

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 (NEPA) [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 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 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 (FNSI), 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 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 EIS is not required and will not be prepared.

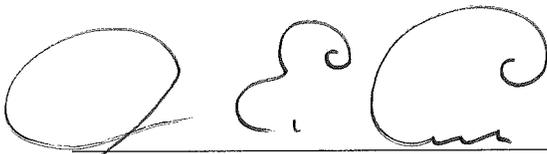
During the 30-day public comment period, the 99th RSC received two comments on the Final Environmental Assessment and Draft FNSI. The Delaware Nation commented that the Amityville AFRC was not an area of cultural interest. The New York State Department of Environmental Conservation (NYSDEC) commented regarding the May 2007 Amityville AFRC Environmental Condition of Property (ECP) Report. The 2007 ECP report is cited in the EA. NYSDEC commented that the limited scope and environmental sampling contained within the ECP does not conform to current NYSDEC practices. The 99th RSC responded to NYSDEC via an email dated June 18, 2012. In its email, the 99th RSC provided additional information and clarification pertaining to the NYSDEC comments. No changes in the analysis in the EA were

necessary and the conclusion that there will be no significant adverse impacts or significant beneficial impacts resulting from implementing the proposed action remains unchanged.

PUBLIC AVAILABILITY

The EA and draft FNSI have undergone an appropriate 30-day public comment period (May 13, 2012 through June 12, 2012) in accordance with requirements specified in 32 CFR Part 651.

The 30-day public review period was initiated by placing a Notice of Availability of the final EA and a draft FNSI in the *Amityville Record* and the *New York Times*. The EA and draft FNSI were available at the Amityville Public Library (West Oak Street, Amityville, New York 11701), the Farmingdale Public Library (116 Merritts Road, Farmingdale, New York 11735), and on the Army's BRAC website at http://www.hqda.army.mil/acsim/brac/env_ea_review.htm.



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