

APPENDIX A  
DOCUMENTS

APPENDIX A, DOCUMENT 1  
SITE DESIGN

Oceanside Campus Concept Design







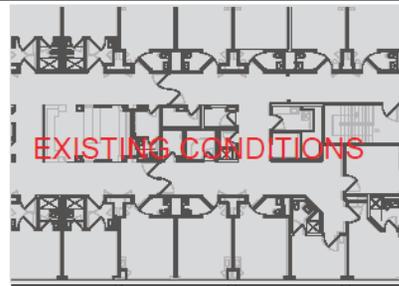
OCEANSIDE CAMPUS - PROPOSED J-WING ADDITION



OCEANSIDE CAMPUS - PROPOSED J-WING ADDITION



OCEANSIDE CAMPUS - PROPOSED J-WING ADDITION



- ROOM TYPE LEGEND
- BUILDING SUPPORT
  - CLINICAL SUPPORT
  - CLINICAL SUPPORT - OPEN
  - PATIENT TREATMENT
  - PUBLIC ACCESS
  - STAFF SUPPORT
  - STAFF SUPPORT - OPEN
  - VERTICAL CIRCULATION

OCEANSIDE CAMPUS - PROPOSED J-WING ADDITION

Project  
**OCEANSIDE CAMPUS -  
PROPOSED CUP & NPUS**

One Healthy Way  
Oceanside, NY 11572  
Prepared for  
South Nassau  
Communities Hospital

Client Location  
One Healthy Way  
Oceanside, NY 11572



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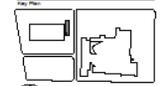
**AKF**  
ME Engineers

**LEBA**  
Structural Engineers

**CH2M**  
Civil Engineers

**SM&W**  
Vehicle Equipment Parking Consultants

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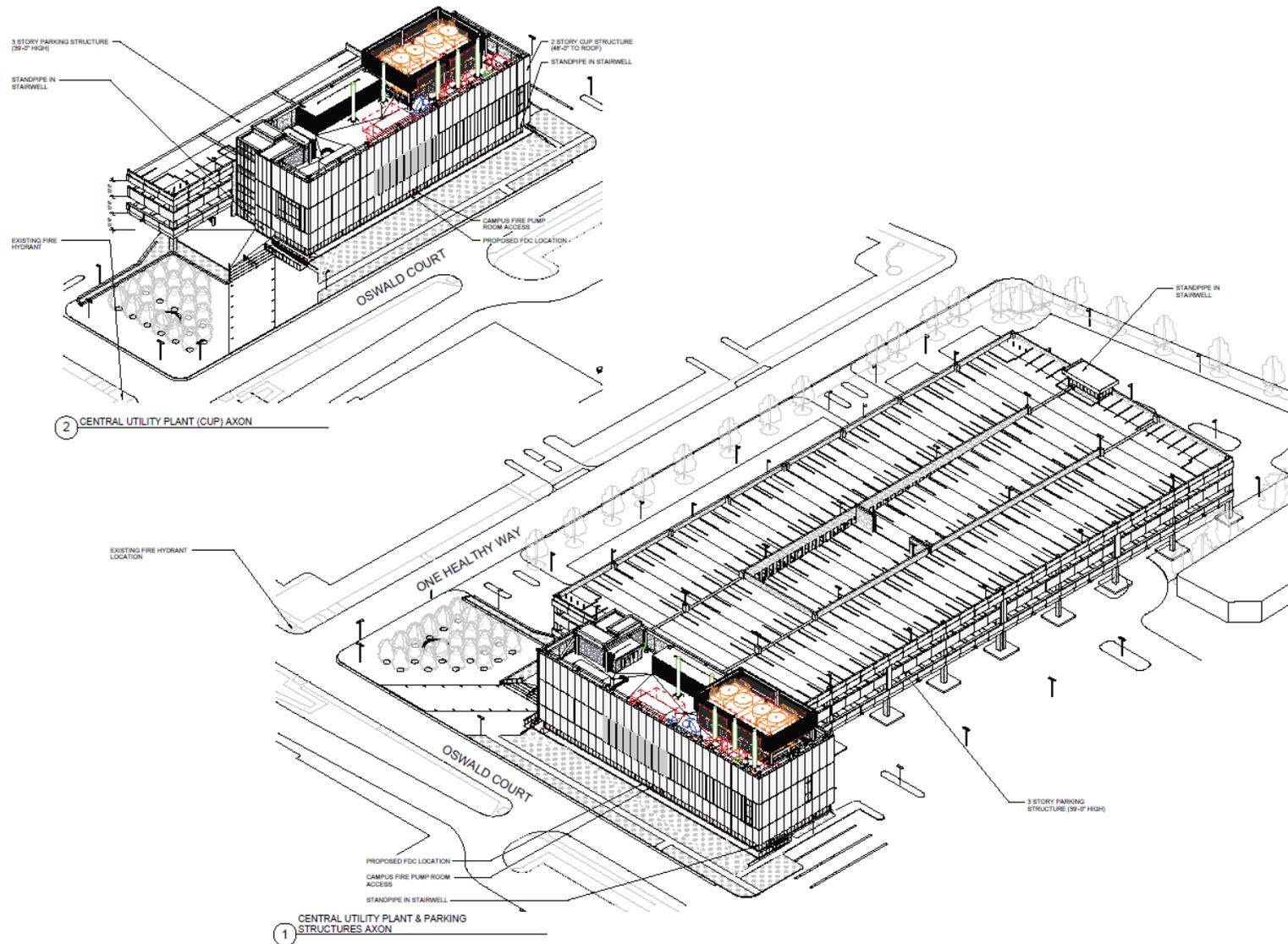
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PROJECT: OCEANSIDE CAMPUS - PROPOSED CUP & NPUS

DATE: 11/07/2014

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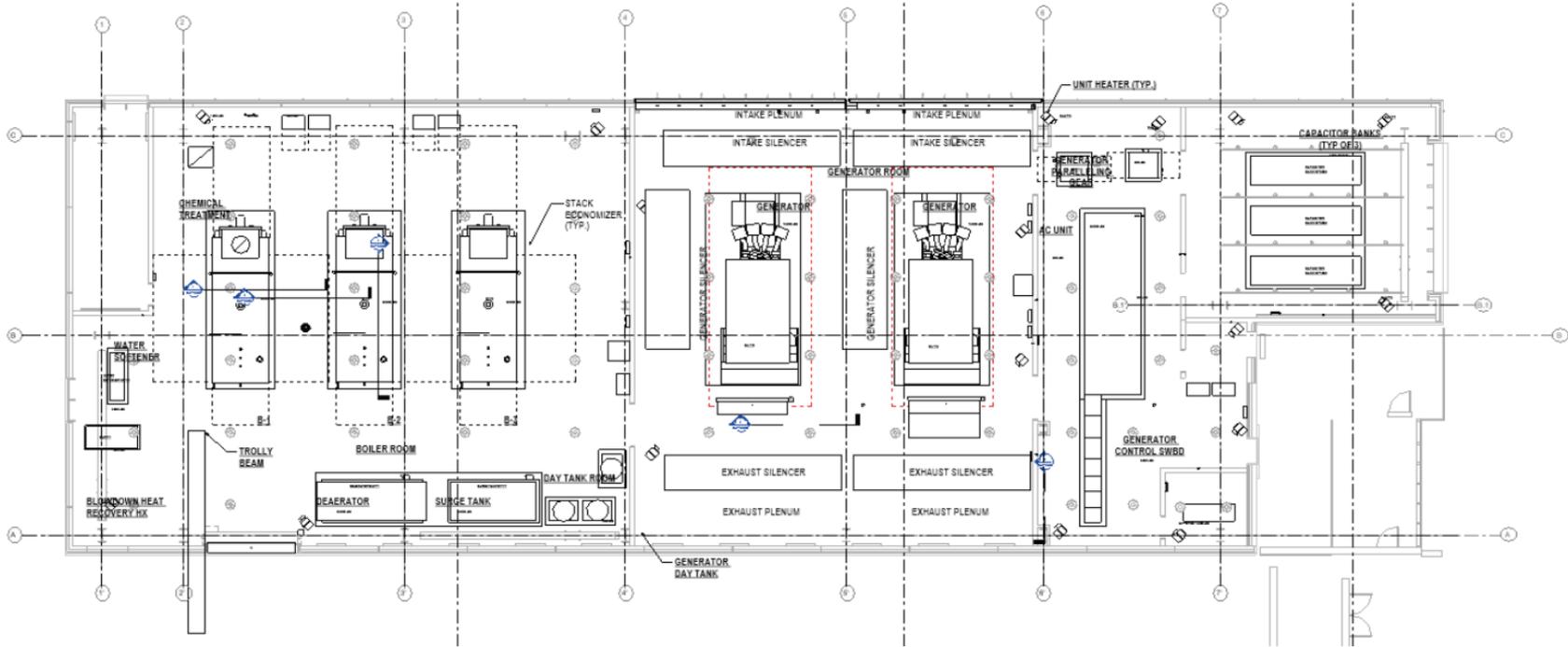


2 CENTRAL UTILITY PLANT (CUP) AXON

1 CENTRAL UTILITY PLANT & PARKING STRUCTURES AXON



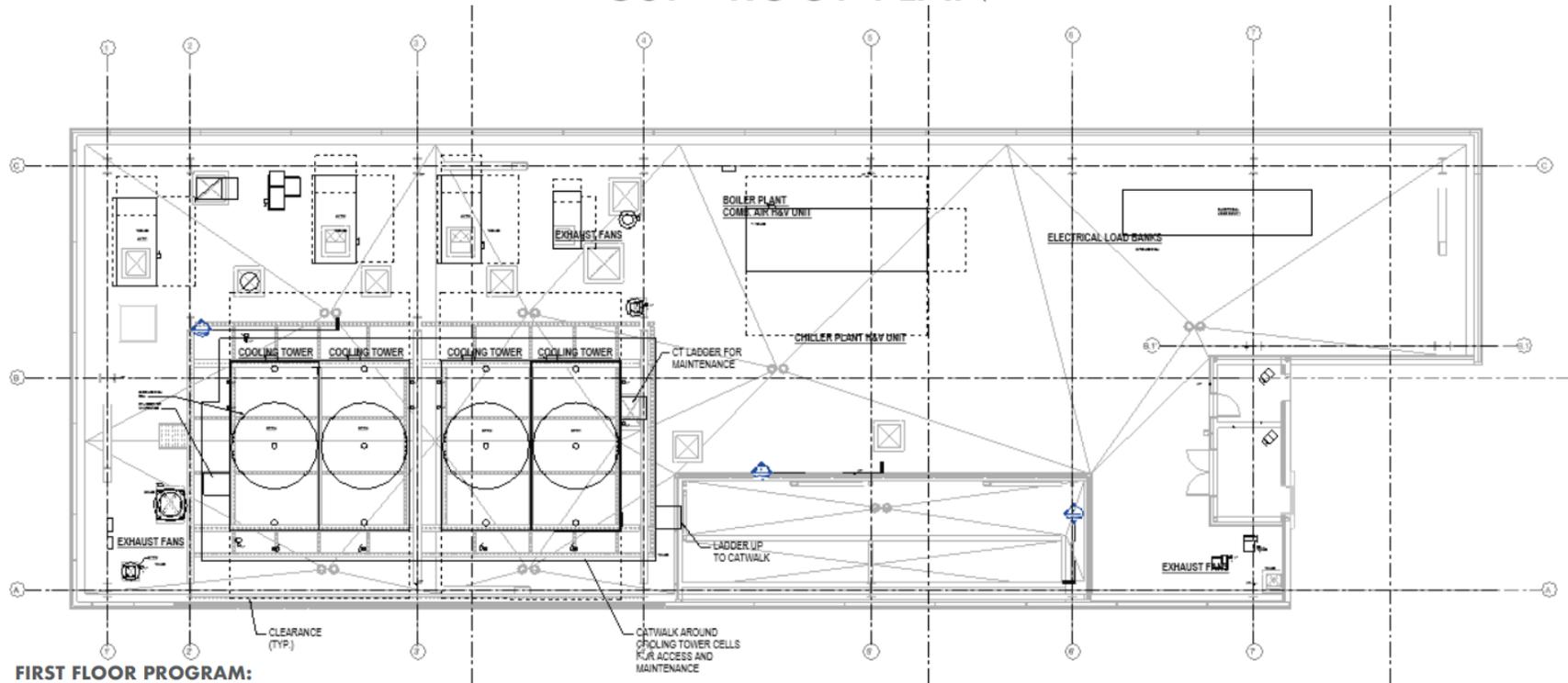
# CUP - FIRST FLOOR PLAN



## FIRST FLOOR PROGRAM:

- **BOILER ROOM**
- **GENERATORS**
- **CAPACITOR BANKS**

# CUP - ROOF PLAN

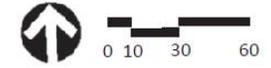


## FIRST FLOOR PROGRAM:

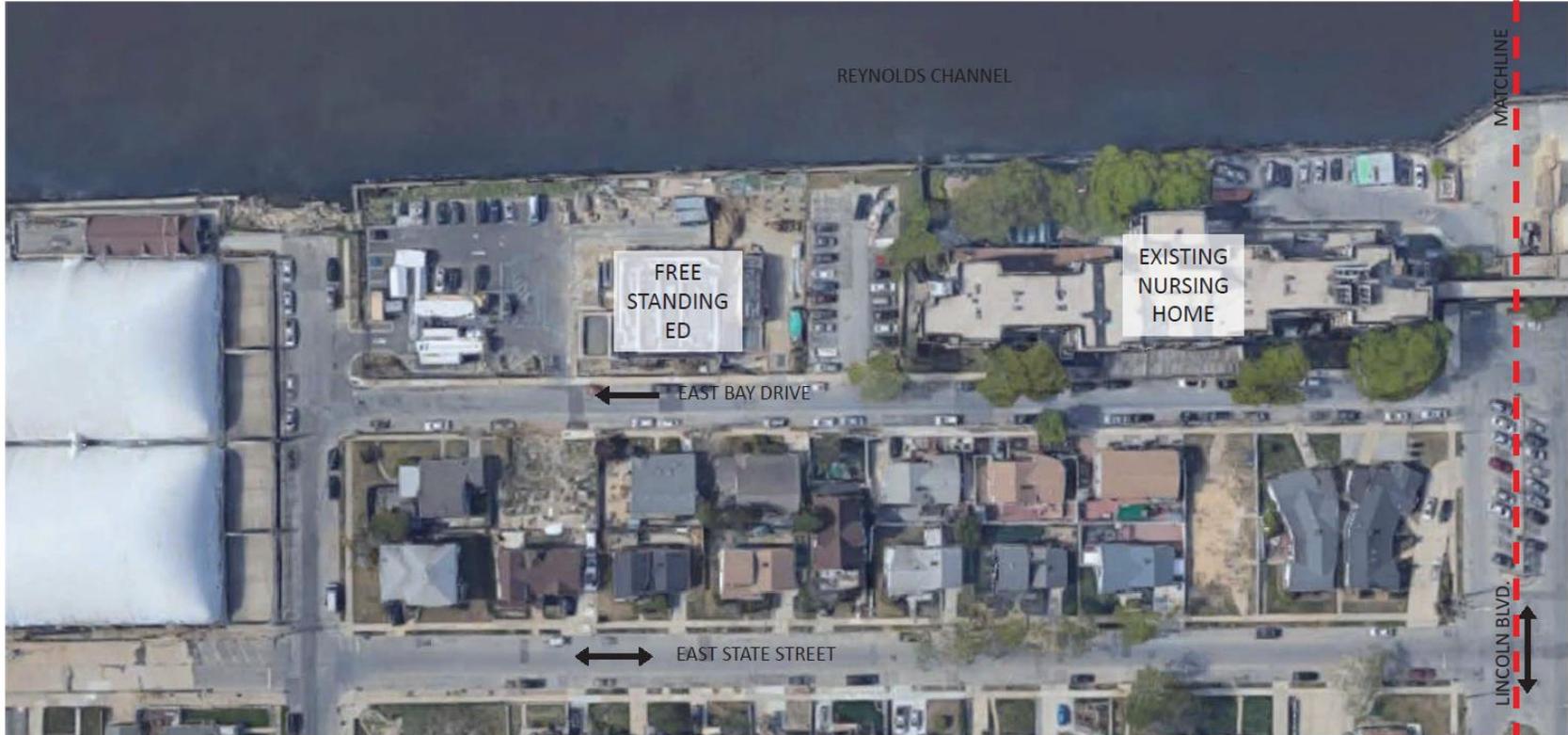
- COOLING TOWERS
- BOILER FLUES



# SITE SCOPE & ORGANIZATION



# SITE SCOPE & ORGANIZATION



# MAP CONFIRMATION



JULY 2018 CONCEPTUAL ARCHITECTURAL RENDERING

## Key Program Components

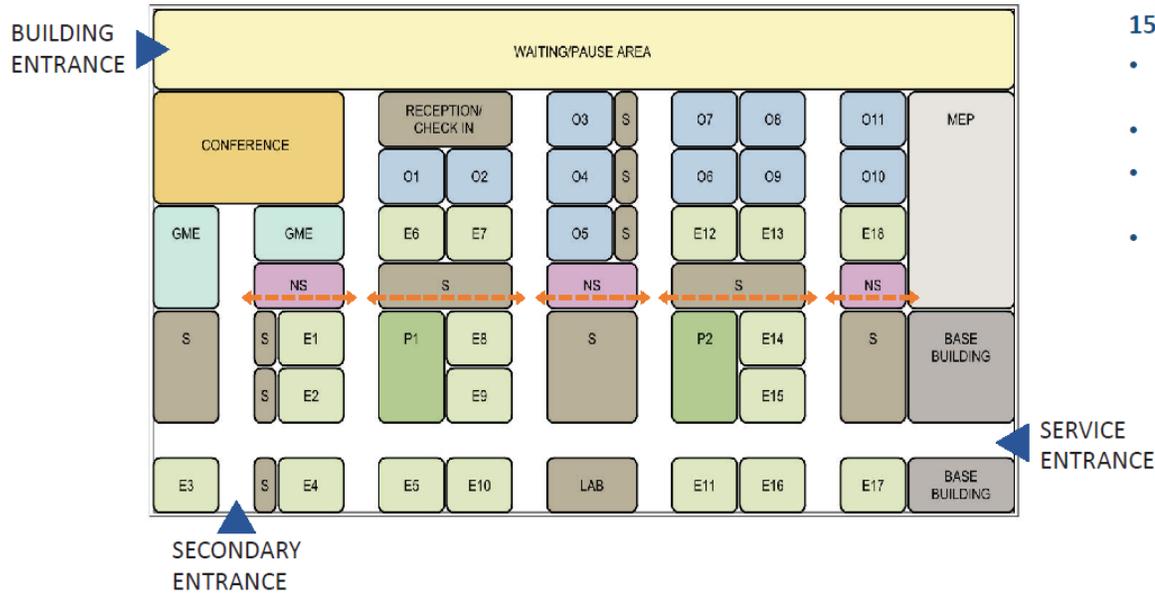
- Ambulatory Care
- Non-Article 28
- Meets 100 Year Federal Flood Requirements

Usable Bldg. Area	15,000 SF
Ambulatory Care Area	13,500 SF
Arrival Lobby	1,500 SF

Site Area	101,600 SF
Parking Stalls	80 CAR
Drainage Reserve Area	33,000 CF

- Building Systems
- Sustainable Innovations

# PROGRAM SCOPE & SPACE PLANNING



## 15,000 SF MEDICAL OFFICE BUILDING:

- 18 Exam Rooms + 2 Procedure Rooms for a total of 20 Exam Rooms
- 1 Office For Every 2 Exam Rooms
- Meets Mount Sinai's Exam Room Dimension Requirement of 10'x12'
- Medical Practice Program:
  - PCP/Internal Medicine/Geriatrics
  - Cardiology
  - Pediatrics
  - Imaging
  - Ultrasound Room w/ Toilet
  - Echo Room
  - Lab & Draw Area
  - Treatment Rooms
  - GMED Residence Program Requirement
  - Includes Session Time for Surgery, Gastrointestinal, OB/GYN, Podiatry & Medical Oncology

## BLOCKING DIAGRAM | LEGEND



APPENDIX A, DOCUMENT 2  
EO11988 8-STEP

**South Nassau Communities Hospital – Long Beach Medical Arts Pavilion Project  
Public Assistance Grant PW04276**

**FEMA 4085-DR-NY**

Executive Order 11988 – FLOODPLAIN MANAGEMENT  
Executive Order 11990 – WETLAND PROTECTION

**8-STEP PROCESS SUMMARY**

**Date:** 7/2/2019

**Prepared By:** Kyle Bartowitz, Environmental Protection Specialist

**Project:** South Nassau Communities Hospital (Subrecipient) has applied to FEMA for financial assistance to build a new Medical Arts Pavilion in Long Beach, NY, and upgrade/expand at the Oceanside Hospital Campus in Oceanside, NY. As the Oceanside Campus is not in a mapped floodplain, this analysis will only focus on the Long Beach work. The New York State Division of Homeland Security and Emergency Services (NYSDHSES) is the Recipient partner for the Proposed Action. The proposed scope of work (SOW) changed from the SOW that was previously assess in a NEPA Environmental Assessment (EA). Work at Long Beach now consists of the following:

Long Beach Medical Center

1. Medical Arts Pavilion (MAP)

- Construct a new 15,000 sq. ft. one (1) story medical facility south of (and instead of) the initial proposed retrofit of the main & west structures on East Bay Drive.
- Existing Long Beach Medical Center buildings, no longer to be used for new facility, will be secured and abandoned.

This project must be conducted in accordance with conditions for federal actions in the floodplain as set forth in Presidential Executive Order (EO) 11988 (Floodplain Management), EO 11990 (Protection of Wetlands), and the implementing regulation found at 44 Code of Federal Regulations (CFR) Part 9, Floodplain Management and Protection of Wetlands. These regulations apply to all Agency actions which have the potential to affect floodplains or wetlands or their occupants, or which are subject to potential harm by location in floodplains or wetlands.

Additionally, all Public Assistance grant-funded projects carried out in the floodplain or affecting the floodplain must be coordinated with the local floodplain administrator for applicable floodplain permits and the action must be undertaken in compliance with all relevant, applicable, and required local codes and standards and thereby will reduce the risk of future flood loss, minimize the impacts of floods on safety, health, and welfare, and preserve and possibly restore beneficial floodplain values as required by EO 11988.

Restoration projects conducted with Public Assistance grant funds must be carried out in accordance with the local floodplain management plan and ordinance and shall utilize the current Preliminary Flood Insurance Rate Maps (FIRM) Community 360497, dated 12/05/2013 “as best available data” as a minimum standard.

**STEP 1 - Determine whether the proposed actions are located in a wetland and or the 100-year floodplain (500-year floodplain for critical action [44 CFR 9.4]) or whether they have the potential to affect or be affected by a floodplain or a wetland (44 CFR 9.7).**

  X   The project site is located in relation to the floodplains as mapped by:

Facility: Proposed Long Beach Medical Arts Pavilion, Long Beach, Queens County, NY  
Preliminary FIRM map: 36059C0307G, 12/05/2013  
Special Flood Hazard Area: <AE (EL 8-9) NAVD88 datum>  
Latitude 40.594077/ Longitude -73.650412

Brief description of work: Construct a new 15,000 sq. ft. one (1) story medical facility at an elevation above the 1% Annual Chance (100-year) floodplain.

       The Project is located in the wetland as identified by:

Per the U.S. Fish and Wildlife Service National Wetlands Inventory, accessed 07/01/2019, this project is not located in a wetland.

**STEP 2 - Notify the public at the earliest possible time of the intent to carry out an action in a floodplain or wetland, and involve the affected and interested public in the decision-making process (see 44 CFR 9.8).**

       Not applicable - Project is not located in a floodplain or wetland.

  X   Applicable - Notice will be or has been provided by:

A Cumulative Initial Public Notice was published in the New York Post 12/14/2012. An additional public notice will be published as part of the Supplemental Environmental Assessment comment period.

**STEP 3 - Identify and evaluate practicable alternatives to locating the proposed action in a floodplain or wetland (including alternative sites, actions, and the “No Action” option) [see 44 CFR 9.9]. If a practicable alternative exists outside of the floodplain or wetland, FEMA must locate the action at the alternative site.**

       Not applicable – Project is not located in a floodplain or in a wetland.

X   Applicable – Alternative identified in the EA Document or as described below:

The proposed project is for restoration of a facility, including applicable codes and standards and conditions to comply with requirements of EO 11988 and the implementing regulations at 44 CFR Part 9.

The EO allows for locating the facility in the floodplain because the impacts of the action can be minimized and the need to restore medical services for the Long Beach community given limited available space clearly outweighs other EO requirements. It is practicable in this location because it meets the need and provides a level of protection by elevating the building above the 1% Annual Chance flood level.

**STEP 4 - Identify the full range or potential direct or indirect impacts associated with the occupancy or modification of floodplains and wetlands and the potential direct and indirect support of floodplain and wetland development that could result from the proposed action (see 44 CFR 9.10).**

       Not applicable – Project is not located in a floodplain or in a wetland.

  X   Applicable – Alternative identified in the EA document or as described below:

Construction of the new MAP restores medical services for the Long Beach community. The action has been deemed to best meet the medical needs of the community and was selected as a practicable alternative by those representing the community served.

A review of the natural environment, social concerns, and the economic aspects of the proposed project indicates that it is a practicable alternative and that no practicable alternative has been identified outside of the special flood hazard area.

**STEP 5 - Minimize the potential adverse impacts and support to or within floodplains and wetlands to be identified under Step # 4, restore and preserve the natural and beneficial values served by floodplains, and preserve and enhance the natural and beneficial values served by wetlands (see 44 CFR 9.11).**

       Not applicable – Project is not located in a floodplain or in a wetland.

  X   Applicable – Mitigation measures identified in the EA document or as described below:

The purpose of this project is to provide medical services for the Long Beach community. Construction shall be in accordance with local floodplain ordinances with applicable codes and standards applied to mitigate and minimize adverse effects.

**STEP 6 - Re-evaluate the proposed action to determine first, if it is still practicable in light of its exposure to flood hazards, the extent to which it will aggravate the hazards to others and its potential to disrupt floodplain and wetland values, and second, if alternatives preliminarily rejected at Step #3 are practicable in light of the information gained in Steps #4 and #5. FEMA shall not act in a floodplain or wetland unless it is the only practicable location.**

Not applicable – Project is not located in a floodplain or in a wetland.

Applicable – Action proposed is located in the only practicable location as described below:

The proposed action is the chosen practicable alternative based upon a review of possible adverse effects on the floodplain and community/socioeconomic expectations.

**STEP 7 - Prepare and provide the public with a finding and public explanation of any final decision that the floodplain or wetland is the only practicable alternative (see 44 CFR 9.12).**

Not applicable – Project is not located in a floodplain or in a wetland.

Applicable – Finding is or will be prepared as described below:

A Cumulative Initial Public Notice was published in the New York Post 12/14/2012. An additional public notice will be published as part of the Supplemental Environmental Assessment comment period.

**STEP 8 - Review the implementation and post-implementation phases of the proposed action to ensure the requirements of the Order are fully implemented. Oversight responsibility shall be integrated into the existing process.**

Not applicable – Project is not located in a floodplain or in a wetland.

Applicable – Approval is conditioned on review of implementation and post-implementation phases to ensure compliance with the order(s).

Review the implementation and post-implementation phase of the proposed action to ensure that the requirement(s) stated in 44 CFR 9.11 are fully implemented.

Applicable – Oversight responsibility shall be integrated into existing processes and project completion in accordance with all applicable floodplain ordinances and codes and standards shall be verified at project completion.

APPENDIX B  
FIGURES



Figure 1 – Long Beach MAP and Emergency Department Locations

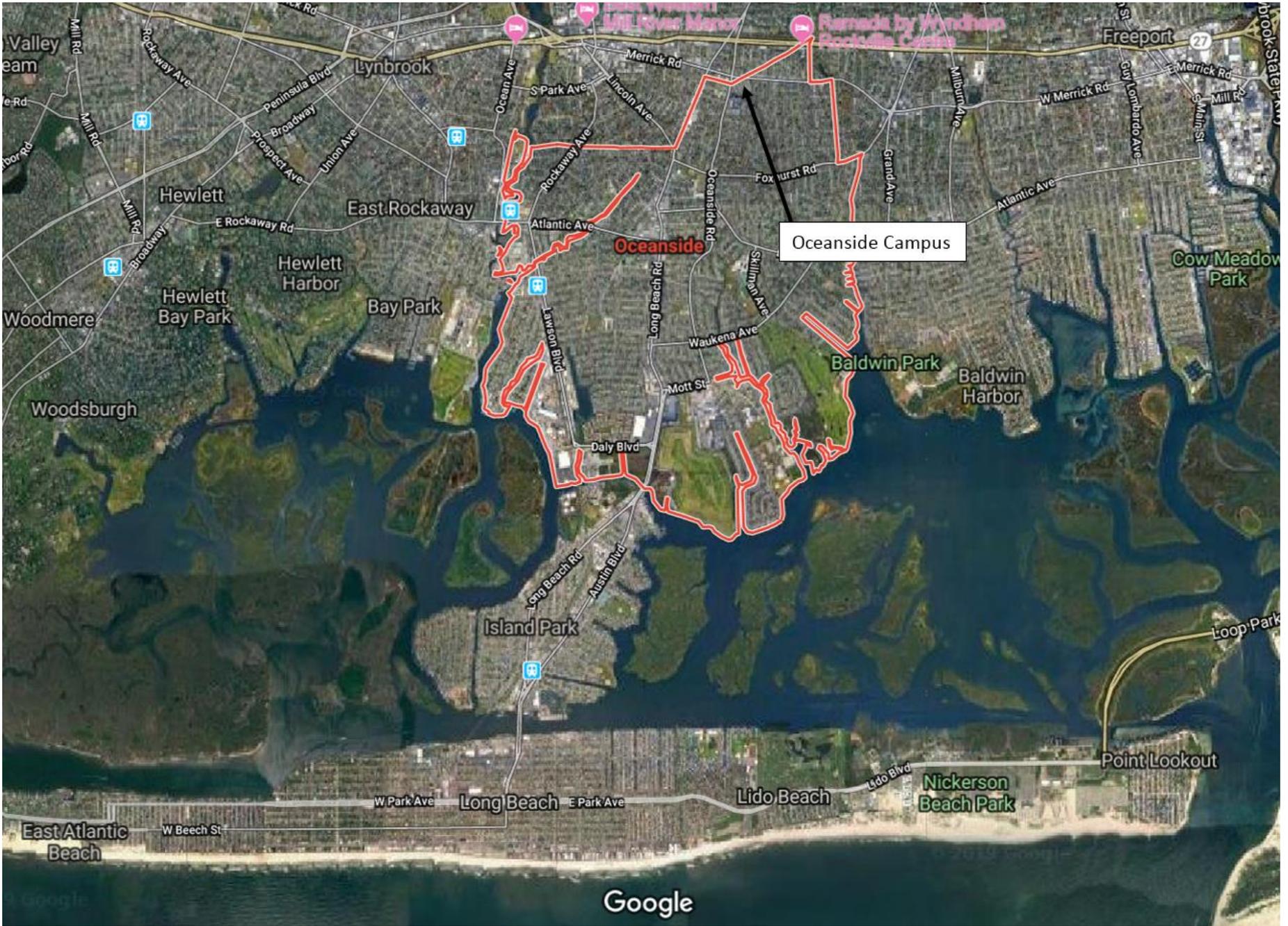


Figure 2 – Oceanside Campus Location

APPENDIX C  
CORRESPONDENCES

APPENDIX C, CORRESPONDENCE 1  
COASTAL ZONE MANAGEMENT ACT CONSULTATION

**U.S. Department of Homeland Security**  
**Federal Emergency Management Agency**  
**FEMA Region II**  
One World Trade Center  
285 Fulton St.  
New York, New York 10007



**FEMA**

May 29, 2019

Anne Bink  
Deputy Commissioner for Recovery Programs  
Division of Homeland Security & Emergency Services  
1220 Washington Ave., Bldg. 7A  
Albany, NY 12224

Re: State's Coastal Management Program Consistency Review of FEMA-4085-DR-NY  
Super Storm Sandy: South Nassau Community Hospital Alternate Project (PW 4276)  
**NYSDOS File #F-2016-0388 (FA)**

Dear Ms. Bink:

The Federal Emergency Management Agency (FEMA) is proposing to provide federal funding from its Public Assistance (PA) Program to assist the South Nassau Community Hospital (SNCH) (Subrecipient) with the Long Beach Medical Arts Pavilion project in the City of Long Beach, adjacent to Reynolds Channel. This proposed project involves an updated scope of work from that which FEMA consulted with NYS Department of State (NYSDOS) on 04/28/2016 (NYDOS F-2016-0388 (FA)). In that previous version, the scope of work involved retrofitting the Main and West wings of the Long Beach Medical Center to construct the Medical Arts Pavilion. This version of the scope of work does not involve the Main and West wings, and instead uses previously cleared lands adjacent to those buildings (see Figures A and B).

The Subrecipient now proposes to construct a new medical center on the property of the former Long Beach Medical Center, specifically the land bordered by East State Street, East Bay Drive, Franklin Boulevard, and Lincoln Boulevard. The project would include the construction of a new one-story, 15,000-square-foot medical center built to an elevation of 11 feet above the mean high water mark (the 100-year base flood elevation is 9 feet). The program of the Medical Arts Pavilion doctor's offices will include internal medicine/geriatrics, cardiology, ultrasound, blood draw and lab area and treatment and toilet rooms. There will be approximately 19 exam and procedure rooms with all the support spaces required. There will be a waiting and sub wait area at the entry area of the building. A small amount of utility space will be included to serve the building.

Directly across East Bay Drive an Emergency Staging Area (ESA) will be designated. This will provide parking for emergency vehicles and potentially a landing zone for a helicopter in case of an emergency. The ground surface will be a structured grass area to allow water to drain into the soil. The area will be fenced.

New York State Coastal Policies 1 through 44 have been reviewed with respect to the proposed mitigation measure to be performed per FEMA's disaster recovery operations. Based on this review, FEMA has determined that the above referenced proposed activities are consistent with the policies of the New York State Coastal Management Program (CMP) and will not hinder the achievement of those policies. A summary of the proposed project's consistency with the State Coastal Policies is included as an attachment.

FEMA respectfully requests that NYSDHSES coordinates directly with the NYSDOS to obtain their concurrence with FEMA's Coastal Zone Consistency Determination, in accordance with the requirement of the Coastal Zone Management Act of 1972 (15 CFR Part 930, Subpart F), prior to the release of federal funding to the grant recipient. FEMA Environmental Planning and Historic Preservation (EHP) looks forward to your office's feedback within 60 days of receipt of this letter. If you have any questions, please contact me.

Sincerely,

**BROCK A  
GIORDANO**

Digitally signed by BROCK A  
GIORDANO  
Date: 2019.05.29 09:47:11  
-04'00'

Brock Giordano  
EHP Supervisor, NY Sandy  
DR-4085-NY

iPhone: (347) 574-1467  
Email: brock.giordano@fema.dhs.gov

BG/kb

Encl:

Figures:

- Project Location
- Conceptual Plan of Proposed Facility
- Consistencies with Coastal Policies of New York Worksheet

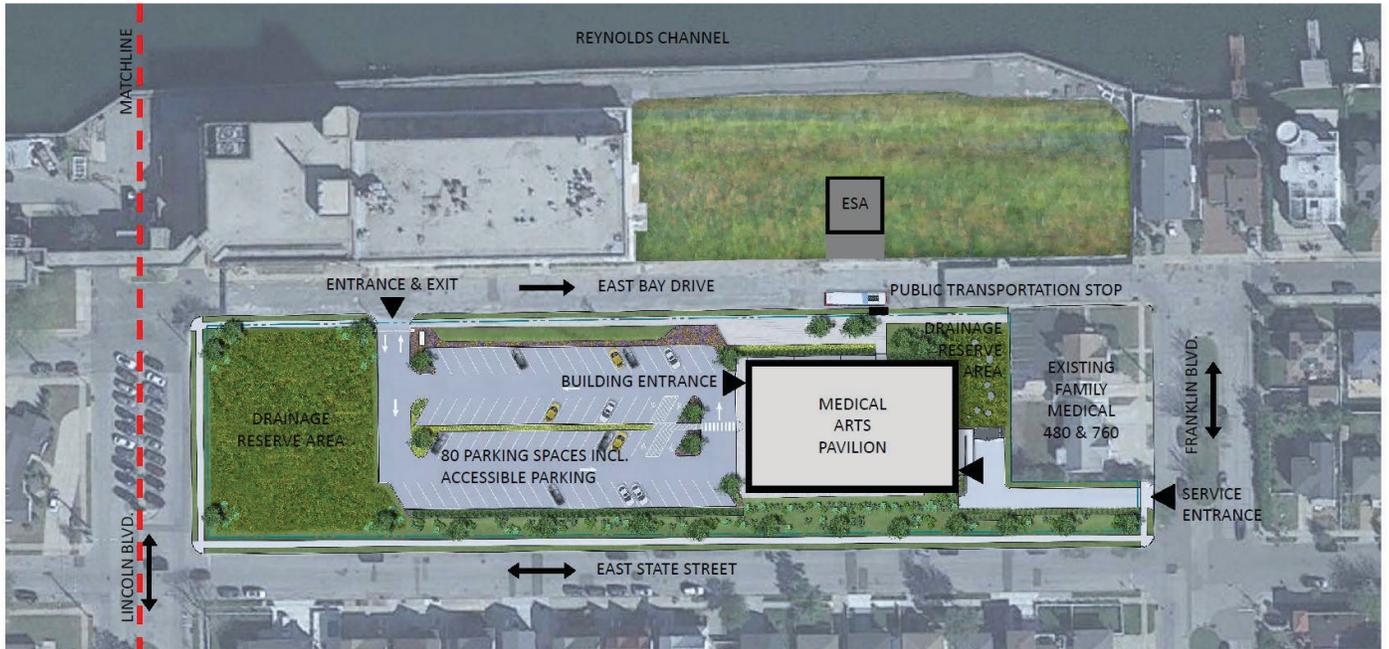
## **ATTACHMENTS**



*Previously proposed* location of Medical Arts Pavilion: retrofit of Main and West Wings of former Long Beach Medical Center.

Present proposed location for new Medical Arts Pavilion (see Figure B, next page)

**Figure A: Project Location**



## SITE SCOPE & ORGANIZATION

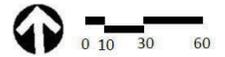


Figure B: Conceptual Plan of Proposed Facility

## Summary Table for Project's Consistency with Coastal Policies of New York State

### Policy 1

**Restore, revitalize, and redevelop deteriorated and underutilized waterfront areas for commercial, industrial, cultural, recreational, and other compatible uses.**

*Consistent. Proposal does not change existing land uses. Removal of buildings under previous phase results in more open space on waterfront.*

### Policy 2

**Facilitate the siting of water-dependent uses and facilities on or adjacent to coastal waters.**

*Consistent: Project does not affect water dependent uses.*

### Policy 3

**Further develop the state's major ports of Albany, Buffalo, New York, Ogdensburg, and Oswego as centers of commerce and industry, and encourage the siting, in these port areas, including those under the jurisdiction of state public authorities, of land use and development which is essential to, or in support of, the waterborne transportation of cargo and people.**

*N/A. Proposal is not under a port authority nor interferes with port authority land-uses.*

### Policy 4

**Strengthen the economic base of smaller harbor areas by encouraging the development and enhancement of those traditional uses and activities which have provided such areas with their unique maritime identity.**

*N/A. Proposal does not affect positively or negatively the economic base of surrounding water-dependent facilities due to existing zoning requirements.*

### Policy 5

**Encourage the location of development in areas where public services and facilities essential to such development are adequate.**

*Consistent. Project uses the existing footprint and land use would remain as medical facility.*

### Policy 6

**Expedite permit procedures in order to facilitate the siting of development activities at suitable locations.**

*Consistent. FEMA will provide a 60-day consistency determination review period to the NYS DOS Coastal Management Program before processing the federal disaster relief grant specifically for declaration of NY-4085.*

### Policy 7

**Significant coastal fish and wildlife habitats will be protected, preserved, and where practical, restored so as to maintain their viability as habitats.**

*Consistent. Proposal's construction is within the property of the existing medical facility, impacts will be limited to previously disturbed areas; thus, no expected negative impacts on SCFWHs have been identified. Viable SCFWHs will also be protected indirectly by complying with permit requirements prescribed for protecting state's natural resources.*

### Policy 8

**Protect fish and wildlife resources in the coastal area from the introduction of hazardous wastes and other pollutants which bio-accumulate in the food chain or which cause significant sub lethal or lethal effect on those resources.**

*Consistent. Proposal would not introduce hazardous wastes or other pollutants into the abutting aquatic ecosystem based on implementing Best Management Practices such as employing barrier controls at locations adjacent to aquatic areas. It is anticipated that activities will not adversely impact environmentally sensitive vegetation, soils, and/or animal resources as it is located on previously disturbed land.*

### Policy 9

**Expand recreational use of fish and wildlife resources in coastal areas by increasing access to existing resources, supplementing existing stocks, and developing new resources.**

*N/A. Proposal is not related to natural resources/wildlife conservation management plan.*

### Policy 10

**Further develop commercial finfish, shellfish, and crustacean resources in the coastal area by encouraging the construction of new, or improvement of existing on-shore commercial fishing facilities, increasing marketing of the state's seafood, maintaining adequate stocks, and expanding aquaculture facilities.**

*N/A. Policy is not proposal's purpose.*

### Policy 11

**Buildings and other structures will be sited in the coastal area so as to minimize damage to property and the endangering of human lives caused by flooding and erosion.**

*Consistent. New medical facility will be elevated above the 100-year floodplain.*

## Policy 12

**Activities or development in the coastal area will be undertaken so as to minimize damage to natural resources and property from flooding and erosion by protecting natural protective features including beaches, dunes, barrier islands and bluffs.**

*Consistent. Proposal has been sited to avoid encroaching on any area of potential effects. Thus construction activities will occur within disturbed and/or improved properties and follow best management practices listed in NYDEC permits for minimizing erosional/flooding damages to surrounding natural resources.*

## Policy 13

**The construction or reconstruction of erosion protection structures shall be undertaken only if they have a reasonable probability of controlling erosion for at least thirty years as demonstrated in design and construction standards and/or assured maintenance or replacement programs.**

*N/A. Proposal does not construct or require erosion protection structures.*

## Policy 14

**Activities and development, including the construction or reconstruction of erosion protection structures, shall be undertaken so that there will be no measurable increase in erosion or flooding at the site of such activities or development, or at other locations.**

*Consistent. Proposal is not anticipated to increase erosion/flooding since work activities will follow Best Management Practices and will take place on previously disturbed areas.*

## Policy 15

**Mining, excavation or dredging in coastal waters shall not significantly interfere with the natural coastal processes which supply beach materials to land adjacent to such waters and shall be undertaken in a manner which will not cause an increase in erosion of such land.**

*N/A No dredging and/or filling in coastal waters are identified for this proposal.*

## Policy 16

**Public funds shall only be used for erosion protective structures where necessary to protect human life, and new development which requires a location within or adjacent to an erosion hazard area to be able to function, or existing development; and only where the public benefits outweigh the long term monetary and other costs including the potential for increasing erosion and adverse effects on natural protective features.**

*Consistent. FEMA's environmental analyses of disaster assistance grants include these factors.*

### Policy 17

**Non-structural measures to minimize damage to natural resources and property from flooding and erosion shall be used whenever possible.**

*Consistent. Non-structural measures will be used during construction to minimize run-off to local surface waters/natural resources or significant erosional effects.*

### Policy 18

**To safeguard the vital economic, social and environmental interests of the state and of its citizens, proposed major actions in the coastal area must give full consideration to those interests, and to the safeguards which the state has established to protect valuable coastal resource areas.**

*Consistent. Proposal protects the economic and social interests of the state and its citizens by employing a risk reduction measure to reduce impacts from future high-energy events. All work will use construction best management practices per state/federal permit requirements.*

### Policy 19

**Protect, maintain, and increase the level and types of access to public water-related recreation resources and facilities.**

*Consistent. Proposal does not change existing access to public water-related recreation resources or facilities. A previous phase removed structures along the waterfront and increased open space and views to the water.*

### Policy 20

**Access to the publicly-owned foreshore and to lands immediately adjacent to the foreshore or the water's edge that are publicly-owned shall be provided and it shall be provided in a manner compatible with adjoining uses.**

*Consistent. Proposal does not change existing access to public water-related recreation resources or facilities.*

### Policy 21

**Water-dependent and water-enhanced recreation will be encouraged and facilitated, and will be given priority over non-water-related used along the coast.**

*N/A. Policy is not the proposal's purpose since it does not affect positively or negatively the siting of water-dependent and water-enhanced uses and facilities.*

### Policy 22

**Development, when located adjacent to the shore, will provide for water-related recreation, whenever such use is compatible with reasonably anticipated demand for such activities, and is compatible with the primary purpose of the development.**

*N/A. Policy is not the proposal's purpose since it does not affect positively or negatively the existing land uses nor does it provide water-related recreational opportunities.*

### Policy 23

**Protect, enhance and restore structures, districts, areas or sites that are of significance in the history, architecture, archaeology or culture of the state, its communities, or the nation.**

*Consistent. FEMA will be consulting with the State Historic Preservation Office and Participating Tribes per Section 106 of the National Historic Preservation Act, to address any proposed ground disturbing activities as identified in submitted project plans. Any identified adverse effect(s) for standing structures will be mitigated through the Abbreviated Consultation process outlined in the New York Programmatic Agreement.*

### Policy 24

**Prevent impairment of scenic resources of statewide significance.**

*Consistent. Proposal does not impact known scenic resources of statewide significance.*

### Policy 25

**Protect, restore or enhance natural and man-made resources which are not identified as being of statewide significance, but which contribute to the overall scenic quality of the coastal area.**

*Consistent. Proposal would reduce the height of the existing structure on the shoreline resulting in a less visual impact.*

### Policy 26

**Conserve and protect agricultural lands in the state's coastal area.**

*N/A. No agricultural land is present in the vicinity of the proposal.*

### Policy 27

**Decisions on the siting and construction of major energy facilities in the coastal area will be based on public energy needs, compatibility of such facilities with the environment, and the facility's need for a shorefront location.**

*N/A. Policy is not the proposal's purpose since it does not involve siting and construction of energy facilities.*

### Policy 28

**Ice management practices shall not interfere with the production of hydroelectric power, damage significant fish and wildlife and their habitats, or increase shoreline erosion or flooding.**

*N/A. Policy is not the proposal's purpose since ice management practices are not involved in construction activities.*

### Policy 29

**Encourage the development of energy resources on the outer continental shelf, in Lake Erie and in other water bodies, and ensure the environmental safety of such activities.**

*N/A. Policy is not the proposal's purpose since project activities do not include development of energy resources.*

### Policy 30

**Municipal, industrial, and commercial discharge of pollutants, including but not limited to, toxic and hazardous substances, into coastal waters will conform to state and national water quality standards.**

*N/A. Policy is not proposal's purpose since the proposal does not include any changes to the nature, amount, or location of the discharge of stormwater from the project location. Previous phase removed structures and reduced impervious surface area within the project area.*

### Policy 31

**State coastal area policies and management objectives of approved local waterfront revitalization programs will be considered while reviewing coastal water classifications and while modifying water quality standards; however, those waters already overburdened with contaminants will be recognized as being a development constraint.**

*Consistent. Proposal does not involve review of or modification to coastal water classifications or water quality standards.*

### Policy 32

**Encourage the use of alternative or innovative sanitary waste systems in small communities where the costs of conventional facilities are unreasonably high, given the size of the existing tax base of these communities.**

*N/A. This policy is not applicable to the project location, which is currently served by an existing public sewer system.*

### Policy 33

**Best management practices will be used to ensure the control of storm water runoff and combined sewer overflows draining into coastal waters.**

*Consistent. Best management practices will be used to control storm water runoff.*

### Policy 34

**Discharge of waste materials into coastal waters from vessels subject to state jurisdiction will be limited so as to protect significant fish and wildlife habitats, recreational areas and water supply areas.**

*N/A. Policy is not the proposal's purpose since this project will have no impact on vessel discharges.*

### Policy 35

**Dredging and filling in coastal waters and disposal of dredged material will be undertaken in a manner that meets existing State permit requirements, and protects significant fish and wildlife habitats, scenic resources, natural protective features, important agricultural lands, and wetlands.**

*N/A. Policy is not the proposal's purpose since the project does not involve dredging and filling in coastal waters, nor disposal of dredged material.*

### Policy 36

**Activities related to the shipment and storage of petroleum and other hazardous materials will be conducted in a manner that will prevent or at least minimize spills into coastal waters; all practicable efforts will be undertaken to expedite the cleanup of such discharges; and restitution for damages will be required when these spills occur.**

*N/A. Policy is not the proposal's purpose since the project does not involve shipment and storage of petroleum and other hazardous materials. While a medical center may use hazardous materials, all such materials would be contained within the structure and would be handled appropriately.*

### Policy 37

**Best management practices will be utilized to minimize the non-point discharge of excess nutrients, organics and eroded soils into coastal waters.**

*Consistent. Best management practices will be utilized during construction of the project to reduce the potential discharge of soils into coastal waters. When the project is completed, no substantial changes to the nature, amount, or location of the discharge of stormwater from the project location are anticipated.*

### Policy 38

**The quality and quantity of surface water and groundwater supplies will be conserved and protected, particularly where such waters constitute the primary or sole source of water supply.**

*Consistent. The proposal will have no impact on the quality or quantity of surface or groundwater supplies.*

### Policy 39

**The transport, storage, treatment and disposal of solid wastes, particularly hazardous wastes, within coastal areas will be conducted in such a manner so as to protect groundwater and surface water supplies, significant fish and wildlife habitats, recreation areas, important agricultural land, and scenic resources.**

*Consistent. Proposal will use best management practices listed in federal/NYSDEC permits for transport, storage, treatment and disposal of all C&D, hazardous waste, etc. during the construction and elevation of the building. There will be no adverse impacts on fish and wildlife resources, groundwater supply, recreation areas, scenic resources, or agricultural land.*

#### **Policy 40**

**Effluent discharged from major steam electric generating and industrial facilities into coastal waters will not be unduly injurious to fish and wildlife and shall conform to state water quality standards.**

*N/A. Policy is not the proposal's purpose or function since the facility is not a steam electric generating or industrial facility.*

#### **Policy 41**

**Land use or development in the coastal area will not cause national or state air quality standards to be violated.**

*Consistent. Proposal will not impact state or national air quality standards.*

#### **Policy 42**

**Coastal management policies will be considered if the state reclassifies land areas pursuant to the prevention of significant deterioration regulations of the federal clean air act.**

*N/A. Policy is not the proposal's purpose or function as it does not propose reclassifying land areas pursuant to the federal Clean Air Act.*

#### **Policy 43**

**Land use or development in the coastal area must not cause the generation of significant amounts of acid rain precursors: nitrates and sulfates.**

*Consistent. Proposal is not anticipated to cause acid rain precursors.*

#### **Policy 44**

**Preserve and protect tidal and freshwater wetlands and preserve the benefits derived from these areas.**

*N/A. Policy is not the proposal's purpose or function since it is not located in or adjacent to a tidal or freshwater wetland.*

STATE OF NEW YORK  
**DEPARTMENT OF STATE**

ONE COMMERCE PLAZA  
99 WASHINGTON AVENUE  
ALBANY, NY 12231-0001  
WWW.DOS.NY.GOV

ANDREW M. CUOMO  
GOVERNOR

ROSSANA ROSADO  
SECRETARY OF STATE

June 19, 2019

Anne Bink, Deputy Commissioner  
for Disaster Recovery Programs  
Division of Homeland Security and Emergency Services  
1220 Washington Avenue - Bldg. 7A – Floor 4  
Albany, New York 12242

Re: **F-2019-0632(FA)**  
**Division of Homeland Security and Emergency**  
**Services / South Nassau Community Hospital Alternate**  
**FEMA-4085-DR-NY / PW4276**

*Federal funding to assist the South Nassau Community  
Hospital with the Long Beach Medical Arts Pavilion*  
**General Concurrence - No Objection to Funding**

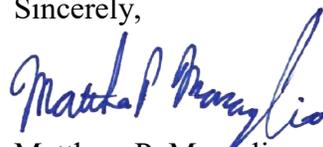
Dear Ms. Bink,

The Department of State (DOS) received the information you submitted regarding the above proposed federal financial assistance on 6/17/2019 and has completed its review. Based on this review, the DOS has no objection to the release of Federal Emergency Management Agency funding in support of the proposed project funding in support of the proposed project.

***This concurrence pertains to the federal financial assistance activity or activities for this project only.*** If certain activities may require a federal permit or other form of federal agency authorization, the Department of State would conduct separate consistency review(s) of permit activities at the time such application(s) may be made to a federal agency.

When communicating with us regarding this matter, please contact us at (518) 474-6000 and refer to our file # F-2019-0632(FA).

Sincerely,



Matthew P. Maraglio  
Supervisor, Consistency Review Unit  
Office of Planning, Development and  
Community Infrastructure

MM/dc



**Department  
of State**

APPENDIX C, CORRESPONDENCE 2  
NYSHPO CONSULTATION



**FEMA**

August 14, 2019

Michael Lynch, P.E. AIA  
Deputy State Historic Preservation Officer  
Division for Historic Preservation  
Peebles Island State Park  
P. O. Box 189  
Waterford, NY 12188-0189

Re: **Project #:** PA-02-DR-4085-PW4276

**Applicant:** South Nassau Communities Hospital

**Address:** Long Beach Medical Center, 455 East Bay Drive, Long Beach NY

**SHPO ID:** 14PR02275

**Undertaking:** Construction of a new medical arts facility in a revised location

Dear Mr. Lynch:

This letter serves as continuing consultation pursuant to Section 106 of the National Historic Preservation Act for the undertaking identified above. The Federal Emergency Management Agency (FEMA) will be providing Public Assistance funds authorized under the Robert T. Stafford Disaster Relief and Emergency Assistance Act, P.L. 93-288, as amended, in response to the major Disaster Declaration for FEMA-4085-DR-NY, dated October 28, 2012, as amended.

### **Project Information**

The Long Beach Medical Center was a non-profit teaching hospital affiliated with the New York College of Osteopathic Medicine and the New York College of Podiatric Medicine. The Center started as a beachside emergency aid station in 1922 and evolved into a 200-bed nursing facility and a 162-bed acute care hospital with several outpatient programs prior to Hurricane Sandy. South Nassau Communities Hospital acquired Long Beach Medical Center in 2014.

On October 20, 2014, FEMA submitted a SHPO consultation for an Undertaking to demolish six (6) hospital buildings damaged by Hurricane Sandy, as well as repair, upgrades, and mitigation measures to two (2) other buildings. NYSHPO concurred with FEMA's determination of No Historic Properties Affected (October 31, 2014; 14PR02275).

As part of FEMA's Environmental Assessment, FEMA submitted a continuing consultation on May 2, 2016, for the construction of two (2) new buildings, one of which was a 25,000 square foot Medical Arts Pavilion to be sited on the remaining structural element of the Main and West buildings of the former Long Beach Medical Center. (The other building at the Oceanside campus.) NYSHPO concurred with FEMA's determination that the proposed work would result in No Historic Properties Affected (May 16, 2016; 14PR02275). The FONSI for FEMA's Environmental Assessment was signed on July 29, 2016.

In November 2017, the Applicant (SCNH) submitted a SHPO consultation for an Undertaking that mostly aligned with work in FEMA's completed Environmental Assessment and also included the southern lot on

East Bay Drive as part of the APE. NYSHPO concluded that the proposed work would result in No Historic Properties Affected (November 6, 2017; 17PR07559).

### **Description of Undertaking**

In April 2019, South Nassau Communities Hospital submitted a modified design proposal to FEMA Public Assistance that included an updated plan for the Long Beach medical facility. The revised Undertaking includes construction of a new, smaller, one-story, 15,000 square foot building, now sited on the lot to the south of the previous APE on East Bay Drive that FEMA consulted on (see Plans Index, Figure 2). The previous APE on the north side of East Bay Drive remains hospital property and will likely be used for parking and storm water retention. The remaining Long Beach Medical Center building will be rendered safe and secure.

### **Area of Potential Effects (APE)**

The APE for the revised Undertaking is the parcel bounded by E. Bay Drive to the north, Franklin Boulevard to the east, E. State Street to the south, and Lincoln Boulevard to the west (see Map Index, Figure 1).

### **Evaluation of Architectural Significance**

Research conducted using the NYSHPO Cultural Resources Information System (CRIS) showed that 455 East Bay Drive was previously determined not eligible for listing in the National Register of Historic Places (see Map Index, Figure 2). The APE for the revised location was determined not NRHP eligible in SNCH's, 2017 SHPO consultation noted above. There is also no potential to impact view sheds of eligible or listed properties as the closest eligible properties (Rourke Residence, 355 East Chester Street, Long Beach and 329 East Chester Street, Long Beach) are 0.33 miles south-southwest of the proposed construction site.

### **Evaluation of Archaeological Significance**

Research conducted using CRIS revealed the project site is located within an area of archaeological sensitivity, but no known archaeological sites have been recorded within 1.0 mile of the LBMC property. No archaeological studies have been conducted within 2.0 miles of the project site. Soils within the hospital complex consist of Urban land and Urban land Udipsamments wet substratum complex, both indicative of substantial disturbance to the native landscape. Any proposed work within the APE will occur in previously disturbed soils that are not likely to possess intact and distinct soil horizons and are unlikely to encounter archaeological artifacts or features within their original depositional contexts. As a result, prehistoric and historic archaeological sensitivity is assessed as low.

### **Determination of Effect**

Based on the information above, FEMA has determined that the revised Undertaking to construct a new Long Beach Medical Arts Facility on an adjacent parcel across East Bay Drive remains **No Historic Properties Affected** that are either on, or eligible for inclusion on, the State or National Register of Historic Places.

FEMA requests concurrence with this determination of effect within fifteen (15) calendar days. Should you need additional information please contact Xana Peltola ([xana.peltola@fema.dhs.gov](mailto:xana.peltola@fema.dhs.gov)).

Sincerely,

Digitally signed  
by JAMES M  
ZWOLAK  
Date: 2019.08.14  
08:28:44 -04'00' For,

Brock Giordano  
EHP Sandy (4085) Supervisor  
4085-DR-NY

BG /xp

cc: Brad Stevens, NYS Division of Homeland Security & Emergency Services  
Stephanie Couture, NYS Division of Homeland Security & Emergency Services

enc: Map Index\_LB Med Arts Pavilion  
Plans Index\_LB Med Arts Pavilion



**FEMA**

August 14, 2019

Michael Lynch, P.E. AIA  
Deputy State Historic Preservation Officer  
Division for Historic Preservation  
Peebles Island State Park  
P. O. Box 189  
Waterford, NY 12188-0189

Re: **Project #:** PA-02-DR-4085-PW4276

**Applicant:** South Nassau Communities Hospital

**Address:** One Healthy Way, Oceanside, Nassau County, NY 11572

**SHPO ID:** 14PR02275

**Undertaking:** Modification to design of Southwest (J-Wing) Addition, demolition and new construction of the Central Utility Plant (CUP), and construction of a Normal Power Utility Structure (NPUS)

Dear Mr. Lynch:

This letter serves as continuing consultation pursuant to Section 106 of the National Historic Preservation Act for the undertaking identified above. The Federal Emergency Management Agency (FEMA) will be providing Public Assistance funds authorized under the Robert T. Stafford Disaster Relief and Emergency Assistance Act, P.L. 93-288, as amended, in response to the major Disaster Declaration for FEMA-4085-DR-NY, dated October 28, 2012, as amended.

### **Project Information**

South Nassau Communities Hospital is located at One Healthy Way in Oceanside, Nassau County, NY (40.651994, -73.63068) in the southwestern section of the Town of Hempstead. The hospital buildings within the complex are mainly two-and-three story steel frame structures. During Hurricane Sandy, the facility was inundated by storm surge causing flooding over the entire campus.

As part of FEMA's Environmental Assessment, FEMA submitted a SHPO consultation on May 2, 2016, for proposed work at the Oceanside campus including: construction of a four story, 58,000 square foot Southwest Addition to the F-wing, renovation of the 3<sup>rd</sup> and 4<sup>th</sup> floors for the hospital's F-wing to upgrade existing mechanical systems, conversion of the 3<sup>rd</sup> floor to a surgical recovery unit and the 4<sup>th</sup> floor to a Critical Care Unit, construction of a connection bridge to the new Southwest Addition, expansion of the Central Utility Plant, and upgrades to the emergency electrical infrastructure. NYSHPO concurred that the proposed work would result in No Historic Properties Affected (May 16, 2016; 14PR02275). The FONSI for FEMA's Environmental Assessment was signed on July 29, 2016.

On November 17, 2017, the Applicant (SNCH) submitted a SHPO consultation for a FEMA-funded project proposal at the Oceanside Campus to construct the Southwest Addition J-Wing (plans that mostly aligned with FEMA's completed Environmental Assessment). NYSHPO concluded that the proposed work would result in No Historic Properties Affected (December 20, 2017; 17PR07922).

## Description of Undertaking

In April 2019, South Nassau Communities Hospital submitted a modified design proposal to FEMA Public Assistance (see Plans Index\_Oceanside) that included an updated campus plan. This present Undertaking includes the revised scope of work including:

- Construction of a new Southwest (J-Wing) Addition, five stories, approximately 90,000 square feet
- Construction of an elevated walkway connected to the existing F-Wing on the 2<sup>nd</sup> and 3<sup>rd</sup> floors
- Demolition of existing Central Utility Plant (CUP)
- Construction of a Central Utility Plant (CUP)
  - New CUP will include chillers, pumps, electrical switchgear, and normal power infrastructure on the ground floor, a boiler room, generators, and capacitor banks on the first floor, and cooling towers and boiler flues on the roof
  - Construction of a new parking garage. (The applicant has proposed a new parking garage that is not part of the FEMA-funded project. However, the new CUP is partially attached to the proposed parking garage and as such has been added to the Undertaking.)
- Construction of a 1-story, 1,500 square foot Normal Power Utility Structure (NPUS)

## Area of Potential Effects (APE)

The APE for this Undertaking is the hospital property as defined as the South Nassau Communities Hospital Oceanside Campus listed in the completed 2017 SHPO consultation (17PR07922) with boundaries shown in CRIS (see Map Index, Figure 1).

## Determination of Effect

In 2014 and 2016, NYSHPO concurred with FEMA's determination that the South Nassau Communities Hospital Oceanside Campus was not eligible for listing on the National Register of Historic Places. Further, that there was no potential to encounter in-situ prehistoric and/or historic-period archaeological sites. As on-site conditions have not changed, FEMA has determined that the proposed Undertaking described above remains consistent with the previous determinations of **No Historic Properties Affected** that are either on, or eligible for inclusion on, the State or National Register of Historic Places.

FEMA requests concurrence with this determination of effect within fifteen (15) calendar days. Should you need additional information please contact Xana Peltola (xana.peltola@fema.dhs.gov).

Sincerely,

Digitally signed  
**JAMES M** by JAMES M  
ZWOLAK  
**ZWOLAK** Date: 2019.08.14  
09:09:20 -04'00' For,

Brock Giordano  
EHP Sandy (4085) Supervisor  
4085-DR-NY

BG /xp

cc: Brad Stevens, NYS Division of Homeland Security & Emergency Services  
Stephanie Couture, NYS Division of Homeland Security & Emergency Services

enc: Map Index\_Oceanside  
Plans SNCH\_Oceanside



**Parks, Recreation,  
and Historic Preservation**

**ANDREW M. CUOMO**  
Governor

**ERIK KULLESEID**  
Commissioner

August 27, 2019

Mr. James Zwolak  
FEMA  
285 Fulton Street  
New York, NY 10007

Re: FEMA  
Long Beach Medical Center/ 4085-DR-NY  
14PR02275

Dear Mr. Zwolak:

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 opinion of the New York SHPO that no historic properties, including archaeological and/or historic resources, will be affected by this undertaking.

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

Sincerely,

R. Daniel Mackay

Deputy State Historic Preservation Officer  
Division for Historic Preservation