



## INCORPORATED VILLAGE OF OCEAN BEACH

### RESOLUTION NO. 2014-152

#### AUTHORIZATION TO CIRCULATE DRAFT NEGATIVE DECLARATION PERTAINING TO SAFE HOUSE/NEW WELL: RESOLUTION NO. 2014-152:

WHEREAS, Ocean Beach is an incorporated village located on Fire Island, a barrier island along the south shore of Long Island The Village is situated within the Town of Islip, Suffolk County, New York. The Board of Trustees is proposing to construct a new well on the bay side of the island. The well will be constructed within a fortified building at a finished floor elevation to meet current regulatory requirements. An accessory garage for storage will also be constructed. The proposed action requires special use permit approval from the Board of Trustees and is subject to the regulations implementing that New York State Environmental Quality Review Act (SEQRA). The Board of Trustees has classified the proposed action as an Unlisted action; and

WHEREAS, the property that is the subject of this proposed action is located at 175 Surfview Walk, and is designated on Village tax maps as Parcel ID 0500-497-01.00-001.000- 002.000; and

WHEREAS, as per the State Environmental Review Process (SERP) set forth for projects seeking funding through the NYS Drinking Water Revolving Fund, SEQRA review shall be coordinated among the various involved agencies for an Unlisted Action. In addition, the lead agency shall be required to prepare a long Environmental Assessment Form to accompany the lead agency request; and

WHEREAS, the Village Board has identified local, county and state agencies which also have permitting and approval authority over the proposed action, and are therefore involved agencies. As per the State Environmental Review Process (SERP) set forth for projects seeking funding through the NYS Drinking Water Revolving Fund, SEQRA review shall be coordinated among the various involved agencies for an Unlisted Action; and

WHEREAS, on September 13, 2014, the Village Board resolved to act as lead agency for the proposed action, and caused to be prepared a long Environmental Assessment Form, Part 1 and draft environmental impact document (EID); and

WHEREAS, the Village Board circulated a Notice of Intent to act as lead agency on September 24, 2014, to all involved and interested agencies. Said Notice of Intent was accompanied by a site plan, various maps indicating the proposed location of the improvements, the draft EID, and the long EAF, Part 1. The Village is in receipt of a response from each involved agency indicating that same consent to the Village Board acting as lead agency; and

WHEREAS, the Village Board officially designated itself lead agency on October 18, 2014, and reconfirmed the classification of the action as an Unlisted Action; and

WHEREAS, the proposed improvements are shown on a site plan dated October 2014, prepared by H2M architects + engineers; and

WHEREAS, the Village Board has reviewed and completed a long Environmental Assessment Form, Parts 2 and 3, for purposes of evaluating the potential impacts associated with the proposed action; and

WHEREAS, the Village Board has analyzed the potential areas of environmental concern associated with the proposed action in accordance with procedures set forth at 6 NYCRR Part 617 and the criteria set forth at 6 NYCRR Part 617.7 implementing the New York State Environmental Quality Review Act (SEQRA); and

WHEREAS, the Village Board tentatively finds that the action will not have a significant adverse impact on the environment for the reasons set forth in Section VI below and has prepared the following draft Negative Declaration:

I. Name and Address of the Lead Agency.  
Village of Ocean Beach Board of Trustees  
P.O. Box 457  
Ocean Beach, NY 11770

II. Contact Person.  
Steve Brautigam, Village Clerk/Treasurer  
P.O. Box 457  
Ocean Beach, NY 11770  
Phone: 631-583-5940  
Fax: 631-583-7597  
Email: sbrautigam@villageofoceanbeach.org

III. SEQRA Classification.  
Unlisted action.

IV. Description of the Action.

The Incorporated Village of Ocean Beach is located on Fire Island, which is a barrier island bounded by the Great South Bay to the north and the Atlantic Ocean to the south.

The Village has a year-round population of about 100 residents but in the summertime this number grows to about 6,000.

The average daily water consumption of the Village was 209,000 gpd (gallons per day) in 2011. The historic maximum daily consumption of the Village was 593,000 gpd as of 2011. The peak hour demand is estimated to be 1,433,000 gpd. The Village is served by and maintains three (3) public water supply wells that provide a combined pumping capacity of 1,860 gallons per minute (gpm). Wells 2 and 3 are the largest, with each having a pumping capacity of 750 gpm, while well 1 has a capacity of 360 gpm. These three wells are in close proximity to the ocean side of the island, located approximately 100 feet from the beach. Due to their location, they are subject to severe risk of storm damage from routine winter storms as well as hurricanes.

As a result of Hurricane Sandy, Well 3 sustained an apparent well casing failure. Camera inspection revealed that the failure permitted entry of substantial quantities of formation material as to cause loss of the well pump. Replacement of this well was necessary in order for the Village to restore the full operational reliability of the water supply system to meet anticipated peak demands and fire flow conditions. The new well is named 3R, located about 15 feet to the south of Well 3. The new well on the bay side of the island will operate independently of the three existing wells on the south side of the island.

The Village is proposing to construct a new well on the bay side of the island so that it is located as far away from the ocean as possible to prevent it from being damaged during future storms. The well will be constructed within a fortified building at an elevation prescribed by current regulatory standards. The building will also contain one or more rooms to house key personnel stationed on the island during a significant storm event and also be equipped with a communications center. This new supply well facility will help ensure that potable water is available at all times for purposes of fire protection and safe consumption by the Village residents and visitors. It will also be equipped with a source of standby power to allow for continuous operation in the event of a power outage. An accessory garage will be also constructed on site for storage use.

The new well and building will be constructed on a parcel that has been previously developed and is currently owned by the Village. New piping work from the new well would be minimal, as is located very close to the existing elevated water storage tank.

V. Alternatives Considered.

As part of its environmental assessment, the Village Board considered two other alternatives: the No-Build alternative, and construction of the well in an alternative location.

Without undertaking this project, any future damage to one or more supply wells would greatly reduce the ability of the Village to provide water to the population for both firefighting purposes and personal uses. In addition, many businesses and public buildings may be forced to shut down. This is a possible scenario if

no action were taken to mitigate future damage to the Village's existing wells. Thus, the No-Build alternative is deemed not to be feasible, from a health and safety standpoint.

An alternative action would be to construct the well on another parcel owned by the Village located more central to the island. Based on the only other location available for construction, and the need to keep the project on the bayside, this would increase the cost of the project by as much as \$1,000,000, as additional piping would be required to connect the well to the existing elevated storage tank. From an environmental perspective, the proposed well would still be located within the 100-year floodplain, so relocation would not reduce any potential impacts to the floodplain. See below for further discussion.

## VI. Evaluation of Potential Environmental Impacts and Mitigation Measures

Based on the Village Board's review of the long EAF, Part 2, four potential moderate to large impacts were identified, as they exceeded a threshold listed in the Part 2 EAF. Each environmental feature is further discussed and evaluated in the long EAF, Part 3.

### 1. Surface Water and Groundwater

The proposed action involves construction on land where depth to water table is less than 3 feet. There is currently a single story structure on the parcel which will be demolished. The structure to be built will have a finished floor elevation of approximately 12 feet above existing ground elevation. The result is that there will be little to no excavation required. The structural piles required to support the building will be deeper than the existing water table but any required dewatering will be confined to a very localized area at each pile and be contained within the construction site. As a result, there will not be a significant environmental impact.

### 2. Wetlands

The project site is already developed, and there are no wetlands present on the project site. The proposed action involves construction within 300 feet of a tidal wetland located to the north. However, there is a road abutting the construction site to the north and there is another land parcel between the site and the tidal wetland. Based on consultations within the NYSDEC, the proposed action is not considered as being located within the 300-foot regulated adjacent areas as it appears to be beyond an existing bulkhead greater than 100 feet in length, constructed prior to August 20, 1977. All construction activities will be confined to the site and will not have an environmental impact.

### 3. Floodplains

The proposed action involves construction within a 100-year floodplain. This is unavoidable, as practically the entire Village of Ocean Beach, and sites that the Village owns, are within the 100-year floodplain. Therefore, the design of new structures must follow state and local regulations regarding floodplain development, in order to reduce impacts to, and mitigate against damages from future storm events. The finished floor elevation of the new well and safe house will be about 12 feet above existing grade. As a result, there will be no environmental impact.

The new structure will be located on a previously developed parcel and elevated to mitigate future damages from storms such as Sandy. Therefore, the roof height will be approximately 27 feet above existing grade. **This elevation is consistent with other structures on nearby parcels that have been raised for the same reason.**

As the safe house is a structure that would be constructed in the 100-year floodplain, it will be designed to comply with Village regulations regarding construction within the floodplain. The finished floor of the building will be constructed at an elevation that is most protective of the following:

- 100-year flood elevation plus 2 feet
- Sandy high water mark plus 1 foot
- 500 year flood elevation
- Guidelines established within ASCE 24-05 – *Flood Resistant Design and Construction*
- Flood elevations will be based upon “Best Available Flood Hazard Data” from FEMA.

4. Impact on Aesthetic Resources.  
The Village of Ocean Beach is within the developed area district of the Fire Island National Seashore. As such, the proposed action is located within an area of national scenic value. The proposed action is located within the developed area of the Seashore, i.e., incorporated Village of Ocean Beach, and the proposed action will not introduce any building or structure which is inconsistent with the existing village character. The project site has been previously developed. There will not be any impact to aesthetic resources of significance.

Although a review of the long EAF Part 3 did not indicate any moderate to large impact associated with other environmental resources, the following is noted:

5. Impact on Drainage.  
The proposed action results in the demolition of an existing structure, and construction of new structures in its place, one of which is to be elevated above the ground level. As a result of the limited amount of additional impervious surface area being introduced, and a limited amount of disturbance, i.e., less than one acre, no drainage facilities are necessary or proposed and there will be little change in existing drainage patterns.
6. Impact on Air Resources.  
The proposed project will not generate any air pollutants from its operation and occupancy.
7. Impact on Plants and Animals.  
The site is already developed and disturbed, and there will be no impact to any rare, threatened, or endangered species, or species of special concern.
8. Impact on Agricultural Use.  
The project site is not in agricultural use nor is it to be located within an agricultural district. Impacts to agricultural resources will not occur.
9. Impact on Historic and Archaeological Resources.  
The Village Board consulted with the NYS Office of Parks, Recreation and Historic Preservation, State Historic Preservation Office, with regard to the proposed action's potential effect on historic and/or archaeological resources. In a review response letter dated October 7, 2014, the agency has determined that the project will not have any impact on these resources.
10. Impact on Traffic and Transportation.  
The proposed well requires little maintenance, and use of the site will be limited primarily to storm events, when the safe house is used as a shelter for emergency service personnel. Thus, the project will generate minimal traffic on a sporadic basis, and no significant adverse impact is anticipated.
11. Noise and Odor.  
The proposed project will not introduce any odor, nor will it increase ambient noise levels that are detrimental to adjoining properties.
12. Community Facilities.  
The proposed action will have a beneficial impact on community services and facilities, as it will enable the Village to provide continued water supply and emergency services during storm events.
13. Impact on Growth and Character of Community or Neighborhood.  
The proposed action will not induce any population growth or change in the character of the neighborhood. The proposed action results in the removal of a dwelling previously used for residential purposes, and construction of a new building and water supply well. The building will be used sporadically, during storm events. No impact is anticipated.

NOW, THEREFORE, BE IT RESOLVED that based on a review of the foregoing, the Village Board tentatively determines that the action as proposed will not have a significant adverse effect upon the environment and an environmental impact statement will not be required.

