisions are made to ensure that housing is affordable to them.

INDUSTRIAL

There is also market support for industrial development of the site. The Town of Babylon is home to a third of the County’s industrial space, and there is industrial space within close proximity of the project site. Despite trends of declining employment in the manufacturing and the transportation and warehousing sectors within the County, the low vacancy rate for industrial space in the Town shows evidence that it is still considered an attractive location for users of general industrial space, such as manufacturing firms, wholesale trade businesses, research and development facilities, and warehouses. Furthermore, there is evidence that the 11701 zip code has recently gained small manufacturing businesses at a faster pace than the average for all types of businesses.

OFFICE

Although some commercial development may be possible on the project site, the concentration of such development in other locations in the Town makes the site’s viability for office space questionable. The Town of Babylon holds about 1 million square feet of Suffolk County’s 15 million square feet of commercial space. The County’s economy continues to shift away from employment of blue-collar workers, while the share of workers in service and professional industries increases. Establishments typically seeking office space—finance and insurance, real estate, professional services, and management companies—are as a whole increasing modestly in the 11701 zip code but still account for a much smaller share of businesses than industrial firms. Much of the Town’s office space is concentrated in East Farmingdale. Although the current economic downturn may decrease the demand for office space in the short term, the lack of new office space in construction and planning should help to prevent a glut of excess space on the market.

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RETAIL

Retail that serves the local neighborhood is not currently found in the area and could potentially be a desirable use mixed with residential or other uses. However, there is evidence of an over-supply of retail space throughout Suffolk County, and no need for additional destination shopping centers. Any retail serving more than the local area would be competing with shopping centers located along major commercial corridors that are visible to a much larger number of people traveling by car.

I. OPPORTUNITIES AND CONSTRAINTS (INCLUDING COSTS AND PRELIMINARY REUSE CONCEPTS)

Because the site is relatively large, located near existing community facilities, and relatively integrated into the surrounding community, it presents a unique opportunity to provide for identified community needs and to promote redevelopment and revitalization. This opportunity becomes even more apparent when one considers the scarcity of available vacant large parcels in the area. However, the site also exhibits certain constraints for redevelopment, including the remnants of the former military use of the site that will be left behind after the AFRC is relocated—in particular, the missile silos—as well as potential soil and groundwater contamination from both on- and off-site sources. It is also located in an area that is not well served by public transit and is over two miles from the nearest Long Island Rail Road station.

The out buildings on the project site, which are constructed from masonry steel and are much older than the main building, would be expected to be demolished as part of the redevelopment of the site. The main building, however, is structurally sound and could be reused.

As discussed previously, additional hazardous materials testing is recommended to contemplate the potential for residential uses on-site and to properly assess the areas of concern, including the conditions of the ASTs/USTs that are still in use, and regarding closure of the old tanks, since no closure reports were available for review by AKRF. There is also a concern regarding possible vapor intrusion from groundwater beneath the site. Additionally, asbestos, lead-based paint, and lead in the former firing range are areas of concern. A list of parameters and testing protocol should be prepared and implemented to fully understand the range of issues related to contamination on-site.

The future land use of the project site in the area of the missile silos will determine whether these structures can remain or be removed. If the structures are to remain, they shall have holes drilled through the bottom concrete slab to allow groundwater to infiltrate to the surrounding soils, and may be backfilled depending on the future redevelopment at the site. The construction of new buildings over the former missile silos would likely require their complete removal.

Reuse of the existing infrastructure and utility systems on-site is dependent on the type of redevelopment at the project site. The future site conditions may require modifications to the existing systems, replacement of the existing systems, or an integration of the existing components with future systems.

Considering the adjacent uses in the potential reuse of the site, the Town park facilities directly north of the site present an opportunity for incorporating adjacent uses into the overall reuse and redevelopment of the site. One preliminary potential reuse scenario for the site would transform the western half of the site, which includes the former missile silos, into a ground-covered park area that could be incorporated into the existing Town park area to the north of the site.

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Alternatively, the area of the missile silos could be paved over to provide for on-site parking. The eastern half of the site would be reserved for a potential affordable, senior, and/or multi-family housing component or some other mixed-use development, including potential redevelopment of the main building on-site. *

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Legally Binding Agreement for Homeless Housing and Provider Services

This Legally Binding Agreement (the "Agreement") is entered into as of the _____ day of _____, 2011, by and between the Town of Babylon Town Council, which is the Local Redevelopment Authority, an agency and authority of the Town of Babylon, Suffolk County, New York, whose address is 200 East Sunrise Highway, Lindenhurst, New York 11757 acting in its capacity as the Local Redevelopment Authority ("LRA"), as recognized by the Secretary of Defense, for purposes of the redevelopment of North Amityville Armed Forces Reserve Center under the Defense Base Closure and Realignment Act of 1990, Pub. L. 101-510, 10 U.S.C. Sec. 2687 and the Base Closure Community Redevelopment and Homeless Assistance Act of 1994, Pub. L. 103-21 (collectively, the "Enabling Acts"), and Long Island Coalition for the Homeless (formerly Nassau Suffolk Coalition for the Homeless) (38 Old Country Road, Garden City, New York 11530), Concern for Independent Living, Inc. 312 Expressway Drive South, Medford, NY 11763, Family Service League, 790 Park Avenue, Huntington, NY 11743. (Long Island Coalition for the Homeless; Concern for Independent Living; Suffolk County United Veterans, Family Residences & Essential Enterprises and Family Service League, are referred to collectively as "Homeless Service Provider", Long Island Coalition for the Homeless, and Concern for Independent Living, and are referred to collectively as "Housing Developers"). Long Island Coalition for the Homeless is referred to as the "Property Manager". The LRA, Long Island Coalition for the Homeless, Concern for Independent Living, Family Service League, maybe collectively referred to hereinafter as the "Parties", and individually referred to as "Party".

WITNESSETH:

WHEREAS, North Amityville Armed Forces Reserve Center (AFRC) is a military installation located in the Town of Babylon, Suffolk County, New York, identified as Section 123 Block 2, Lot 20, on the tax map of Suffolk County, is currently owned by the United States of America which consists of approximately 15.7 acres, of which approximately 9 acres (the "Land") are the subject of this Agreement;

WHEREAS, effective on May 13, 2005 the Base Closure and Realignment Commission decision to close the North Amityville AFRC was finalized;

WHEREAS, on May 17, 2006 the Town of Babylon Town Council LRA was recognized by the Office of Economic Adjustment of the Department of Defense ("DOD") as the Local Redevelopment Authority ("LRA") for North Amityville;

WHEREAS, the LRA published a Notice of Surplus Federal Property to state and local governments, homeless service providers and other interested parties in The Amityville Record on June 07, 2006;

WHEREAS, between June 07, 2006 and September 12, 2006 the LRA received Notices of Interest (each, an "NOI") from various organizations, indicating their desire to establish programs to provide assistance and services to homeless persons as defined in the McKinney-Vento Act (42 U.S.C. 11301 et seq.) ("Homeless Persons")

WHEREAS, the LRA, in its capacity as the LRA for the North Amityville Armed Forces Reserve Center and under the redevelopment process, approved and adopted a Reuse and Redevelopment Plan and Homeless Assistance Submission for North Amityville Armed Forces

1

Reserve Center dated September 30, 2010 ("Redevelopment Plan"). As part of the redevelopment process, the LRA has been working with the Long Island Coalition for the Homeless to determine the needs in the community for services and housing for the homeless population and balance these needs with the needs of the local community for park and recreation facilities and programs;

WHEREAS, the LRA submitted the Redevelopment Plan to the Federal Government acting through the United States Department of Housing and Urban Development ("HUD") and the Department of Defense ("DOD"). If HUD and DOD determine that the Redevelopment Plan meets all applicable requirements, it is intended that the DOD will transfer the Land to the Town of Babylon, and the Town of Babylon will transfer the land to the Long Island Coalition for the Homeless;

WHEREAS, the LRA is expected to use the adopted Redevelopment Plan as a "preferred alternative" for land use scenarios considering the Environmental Impact Report for use of the North Amityville Armed Forces Reserve Center under the applicable Environmental Quality Statutes;

WHEREAS, the LRA received a proposal from the Nassau Suffolk Coalition for the Homeless dated November 3, 2006, then a revised proposal dated September 2010, and another revised proposal dated January 11, 2011, and the LRA determined that the proposal dated January 11, 2011 was found acceptable to the LRA, and complied with the requirements of the Enabling Acts, the regulations governing the closure and reuse planning for North Amityville Armed Forces Reserve Center and the provisions dealing with the notices of interest by homeless service providers;

WHEREAS, the Homeless Service Provider is a New York non-profit corporation that desires to work with Homeless Persons in the vicinity of North Amityville by providing, in collaboration with others, shelter, housing and services to them;

WHEREAS, the LRA desires to transfer the Land, which is area #2 on the map attached hereto as EXHIBIT "A" in accordance with this Agreement and cause a facility with forty eight (48) one bedroom units, and twelve (12) two bedroom units for a total of sixty (60) apartment units for homeless veterans and homeless veteran families to be constructed ("Housing Facility"); and

WHEREAS, this Agreement is submitted as a "legally binding agreement" pursuant to 32 C.F.R. Part 176.30(b)(3), and is a component of the homeless assistance submission ("Homeless Assistance Submission") of the LRA for the redevelopment of the North Amityville Armed Forces Reserve Center, as required by the Enabling Acts, and as more specifically required by 32 C.F.R. Part 176.

NOW THEREFORE, the Parties hereto, intending to be legally bound hereby, agree as follows:

Section One: DESIGNATION. LRA hereby designates The Long Island Coalition for the Homeless, and Concern for Independent Living as co-developers for this facility and as co-developers they are to undertake the design and construction of forty eight (48) one bedroom units, and twelve (12) two bedroom units for a total of sixty (60) apartment units as further detailed herein and as further set forth in the Memorandum of Understanding i.e. Proposal from

the Long Island Coalition for the Homeless attached hereto as EXHIBIT "B" and hereinafter collectively referred to as the "Housing Developers." LRA hereby designates the Long Island Coalition for the Homeless as the coordinator of services (the "Homeless Support Services") to Homeless veterans and homeless veteran families as outlined in the Notice of Interest revised proposal dated January 11, 2011 and set forth in more detail herein and as further set forth in the Memorandum of Understanding i.e. Proposal attached hereto as EXHIBIT "B" and hereinafter referred to as the "Homeless Service Provider." The Long Island Coalition for the Homeless shall coordinate the provision of the services to Homeless Veteran Persons and Homeless Veteran Families residing in the Housing Facility as set forth in Section Seven pursuant to a services agreement to be entered into to further memorialize the services to be provided as specified herein (the "Services Agreement").

Section Two: FEDERAL ACTIONS. (a) The terms and conditions contained herein are, upon execution by the authorized representatives of the Parties intended to be binding on the Parties hereto, except as otherwise stated herein, and with the express understanding that the implementation of the terms hereof are subject to the completion of the following federal actions: (i) a HUD determination that the Homeless Assistance Submission and Redevelopment Plan are in compliance with the provisions of the Enabling Acts and applicable federal regulations, and (ii) the DOD, acting by and through the Department of the Army ("Army"), must complete (1) all appropriate environmental reviews pursuant to the National Environmental Protection Act ("NEPA") or any other applicable environmental law, for the issuance of a Record of Decision or other decision document ("NEPA Decision Document"), (2) the environmental cleanup of North Amityville Armed Forces Reserve Center under applicable provisions of federal law and any state law, if applicable, and (3) conveyance of the Land with good and marketable title, free of all encumbrances, as a Public Benefit Conveyance consistent with the Redevelopment Plan and the Enabling Acts to LRA.

(b) Upon satisfaction of the requirements of Section Two and the issuance by the Army of a Finding of Suitability for Transfer ("FOST") or Finding of Suitability for Early Transfer ("FOSET"), as applicable, completion of all other actions under the Enabling Acts and applicable federal regulations necessary for the Army's disposal of real property located on the North Amityville Armed Forces Reserve Center to a third party transferee or transferees (the "Army Transferee"), the LRA shall request that the Army transfer the Land to the LRA by deed.

Section Three: PURPOSE. The Parties are entering into this Legally Binding Agreement pursuant to the Enabling Acts to provide for the implementation of the portion of a Redevelopment Plan that relates to the following uses of North Amityville Armed Forces Reserve Center:

(a) The development of not more than forty eight (48) one bedroom units and twelve (12) two bedroom units for a total of sixty (60) apartment units to provide housing and supportive services for housing homeless veterans and homeless veteran families. The Housing Facility will be located on approximately nine (9) acres of the approximately 15.7 acre North Amityville Armed Forces Reserve Center site." This property shall contain no more than 48 one bedroom units, 12 two bedroom units, as described in the proposal.

(b) The Armed Forces Reserve Center site will also contain a Community Center to office space in the existing recruitment center (Main Building of the Armed Forces Reserve Center) as a Community Resource Center that will serve the needs of homeless and formerly homeless persons

who reside in the facility, including residents within the community. Services provided at this center will include educational/vocational training programs, parenting education and supports, case management and advocacy efforts.

Consistent with the Enabling Acts requirements, it is the purpose of this Agreement to memorialize the mutual commitments of the Parties to ensure implementation of the adopted Redevelopment Plan provisions concerning homeless facilities and programs that reasonably accommodate the needs and requests of the recognized Homeless Housing and Service Provider at the North Amityville Armed Forces Reserve Center and to recommend jointly to HUD that the Redevelopment Plan reasonably accommodates homeless needs and should be approved.

Section Four: TRANSFER OF LAND. Department of Army shall transfer the Land to the Town of Babylon, who will then transfer the Land to the Property Manager, which shall be subject to the terms and conditions of a separate contract, for the sole purpose of enabling the provision of housing for Homeless Veteran Persons and Homeless Veteran Families and the provision of the Homeless Support Services for the Homeless residing in the Housing Facility and community in the vicinity of the installation. LRA shall acquire the Land in accordance with Section Two, and the transfer of the Land to the Property Manager shall take place upon the closing of the construction financing to finance the building of the Housing Facility. The transfer of land shall be in accordance with normal practices and procedures for the sale of real estate in New York as may be modified by the requirements of HUD, DOD and the Town of Babylon. The deed of conveyance shall be subject to applicable use restrictions as required by HUD and/or DOD and/or the LRA.

Section Five: HOUSING DEVELOPMENT. The Developers shall be responsible for and shall ensure that the design and construction of the Housing Facility is in compliance with all local, state and federal requirements, including but not limited to the local building code and any other regulations and requirements made applicable by developing the Housing Facility for homeless veterans and homeless veteran families, when not in conflict with Federal regulations such as the HUD requirements. The compliance with the shall also include a 30 year mortgage and deed restriction for homeless veteran and homeless veteran family housing, again to the extent that such requirements are not in conflict with any and all Federal regulations such as the HUD requirements and/or the Town of Babylon. The construction of the Housing Facility shall be subject to the common and ordinary land use approvals process including but not limited to submission of a site plan and/or subdivision plan to the Town of Babylon Planning Board or Board of Zoning Appeals, and other local, county and/or regional agencies for review and approval. The LRA will make every reasonable effort to ensure approval by the Town of Babylon Planning Board or Board of Zoning Appeals of the proposed use, or any zoning or use variances made necessary by conversion of the facility.

Section Six: HOUSING FACILITY OPERATION. The Long Island Coalition for the Homeless shall be responsible for implementing the terms and provisions of this Agreement regarding the operation of said facilities. The Housing Facility shall be operated as required by HUD, NYS, and Town of Babylon.

Section Seven: HOMELESS SERVICES. The Long Island Coalition for the Homeless will arrange for the availability of Homeless Support Services to Veterans and Veteran Families

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residing in the Housing Facility, and community in the vicinity of the installation. The Homeless Persons will utilize the Homeless Support Services on a voluntary basis. The Homeless Support Services will include the following eligible services and as also provided for in the Services Agreement:

Section Eight: SUPPORTIVE SERVICES. The following participating agencies will provide supportive services to residents:

Family Service League:

- Mental Health and Substance Abuse Treatment Programs
- Vocational Programs
- Programs for Seniors
- Children and Youth Programs
- Family Support Programs
- Information and referral assistance
- Home based case management services
- Intensive and Supportive Case Management
- Vocational services

Concern for Independent Living:

- Assertiveness/Self-Advocacy Training
- Community Integration Services/Resource Development
- Health Services
- Medication Management and Training
- Parenting Training (as applicable)
- Rehabilitation Counseling
- Skill Development Services
- Socialization
- Substance Abuse Services

Long Island Coalition for the Homeless:

- Case Management
- Emergency Cash Assistance
- Housing referrals
- Linkages to clinical and medical services
- Linkages to legal assistance
- Computer and vocational training, GED classes and linkages to job placement services
- Distribution of food, clothing and other essential items

Suffolk County United Veterans:

- Job readiness skills
- Literacy skills
- Transportation/mobility management skills
- Social and employment ethics
- Job coaching
- Employment/Vocational classes

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- Peer mentor/ Support services
 - Financial Literacy
 - Health and Nutrition Counseling and Resources
 - Community Responsibility skills
 - Independent Living and Budgeting skills
 - Job Club (job therapy)
 - Mental Health Assessments
 - Substance Abuse Education, Resources and Referrals

Family Residences and Essential Enterprises:

- Case Management services for homeless persons with disabilities

United Veterans Beacon House:

- Offices for case management and support services for homeless veterans
- Collection, storage and distribution of furniture and other items for homeless veterans

United Veterans Beacon House, a not-for-profit organization established in 1994, has agreed to work with the developer of this project to ensure that the needs of homeless veterans are cared for. Services that may be provided by United Veterans Beacon House include: PTSD counseling, family counseling, life skills training, full employment counseling and a wide range of medical services.

The Long Island Coalition for the Homeless will perform clothing drives for the community and will utilize space in the Community Center for Continuum of Care Meetings, provider trainings, performing outreach, and coordinating the Homeless Management Information System (HMIS).

Funding for the support services to be provided in this project is already in place through contracts that the individual providers have with their funding sources.

These support services shall constitute, subject to the reservations stated herein, the “Homeless Support Services”. The Long Island Coalition for the Homeless and other aforementioned agencies covenants and agrees that the Homeless Support Services will exclusively serve homeless persons (“Homeless Persons”) who meet the definition of “homeless persons” as set forth in the McKinney-Vento Act (42 U.S.C. Sec. 11301 et seq.).

Section Nine: DEFAULT. If, at any time following the transfer of the Land by Department of Defense pursuant to this Agreement and the start date of the obligations of the Homeless Service Providers under the Services Agreement or any portion thereof, (i) the Housing Facility is not constructed in accordance with a time schedule as agreed upon, as modified, or all or substantially all of the Housing Facility is abandoned, or not being used to serve Homeless Persons and to provide the Homeless Support Services, (ii) Homeless Service Providers fails to coordinate the offers to provide the Homeless Support Services in a timely manner and in accordance with provisions of this Agreement and the Service Agreement, or (iii) the Housing Developers fail to comply with any provision hereof, LRA shall give written notice of such default to the Housing Developers. If the Housing Developers and any other appropriate person or entity (including the Housing Entity or any owner, participant or interested party to the Housing Entity) fail to cure or initiate a cure of the noticed deficiency within one hundred twenty (120) days of the receipt of said notice, LRA shall have the right to exercise any rights reserved in the deed transferring the

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Land to appoint a person or entity to cure such default. The Town will transfer the land to the Homeless Service Provider via a Quitclaim deed, which will contain a reverter clause that title to the described parcel shall revert to the LRA in the event the property is not used for the described purpose.

Section Ten: ENVIRONMENTAL. Promptly after receipt of any environmental analysis being undertaken by the Army with respect to all or any portion of the Land or the real property immediately adjacent thereto, the Department of Defense shall deliver to the LRA a copy of such analysis. In the event the environmental analysis currently being undertaken by the Army indicates that the location of the Land is not suitable for the intended purposes of providing housing and serving Homeless Persons and delivery of the Homeless Support Services, the Homeless Provider will modify the site plan to take into account the environmental condition of the property. Failure to do so voids or terminates this LBA.

Section Eleven: HOMELESS SUPPORT SERVICES. The Long Island Coalition for the Homeless shall coordinate the availability of the Homeless Support Services. The scope of services of the Homeless Support Services is set forth in Section Seven. The Homeless Service Providers may not change the scope of the services to be provided to Homeless Persons without the express written consent of the LRA, and HUD, which consent shall not be unreasonably withheld or delayed if the proposed changes continue to comply with the provisions of 32 C.F.R. Part 176 and the implementation intent and requirements of the Redevelopment Plan. The Long Island Coalition for the Homeless shall have a period of three (3) months from the completion of the construction and commencement of the occupancy of the Housing Facility to begin the coordination of the offer to provide the Homeless Support Services to the Homeless Persons living in the Housing Facility. Should The Long Island Coalition for the Homeless and other aforementioned Homeless Service Providers fail to begin the offer of the Homeless Support Services within the time specified herein, LRA shall have the right to give written notice of such default to the Long Island Coalition for the Homeless, the Housing Developers, the Housing Entity and any tax credit investor in the Housing Entity of such default. In the event one of those person or entities or any other appropriate person or entity does not comment to cure such default within 120 days of such notice, then LRA shall have the right to exercise any rights reserved in the deed transferring the Land and to appoint a person or entity to cure such default.

Section Twelve: COSTS. The Housing Developers, and the Property Manager, as applicable, shall be responsible for any and all costs and expenses associated with the operation and maintenance of the Housing Facility. The Long Island Coalition for the Homeless and/or the other providers shall be responsible for any and all costs and expenses associated with the delivery of the Homeless Support Services coordinated by the Long Island Coalition for the Homeless. LRA shall have no responsibility whatsoever for any costs for the development or operation of the Housing Facility or the provision of the Homeless Support Services.

Section Thirteen: TERMINATION. In the event the Homeless Service Provider is unable to secure full project financing within two years of execution of the contract, or if the Land is never so transferred, this Agreement shall be terminated. The LRA shall then take appropriate steps to arrange for provisions of the Homeless Support Services by other homeless provider representatives. The term "appropriate steps" shall mean providing reasonable public notice of at least ninety (90) days to homeless providers in the vicinity of the North Amityville Armed Forces Reserve Center of the types of programs that may qualify as Homeless Support Services, and

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negotiating in good faith with homeless providers that respond to said notice. If the LRA is unable to reach agreement with a successor homeless provider or providers following good faith negotiations, the LRA shall have no further obligations hereunder.

Section Fourteen: LRA ASSIGNMENT. The rights and obligations of the LRA hereunder may be transferred to any entity that is approved by DOD as the Local Redevelopment Authority for the North Amityville Armed Forces Reserve Center pursuant to the provisions of the Enabling Acts.

Section Fifteen: LONG ISLAND COALITION FOR THE HOMELESS ASSIGNMENT AND/OR PROPERTY MANAGER. The Long Island Coalition for the Homeless will coordinate the agencies involved in the co-development of this project, and The Coalition will facilitate collaborations and cooperation among providers of housing and services throughout the area in order to ensure that program participants receive all of the benefits and assistance for which they are eligible. The Long Island Coalition for the Homeless will work with Concern for Independent Living to determine how this project can best be developed. The project can be developed independently by either sponsor or through a joint development.

The rights and obligations of The Long Island Coalition for the Homeless to coordinate the provision of the Homeless Support Services and the rights and obligations of the Housing Developers to develop and operate the Housing Facility and the rights and obligations of the Property Manager to manage the Housing Facility hereunder may not be transferred or assigned without the prior written consent of the LRA (which consent may not be unreasonably delayed or withheld); provided that, the LRA agrees to permit restructuring of the development of the Housing Facility as is needed to facilitate financing and provided such restructure is within the requirements of HUD.

Section Sixteen: NOTICES. Formal notice, demands and communications between the Parties shall not be deemed given unless dispatched by certified mail, return receipt requested, or express delivery service with delivery receipt, or personal delivery with delivery receipt, to the principal office of the Parties as follows:

Town of Babylon
200 East Sunrise Highway
Lindenhurst, NY 11757
Attention: Office of the Supervisor

Long Island Coalition for the Homeless, Inc.
38 Old Country Road
Garden City, NY 11530
Attention: Executive Director

Concern for Independent Living, Inc.
312 Expressway Drive South
Medford, NY 11763
Attn: Executive Director

Family Service League
790 Park Avenue,
Huntington, NY 11743
Attn: CEO

United Veterans Beacon House
1715 Union Blvd
Bay Shore, NY 11706
Attn: President and CEO

Suffolk County United Veterans
1380 Roanoke Ave., Suite 203
Riverhead, NY 11901
Attn: CEO

Family Residences and Essential Enterprises, Inc.
191 Sweet Hollow Road
Old Bethpage, New York 11804
Attn: Associate Director

Such written notices, demands and communications may be sent in the same manner to such other addresses to the Parties made from time to time designate as provided in the section. Receipts shall be deemed to have occurred on the date marked on the written receipt as of the date of delivery or refusal of delivery.

Section Seventeen: GOVERNING LAW, FORUM SELECTION, WAIVER OF JURY TRIAL. The Parties agree that this Agreement shall be governed by and interpreted according to the laws of the State of New York, without reference to the choice of law principles thereof. Each of the parties hereto irrevocably submits to the jurisdiction of the Superior Court of New York, Suffolk County, for the purpose of any suit, action, proceeding or judgment relating to or arising out of this Agreement and the transactions contemplated thereby. Each of the parties hereto irrevocably consents to the jurisdiction of the Superior Court of New York, Suffolk County, in any such suit, action or proceeding and to the laying of venue in such Court. Each party hereto irrevocably waives any objection to the laying of venue of any such action or proceeding brought in said Court and irrevocably waives any claim that any such suit, action or proceeding brought in said Court has been brought in any inconvenient forum. The Parties further agree that any claims relating to or arising out of this Agreement and the transactions contemplated thereby shall be tried before a Judge and without a trial by jury.

Section Eighteen: AMENDMENT/TERMINATION. This Agreement may be amended or terminated by the mutual consent of all Parties to this Agreement. This Agreement may be terminated by the LRA without cost, liability or recourse prior to the sale of the Land to the Housing Developers or Housing Entity, as specified herein, if (i) all of the Housing Developers are dissolved or otherwise ceases to function, or (ii) the Housing Developers or Housing Entity, as specified herein, do not acquire the Land from LRA in accordance with this Agreement. In such events, LRA shall thereafter proceed in accordance with the provisions of Section Twelve, which provisions shall survive for the purposes stated therein. Unless otherwise terminated or extended

pursuant to the provisions hereof, this Agreement shall terminate without recourse to any Party Thirty (30) years from the date this Agreement has been executed.

Section Nineteen: This Agreement supersedes all agreements and understandings between the Parties, and among the Parties, written or oral. No claim of waiver, modification, consent or acquiescence with respect to any terms hereof shall be made against a Party by the other Party, except on the basis of a written instrument executed by the Parties, as applicable.

TOWNSHIP OF BABYLON

By: _____
Steven Bellone, Supervisor

LONG ISLAND COALITION FOR THE HOMELESS

By: _____
Greta Guarton, Executive Director

CONCERN FOR INDEPENDENT LIVING, INC.

By: _____
Ralph Fasano, Executive Director

FAMILY SERVICE LEAGUE

By: _____
Karen Boorschstein, CEO

UNITED VETERANS BEACON HOUSE

By: _____
Frank Amalfitano, President & CEO

SUFFOLK COUNTY UNITED VETERANS

By: _____
John Lynch, CEO

FAMILY RESIDENCES & ESSENTIAL ENTERPRISES

By: _____
Richard Timo, Associate Director