

Department of Homeland Security-Federal Emergency Management Agency

PUBLIC NOTICE

**Notice of Availability of the Environmental Assessment for the
Long Beach Medical Arts Pavilion and South Nassau Southwest Addition
South Nassau Community Hospitals (SNCH)
Long Beach and Oceanside, Nassau County, New York**

FEMA-4085-DR-NY

Notification is hereby given to the public of the intent of the Department of Homeland Security-Federal Emergency Management Agency (DHS-FEMA) to provide federal funding to South Nassau Community Hospital (SNCH) (Subrecipient), for several new construction projects and renovations at the former Long Beach Medical Center (LBMC) in Long Beach and the SNCH in Oceanside. The LBMC, at the time of the disaster, was subjected to severe flooding and was inundated by storm surge. Following the disaster, the LBMC was closed for more than six months and proposals to demolish select buildings on the site were considered along with clean-up and restoration activities. SNCH has since acquired the LBMC site and has applied to FEMA for financial assistance with restoration of appropriate medical services in Long Beach. The New York State Division of Homeland Security and Emergency Services is the Recipient partner for this project. The proposed project would be funded through the Public Assistance Program.

The proposed action is composed of several new construction projects and renovations at the former LBMC in Long Beach and the SNCH in Oceanside. The first component, located at the former LBMC, would be the construction of a 25,000-square-foot “Long Beach Medical Arts Pavilion” (LBMAP) designed to accommodate 12,000 to 18,000 emergency department patient visits per year. A potential third-floor expansion of the Pavilion, which would incorporate sustainable elements in its design, would be based on a future determination of space needs and funding. The Pavilion will be constructed using the existing foundation and structural elements of the Main Building and West Building. In addition, LBMAP will have a dock for emergency access from the water.

The second component, SNCH is proposing to expand certain perioperative and critical care functions on the Oceanside campus which were formerly provided at the LBMC campus prior to Hurricane Sandy in order to better serve the volume of patients and to address increased patient volume projections identified in the emergency department studies commissioned by SNCH. SNCH is proposing to construct the Southwest Addition at the Oceanside campus. The Addition will be a four story facility and will house an expansion of the current emergency department, primary care, critical care unit and surgical services. The addition will be constructed adjacent to the main hospital in an area previously used for parking.

The third component, SNCH is proposing to further enhance the resiliency of the hospital by upgrading the electrical infrastructure of the hospital to withstand hurricane force winds and localized flooding. This includes installing additional and more robust power generation systems to support the new Southwest Addition and better support the existing programs and functions. This will provide SNCH better ability to function in the event of the loss of commercial power. The new generator enclosure and expanded electrical distribution system will be constructed in areas adjacent to the hospital complex. Currently those areas are used for parking and facility access.

The fourth component, SNCH will expand and mitigate the Central Utility Plant (CUP). The expansion of the CUP will be to address the demand for the proposed Southwest Addition. SNCH also plans to dry flood proof the CUP to protect existing and proposed equipment against localized flooding. As with the

Southwest Addition and the Electrical Infrastructure projects, the expansion of the CUP will be constructed adjacent to the current hospital complex in areas previously utilized for parking.

The fifth and final component, SNCH is proposing to renovate interior spaces in the existing hospital that are adjacent to the proposed Southwest Addition. The F-Wing project involves the renovation of the third and fourth floors (top two floors) of the hospital's existing F-Wing Addition. The third floor will be renovated to upgrade existing mechanical systems for compliance with new standards and conversion of the floor to a 20-bed code compliant Medical Surgical unit. The fourth floor will be renovated to upgrade the existing mechanical systems in connection with the third floor renovation. The fourth floor will be converted to a 16-bed Critical Care unit. The Southwest Addition project includes a connecting bridge to the fourth floor for linking of this unit to the newly constructed Critical Care unit located on the fourth floor of the new Southwest Addition. As of the writing of this Environmental Assessment, project development, design, and permitting at both locations are in progress or are in preliminary stages.

FEMA's Public Assistance Program fosters the protection of health, safety and welfare of citizens, assists communities in recovering from damages caused by disasters and reduces future losses resulting from natural disasters. The purpose of this project is to restore appropriate medical services to Long Beach and the Subrecipient's service area. The secondary purpose is to improve the resiliency of those services against future disasters. The need for this project is to remedy the limited access to medical services present in the community following the closure of the LBMC from Sandy.

The project sites are partially within a FEMA-designated flood zone, as shown on the FEMA Flood Insurance Rate Map. Pursuant to the National Environmental Policy Act (NEPA) and 44 CFR Part 9, DHS-FEMA evaluated three practicable alternatives, including a No Action alternative and the proposed alternative; one alternatives (completely restore the medical facilities including rehabilitating the entire facility to pre-existing conditions prior to being damaged by Hurricane Sandy) were dismissed. The proposed project is defined as a Critical Action pursuant to 44 CFR Part 9, which means that the minimum floodplain of concern is the 500-year Floodplain. DHS-FEMA concluded that relocation of the BCVFD was the Proposed Alternative. The new LBMC structure would be elevated on remnant structural elements of the existing buildings to allow floodwaters to flow under with complete pass-through with the exception of two lobbies, a receiving area, a storage room, and associated stairs and elevators.

In accordance with NEPA, an Environmental Assessment (EA) has been prepared to assess the potential impacts of the proposed project on the human environment. The EA summarizes the project's purpose and need, project alternatives, the affected environment, and potential environmental consequences for considered alternatives. DHS-FEMA's requirement of addressing floodplain management in accordance with 44 CFR Part 9 is incorporated with the EA.

This EA will be made available for agency and public review and comment for a period of fifteen (15) days. The public information process will include a public notice with information about the proposed action in Long Beach Herald and Newsday, with targeted outreach to environmental justice populations through notices to community organizations. The EA will also be made available for download at: <http://www.southnassau.org/fema/>.

A hard copy of the EA will be available for review at the following locations:

Long Beach Public Library

111 W Park Ave.

Long Beach, NY 11561

Long Beach Public Library
903 W Beech St.
Long Beach, NY 11561

Long Beach Public Library
26 Lido Blvd #B
Point Lookout, NY 11569

City of Long Beach
City Hall
1 West Chester St.
Long Beach, NY 11561

Interested parties may request an electronic copy of the EA by emailing FEMA at FEMA-4085-Comment@fema.dhs.gov. This EA reflects the evaluation and assessment of the federal government, the decision maker for the federal action; however, FEMA will take into consideration any substantive comments received during the public review period to inform the final decision regarding grant approval and project implementation. The public is invited to submit written comments by emailing FEMA-4085-Comment@fema.dhs.gov or via mail to:

FEMA Region II – DR-4085-NY
26 Federal Plaza
New York, NY 10278

Attn: South Nassau Community Hospitals Long Beach Medical Arts Pavilion and South Nassau Southwest Addition EA Comments.

If no substantive comments are received from the public and/or agency reviewers, the EA will be adopted as final, and FEMA will issue a FONSI. If FEMA receives substantive comments, it will evaluate and address comments as part of the FONSI documentation or in a final EA.