

**Appendix C  
Correspondence**

**Correspondence A**  
CZMA Consultation



FEMA

U.S. Department of Homeland Security  
Federal Emergency Management Agency  
FEMA Region II DR-4085-NY  
26 Federal Plaza  
Suite 1307  
New York, New York 10278

4/28/2016

Mr. Jeffrey Zappieri,  
Consistency Review, New York Coastal Management Program  
New York Department of State  
99 Washington Avenue, Suite 1010  
Albany, New York 12231-0001

Re: State's Coastal Management Program Consistency Review of FEMA-4085-DR-NY Super Storm Sandy: South Nassau Community Hospital Alternate Project (PW 4276)

Dear Mr. Zappieri:

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) (Sub-Recipient) with the Long Beach Medical Arts Pavilion project in the City of Long Beach, adjacent to Reynolds Channel. The Sub-recipient proposes to construct a new medical center in the footprint of the former Long Beach Medical Center. The project would include the construction of a new elevated, 25,000-square-foot, medical center that will feature an expanded free-standing Emergency Department designed to accommodate 12,000 to 18,000 patient visits per year. The facility will offer X-ray and computed tomography imaging and may include other services like dialysis, behavioral health and family medicine, based upon the results of a needs assessment for Long Beach and the barrier island. The medical center is to be built using the lower structural elements of the former Long Beach Medical Center, known as the Main Building and West Building. The structures have been gutted and will undergo a complete renovation. In addition, where the former Long Beach Medical Center was a four story structure, the new Long Beach Medical Arts Pavilion will be an elevated one story structure (for an effective height of approximately 2 stories).

The purpose of the project is to mitigate against future flood damages at the South Nassau Communities Hospital.

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 is seeking the New York Department of State's (NYDOS) 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), 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 Brandon Webb at 917-753-2821 or at [brandon.webb@fema.dhs.gov](mailto:brandon.webb@fema.dhs.gov).

Sincerely,

**BROCK A  
GIORDANO**

Brock Giordano  
EHP Sandy (4085) Supervisor  
Region II/4085-DR-NY  
Cell: 347.574.1467

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Homeland Security, ou=FEMA, ou=People, cn=BROCK A  
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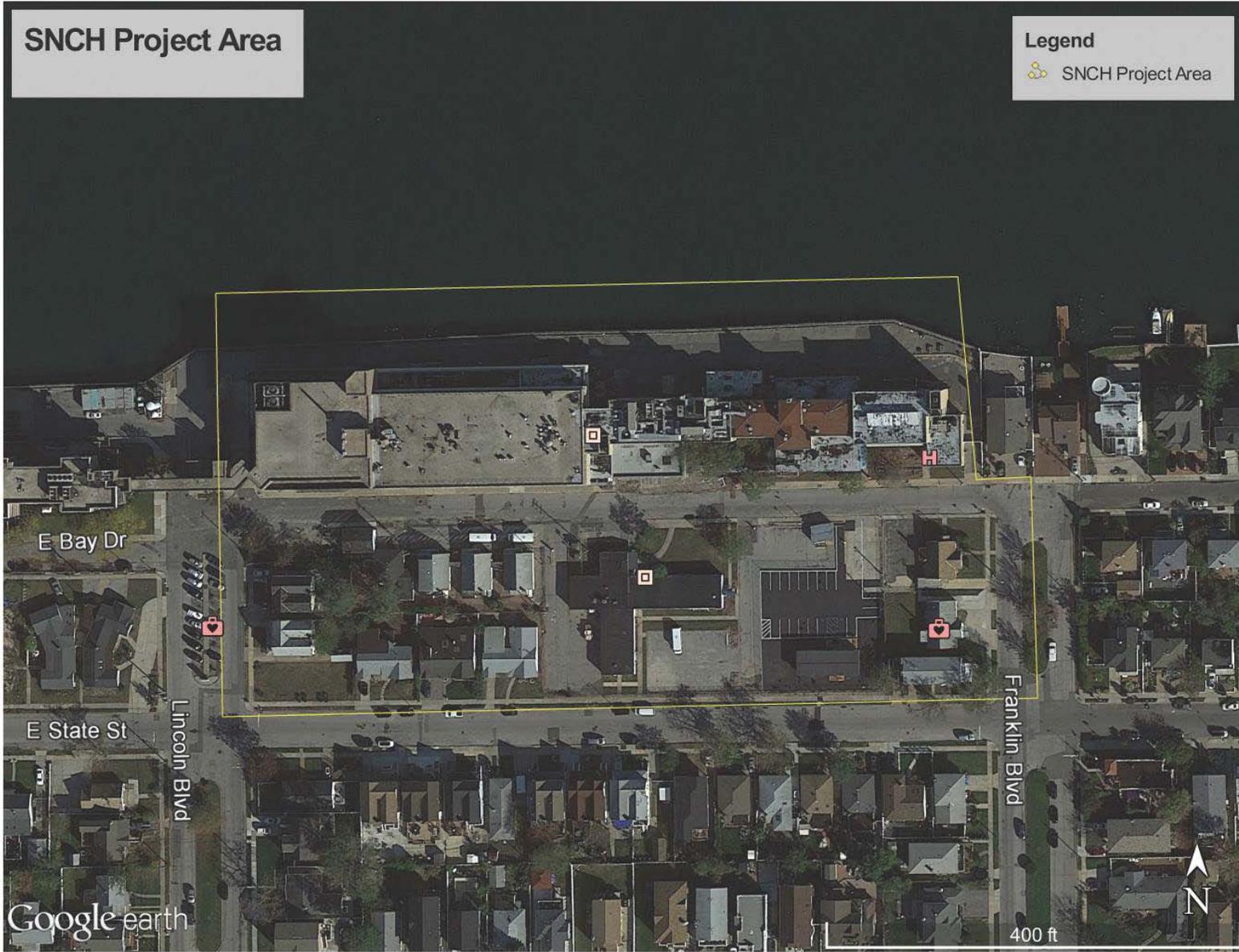
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Figures:

- Project Location
- Plan View of Proposed Facility
- Elevations of Proposed Facility
- Oblique Views of Proposed Facility
- Project Proposal

Consistencies with Coastal Policies of New York Worksheet

# **ATTACHMENTS**



**Figure A: Project Location**

# Site

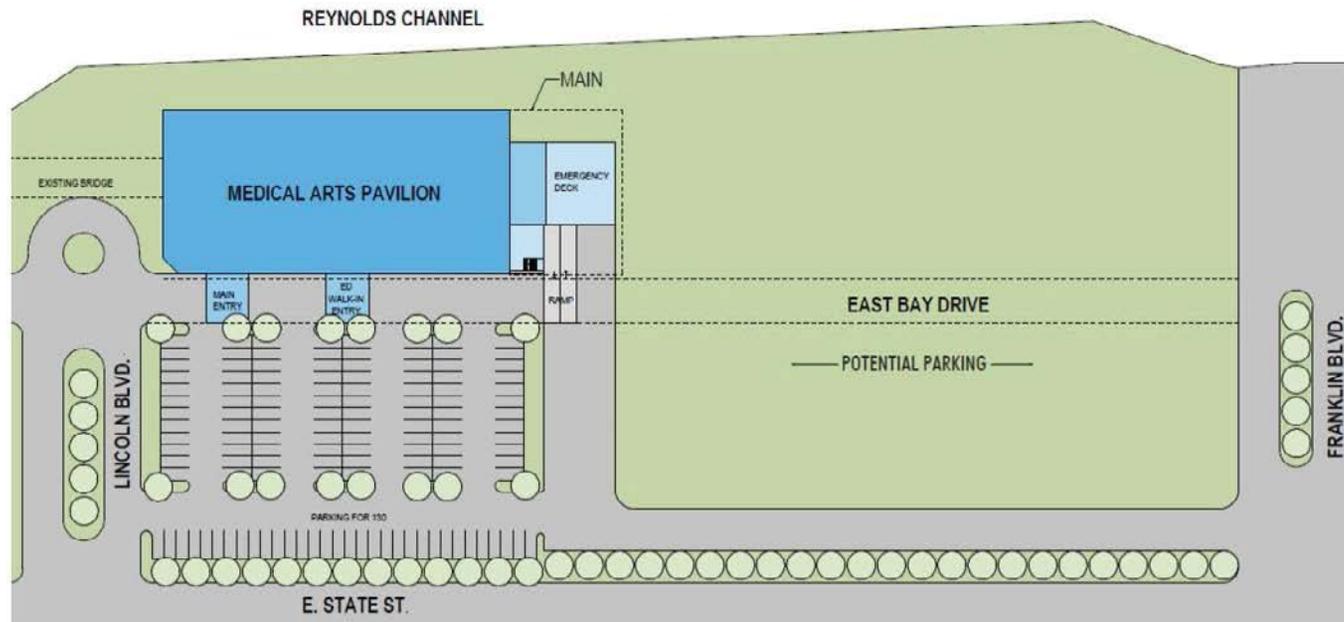


Figure B: Plan View of Proposed Facility

# Elevations

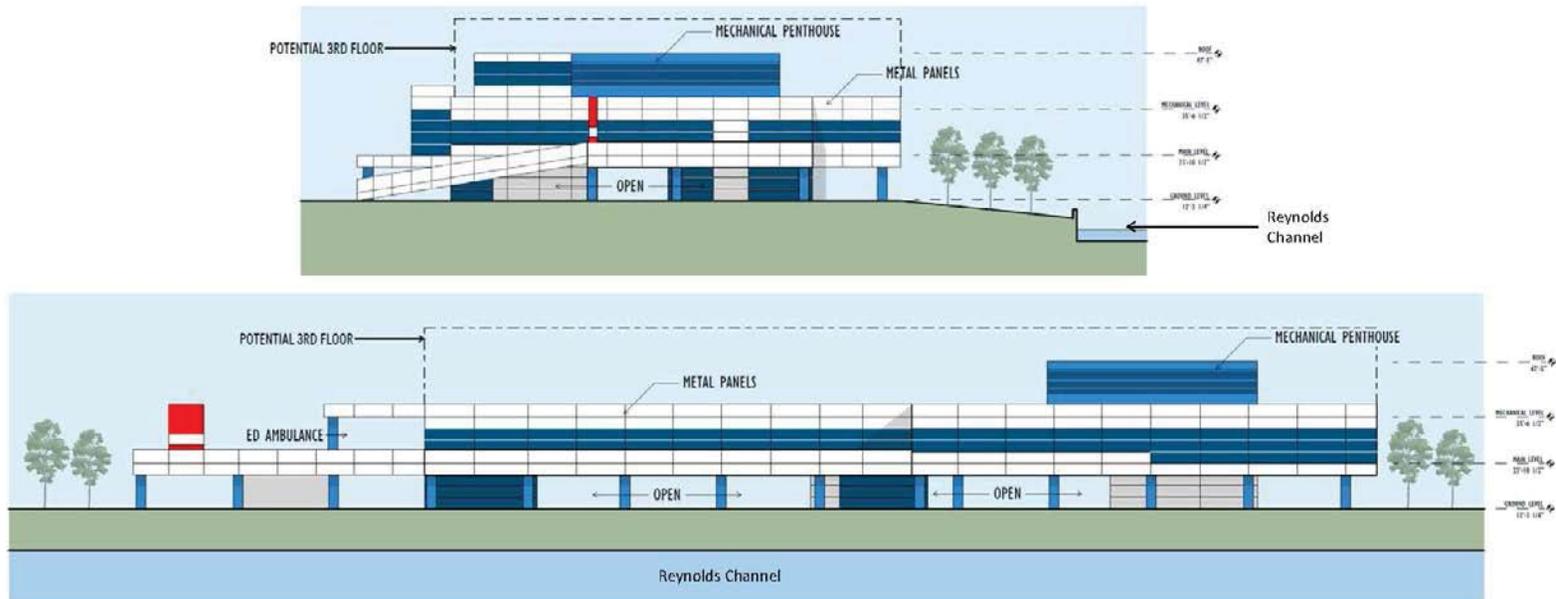
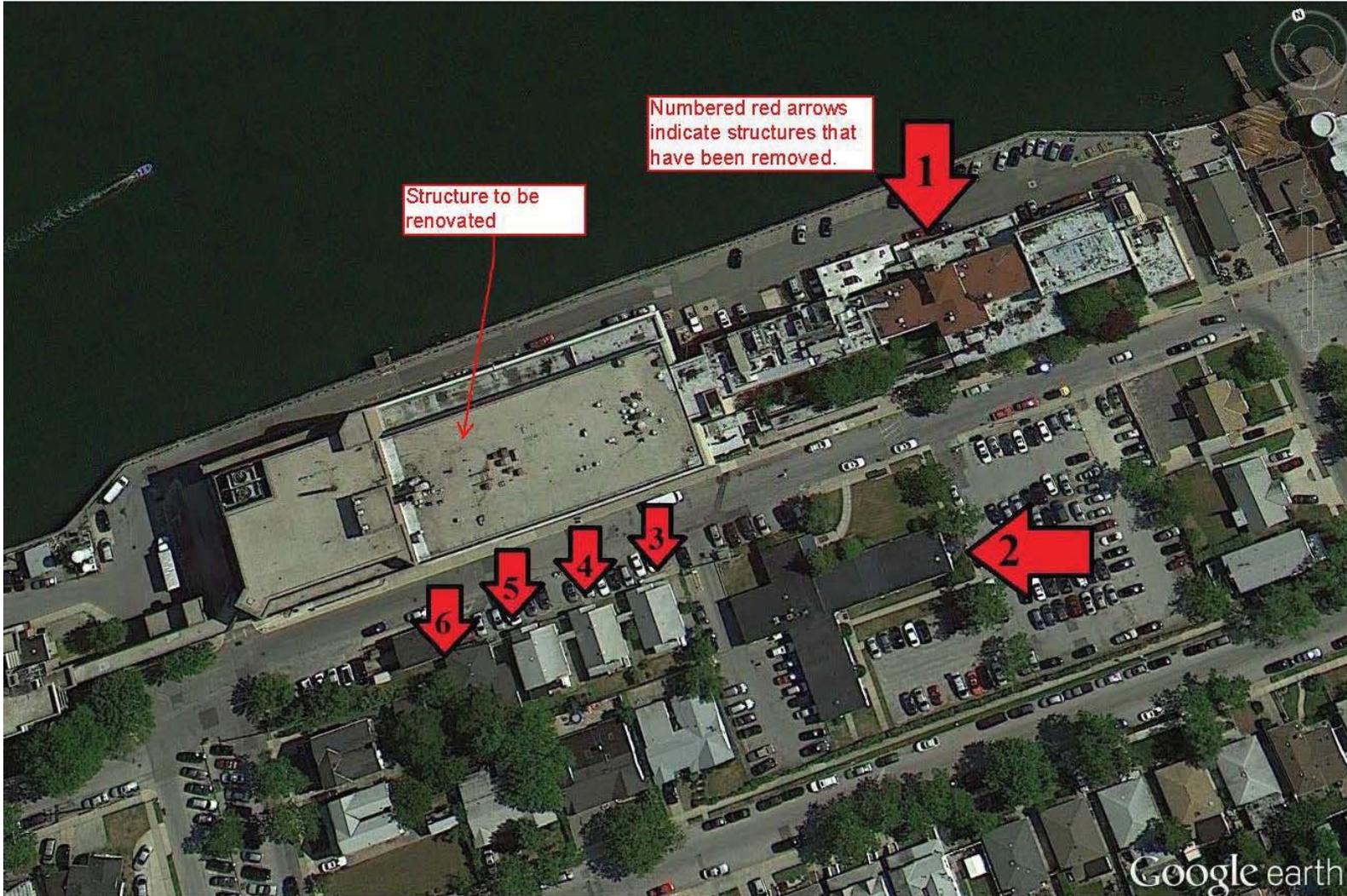


Figure C: Elevations of Proposed Facility



Figure D: Oblique Views of Proposed Facility



**Figure E: Project Proposal**

Structures indicated with numbered red arrows were removed in a previous phase.

## 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. Project includes the removal of deteriorated buildings on the waterfront, and redevelopment for compatible uses including parking, potential fishing access, and passive recreation in addition to the medical services building.*

### Policy 2

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

*N/A. Policy is not projects purpose. Proposal is to restore and enhance an existing medical service facility in the community, and infrastructure in place makes the location practicable.*

### 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 a medical facility, providing a needed public service, and essential facilities for the land use are present and previously adequate.*

### 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 footprint of an existing structure and will reuse significant elements of the existing structure, 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 within a previously built structure.*

### 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. Redeveloped medical facility will be elevated above the 500-year floodplain with an*

*open lower level to allow floodwaters and storm surge to flow through and under the structure.*

### **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 the lower level of the structure will be elevated and open to allow floodwaters to flow through.*

### **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 through employing a risk reduction measure to reduce impacts from future high-energy events. All work will be done using 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.**

*Consistent. Proposal is for a hospital facility that stores and disposes of hazardous materials in a manner that prevents spills. Regulations and restitution for damages enforced by the Occupational Safety and Health Administration (OSHA), Environmental Protection Agency (EPA), and New York State Department of Environmental Conservation address storage, containment, treatment and disposal of hazardous waste including infectious waste.*

### **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 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.*

**Correspondence B**  
NYSHPO Consultation



**FEMA**

May 2, 2016

Ruth Pierpont  
Deputy State Historic Preservation Officer  
Division for Historic Preservation  
Pebbles Island State Park  
P. O. Box 189  
Waterford, NY 12188-0189

**Applicant:** South Nassau Communities Hospital, Construction of a 25,000-square-foot “Long Beach Medical Arts Pavilion” in Long Beach and construction of a 58,000-square-foot “Southwest Addition” in Oceanside, (PW#04276)

**Address:** 455 East Bay Drive, Long Beach, Nassau County, NY, 11561 and One Healthy Way, Oceanside, Nassau County, NY, 11572

**State Historic Preservation Office Project Review No:** 14PR02275

Dear Ms. Pierpont:

This letter serves as a 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 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. FEMA is conducting Section 106 review for the above referenced Undertaking.

**Project Information:**

The Long Beach Medical Center is a non-profit teaching hospital affiliated with the New York College of Osteopathic Medicine and the New York College of Podiatric Medicine. FEMA’s original consultation for the hospital complex located at 455 East Bay Drive in Long Beach was on October 20, 2014 with a determination of **No Historic Properties Affected** for the demolition of six (6) structures and a finding of no potential to encounter archaeological artifacts or features within their original depositional contexts for below ground resources. Your office concurred on October 31, 2014, (14PR02275). This continuing consultation is for the construction of two (2) new buildings. One will be in the footprint of the original hospital in Long Beach and the second one is an expansion to an existing facility in the City of Oceanside. Below is the proposal for these two structures.

The “Long Beach Medical Arts Pavilion” will be located at 455 East Bay Drive in Long Beach, Nassau County, NY (40.594109, -73.651062) on the northern end of Long Beach Island within the Long Beach Medical Center. The original hospital building was a one-and-two-story steel frame structure, on a concrete slab. Hurricane Sandy badly damaged the Main Building and West Building of the Long Beach Medical Center which have since been demolished.

The “Southwest Addition” will be located at One Healthy Way in Oceanside, Nassau County, NY (40.651994, -73.63068) in the southwestern section of the Town of Hempstead within the South Nassau Communities Hospital complex. The hospital buildings within the complex are two-and-three story steel frame structures on concrete slabs.

The Long Beach Medical Center suffered damages from flooding and storm surge due to storm events on multiple occasions, including Tropical Storm Irene, Tropical Storm Lee, and several smaller storm events. During Hurricane Sandy, the hospital was subject to storm surge, flooding, and high winds which ultimately destroyed portions of the hospital. The purpose of the project is to mitigate against future flood damages at the South Nassau Communities Hospital because the area is susceptible to flooding during high tide action from natural disasters and other extreme weather events. This flooding also has the potential to cut the community off from emergency services as occurred during Hurricane Sandy.

### **Undertaking**

Due to floodwaters associated with Hurricane Sandy, the Long Beach Medical Center, a part of the South Nassau Communities Hospital system, located at 455 East Bay Drive in Long Beach, was significantly damaged and demolished prior to FEMA notification; the demolition of these buildings is not part of the proposed undertaking. The recipient has requested reimbursement for an improved project to fund the cost of the reconstruction of one facility and the construction of an addition to another facility. The improved project involves the construction of the 25,000 sf “Long Beach Medical Arts Pavilion,” which will be housed within existing portions of the former Long Beach Medical Center (LBMC), known as the Main Building and the West Building, with the possibility of adding a third floor expansion based on a determination of space needs and funding; and the construction/expansion of the South Nassau Communities Hospital (SNCH) Oceanside Emergency Department and Critical Care Facility, which will be a new 58,000 sf 4-story addition. This is part of a multi-phased expansion and renovation project that will double the size of the Emergency Department, update and add operating rooms, and enhance critical care facilities (*see Photo Index, figures 5 through 9*).

The construction of both facilities will be in previously disturbed soils within developed portions of the existing properties. The Long Beach Medical Arts Pavilion is defined as a rehabilitation to the existing building as it will utilize the existing steel frame from the original LMBC hospital facility and will be located within the existing footprint of the previous building. The construction and expansion of the SNCH “Southwest Addition” will also be within previously disturbed or sterile soils and will be designed “to complement the architectural style of the existing structures on the Oceanside campus” (*See Photo Index, figures 5 through 9*).

The scope of work for this improved project is for permanent work with the addition of mitigation measures. The permanent work meets the description of Tier II Allowances, Section VI.A.1 as defined in the 2014 Programmatic Agreement. Work that is not covered by the Programmatic Allowances include the following work items:

- The expansion of the footprint for the “Long Beach Medical Arts Pavilion”
- The construction of the “Southwest Addition” in the South Nassau Communities Hospital, Oceanside Campus

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

Pursuant to 36 CFR 800.4(a)(1), the Area of Potential Effects (APE) is defined as the geographic area(s) within which the undertaking may directly or indirectly affect historic resources. For the archaeological resources, the proposed scopes of work for construction of a 25,000-square-foot “Long Beach Medical Arts Pavilion” in Long Beach and construction of a 58,000-square-foot “Southwest Addition” in Oceanside have not been finalized nor have they started, the APE assumes ground disturbance across the entire parcel of 455 East Bay Drive and One Healthy Way only (*see Map Index, figures 1 through 10*).

### *Architecture*

Based on the proposed scope of work, FEMA has determined that the APE for this undertaking is limited to the footprints of 455 East Bay Drive in Long Beach and One Healthy Way in Oceanside.

### *Archaeology*

The APE for archaeological resources is limited to the area of proposed ground disturbance within the limits of the subject property for the new LBMC Long Beach Medical Arts Pavilion and the “Southwest Addition”, the SNCH Oceanside Emergency Department and Critical Care Facility, and both will be located in the northwest end of their respective hospital parcels (*see Map Index, figures 3 and 4*).

## **Identification and Evaluation**

### *Architecture*

*Long Beach Medical Arts Pavilion:* Due to the previous 2014 consultation identified above, it has been determined that this site has no historic properties that are National Register-eligible and/or listed architectural resources.

*The SNCH Southwest Addition:* Research conducted using the CRIS database reveals that the SNCH and associated buildings do not meet the minimum age requirement for listing on the National Register of Historic Places (NRHP). The hospital is not individually listed in the NRHP nor do any of the buildings in the SNCH appear in the CRIS database as an NRHP-eligible resource. There is one NRHP-listed above ground historic resource located within 4,200 feet (0.8 miles) of the Undertaking’s APE. The SNCH is not situated within a designated NRHP-listed or NRHP-eligible historic district, nor is it located within a state or locally recognized historic district. Therefore, the project has no potential to affect National Register-eligible and/or listed architectural resources.

### *Archaeology*

Archaeological sensitivity for the Long Beach Medical Arts Pavilion, 455 East Bay Drive, Long Beach, and the SNCH Southwest Addition, One Healthy Way, Oceanside, were assessed reviewing the NYSHPO CRIS database for known historic properties, archaeologically sensitive zones, previous cultural resources surveys, and known archaeological sites, as well as historic aerials ([historicaerials.com](http://historicaerials.com)), historic maps ([historicmapworks.com](http://historicmapworks.com)), and soil data ([websoilsurvey.nrcs](http://websoilsurvey.nrcs)).

The Long Beach Medical Arts Pavilion and the SNCH Southwest Addition were examined for archaeological sensitivity and the potential preservation of any such archaeological resources that may exist. This assessment is based on predictive site modeling for prehistoric and historic archaeological resources, degree and location of historical disturbance, and the degree of disturbance associated with the development of the present-day Long Beach Medical Center and the South Nassau County Hospital.

*Long Beach Medical Arts Pavilion:* Research conducted using the CRIS database reveals the project site is located within an area of archaeological sensitivity but no known archaeological sites have been recorded within 5,280 feet (1.0 mile) of the LBMC. No archaeological studies have been conducted within 10,560 feet (2.0 miles) of the project site. Soils within the hospital complex consist of Urban land and Urban land Udipsammets wet substratum complex, both indicative of substantial disturbance to the native landscape. These modifications to the landscape have significantly disturbed the native soils whereby greatly reducing the likelihood of existing intact prehistoric or historic archaeological resources. In addition, as discussed below, the historical development within the area has also greatly reduced the potential for prehistoric archaeological resources to exist. Since the construction of the new LBMC will utilize the existing steel piles, ground disturbance associated with the building will be limited in nature overall. No additional excavation is proposed for foundations or deep pilings. In addition, the existing basement will be filled and not utilized within the new construction.

*The SNCH Southwest Addition:* Research conducted using the CRIS database reveals that the project site is not located within an area of archaeological sensitivity and there are no known archaeological sites located within one-mile of the APE and only one archaeological study has been conducted in the vicinity of the project site. The closest archaeological survey was a phase IA archaeological survey located roughly 9,000

feet (1.8 miles) east of the project site. Results of the study recommended the APE had a low potential to encounter in-situ archaeological resources due to site disturbance and environmental setting.

Soils within the hospital complex consist of Urban land and Urban land Riverhead complex, 0-3% slopes, both indicative of substantial disturbance to the native landscape. In addition, the expansion area of the SNCH is located within an area of previously disturbed soils. Review of the utility plan reveals this area has been subject to previous ground disturbance associated with utility installation for the hospital complex (see *Utility Survey\_SNCH\_Project*). These modifications to the landscape have significantly disturbed the native soils whereby greatly reducing the likelihood of existing intact prehistoric or historic archaeological resources. In addition, as discussed below, the historical development within the area has also greatly reduced the potential for prehistoric archaeological resources to exist. Therefore, it is unlikely that they will affect significant archaeological resources with the potential to reveal information about history or prehistory. The absence of sites at or below the project APE elevations is likely due to inhospitable or submerged conditions in such areas prior to the early-20th century and the area's history of filling and development.

The construction of both facilities will be in previously disturbed soils within developed portions of the existing properties. The "Long Beach Medical Arts Pavilion" will utilize the existing steel frame from the original LBMC hospital facility and will be located within the existing footprint of the previous building. The construction and expansion of the SNCH "Southwest Addition" will also be within previously disturbed or sterile soils (See *Photo Index, figures 5 through 9 and the Utility Survey\_SNCH\_Project*).

By the early-20<sup>th</sup> century, both APEs were mostly vacant. Review of the E. Belcher-Hyde Map in 1914 of both Long Beach Island and Oceanside shows each APE as being almost entirely absent of development (see *Map Index, figures 5 and 6*). This continued to be the case until the people of Long Beach Island and Oceanside began transforming the landscape in the mid-20th century. Use of the properties showed little change until the South Nassau Community Hospital acquired the land in both Long Beach and Oceanside.

Prior to the construction of the present-day LBMC and SNCH property, the potential to encounter historic archaeological features including privies, cisterns, wells, and domestic refuse pits associated with early-to-mid-20th century development within the area was low. The residential and commercial lots in the APE would have been the most likely to contain archaeological deposits. However, any prehistoric or historic archaeology sites would have been lost when the APEs continued to be filled in and developed. The construction of the hospital buildings would have obliterated any remaining deposits, if there were any. Previous development is currently covered by residences, commercial space, parking lots, and additional fill deposits. Therefore, by the 21<sup>st</sup> century, the potential preservation of historic archaeological features greatly reduces with the LBMC and SNCH development. In the case of both properties, construction resulted in subterranean impacts across the parcels leaving virtually no portions of the property undeveloped. These drastic modifications to the landscape have significantly disturbed the native soils whereby greatly reducing the likelihood of intact prehistoric or historic archaeological resources to exist and the potential to encounter prehistoric and/or historic in-situ archaeological resources is assessed as low.

In summary, the historic and modern aerials illustrates that the LBMC and SNCH development extends across the limits of the property and have greatly disturbed the historic landscape therefore reducing the potential to encounter in-situ archaeological deposits. Thus, all improvements will be located within the limits of previously disturbed or sterile soils. Therefore, based on the environmental and topographic conditions, and degree of ground disturbance associated with the Long Beach Medical Arts Pavilion and the South Nassau Communities Hospital "Southwest Addition" properties, the potential for encountering in-situ prehistoric and/or historic archaeological resources is assessed as low.

## Determination of Effect

Based on the information presented above, FEMA has determined that the Undertaking's determination of effect is **No Historic Properties Affected** that are either in, or eligible for inclusion in, the State or National Register of Historic Places for both sites. We request concurrence with this determination of effect within fifteen (15) calendar days. Should you need additional information please contact Archaeology Reviewer Jason Grismore, by email at [jason.grismore@fema.dhs.gov](mailto:jason.grismore@fema.dhs.gov) or by phone at 228-243-0053.

Sincerely,

**JAMES M  
ZWOLAK**

 Digitally signed by JAMES M ZWOLAK  
DN: c=US, o=U.S. Government, ou=Department  
of Homeland Security, ou=FEMA, ou=People,  
cn=JAMES M ZWOLAK,  
0.9.2342.19200300.100.1.1=0347799333.FEMA  
Date: 2016.05.02 15:34:07 -0400

For,

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

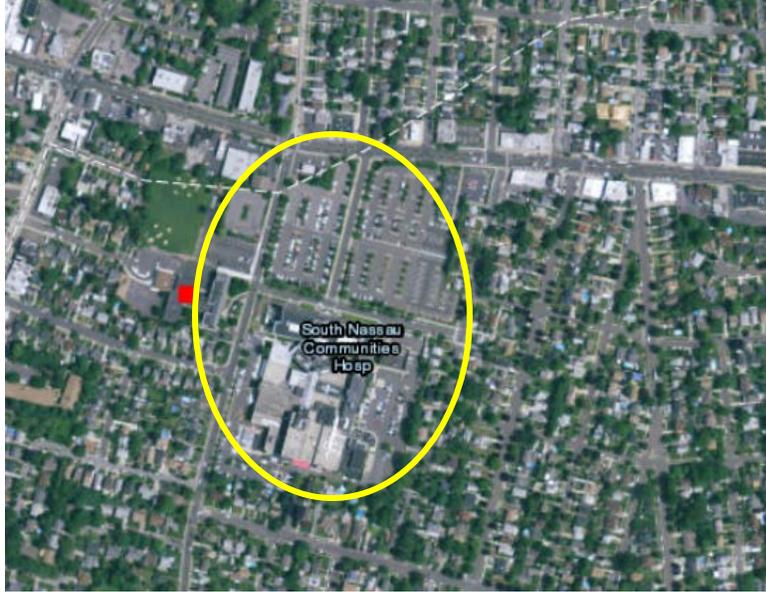
BG /jg

Cc: Richard Lord, Department of Homeland Security and Emergency Services

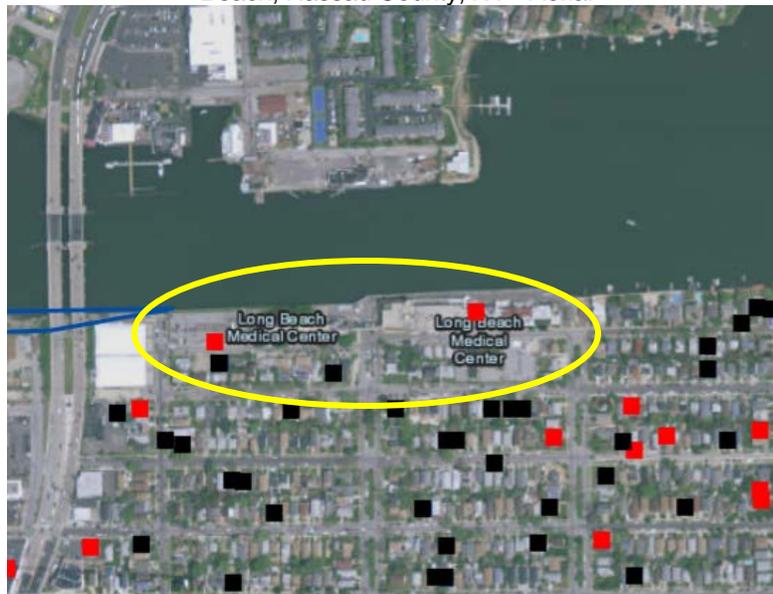
Enclosures: Map Index\_SNCH\_Project  
Photo Index\_SNCH\_Project  
Utility Survey\_SNCH\_Project

Map Index  
Disaster 4085-DR-NY  
Nassau County – South Nassau Communities Hospital Project

**Figure 1:** South Nassau Communities Hospital Project – Oceanside, Nassau County, NY - Aerial

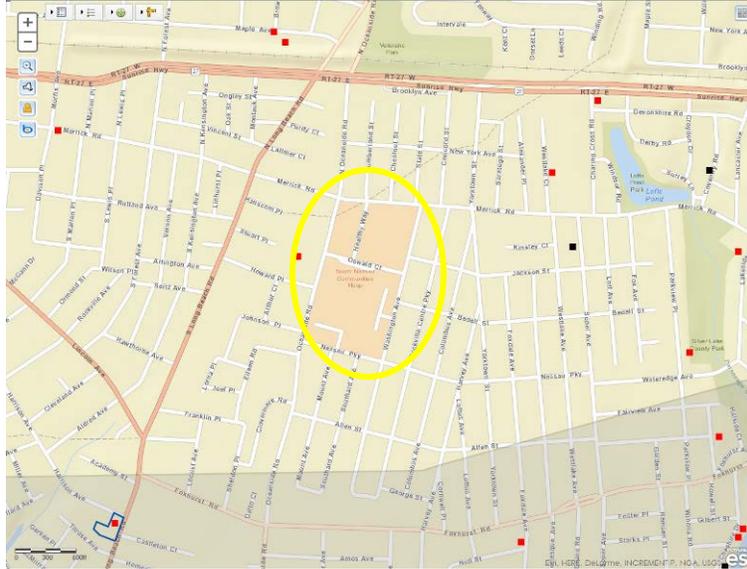


**Figure 2:** South Nassau Communities Hospital Project – Long Beach Medical Center – Long Beach, Nassau County, NY - Aerial

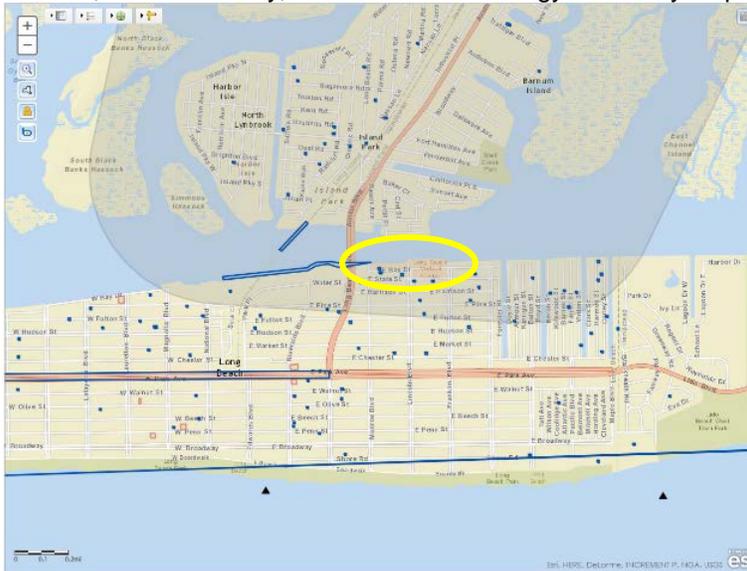


Map Index  
Disaster 4085-DR-NY  
Nassau County – South Nassau Communities Hospital Project

**Figure 3:** South Nassau Communities Hospital Project – Oceanside, Nassau County, NY – CRIS Archaeology Sensitivity Map



**Figure 4:** South Nassau Communities Hospital Project – Long Beach Medical Center – Long Beach, Nassau County, NY – CRIS Archaeology Sensitivity Map

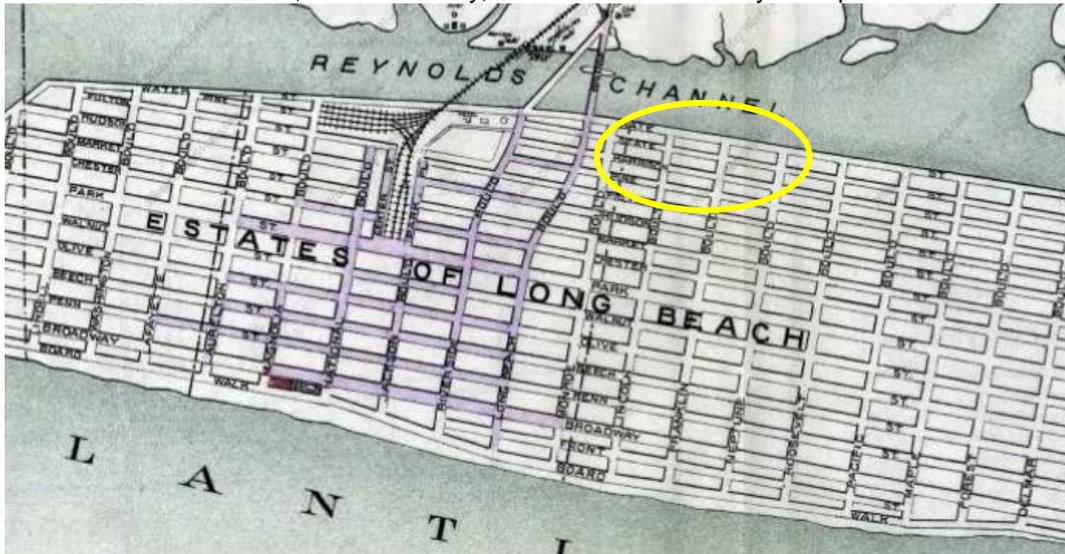


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Disaster 4085-DR-NY  
Nassau County – South Nassau Communities Hospital Project

**Figure 5:** South Nassau Communities Hospital Project – Oceanside, Nassau County, NY – 1914 E Belcher Hyde Map

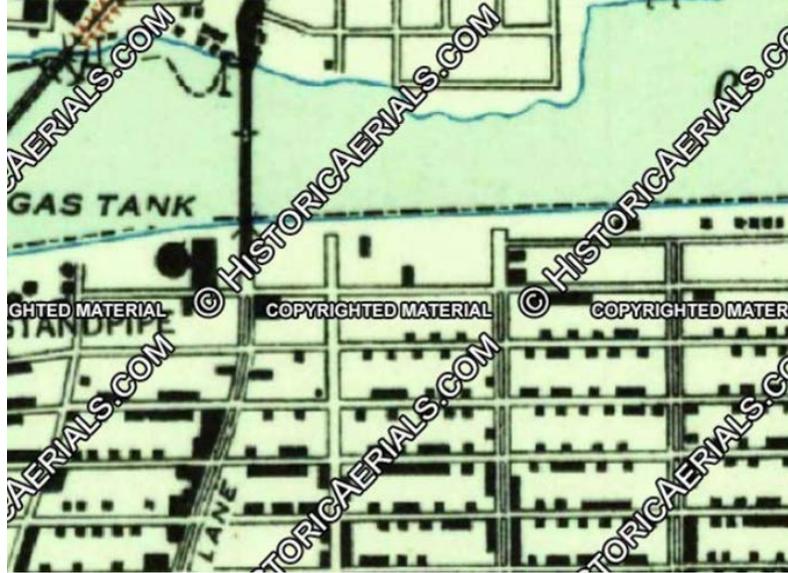


**Figure 6:** South Nassau Communities Hospital Project – Long Beach Medical Center – Long Beach, Nassau County, NY – 1914 E Belcher Hyde Map

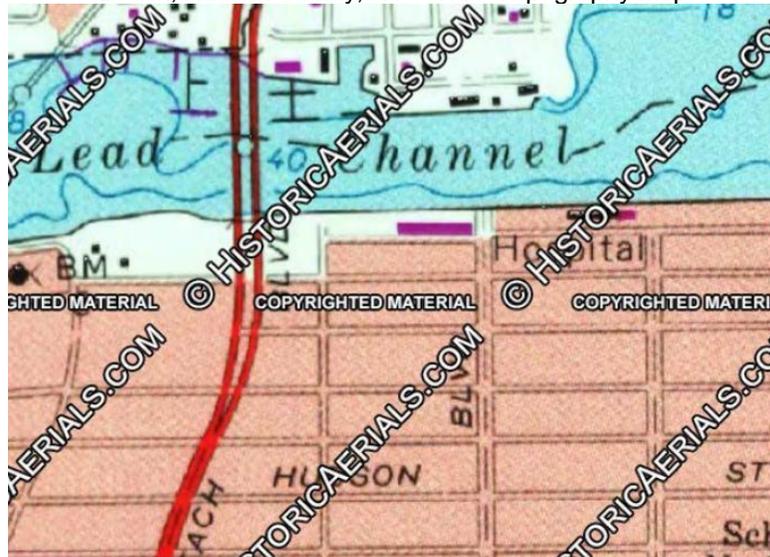


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Disaster 4085-DR-NY  
Nassau County – South Nassau Communities Hospital Project

**Figure 7:** South Nassau Communities Hospital Project – Long Beach Medical Center – Long Beach, Nassau County, NY – 1947 Topography Map

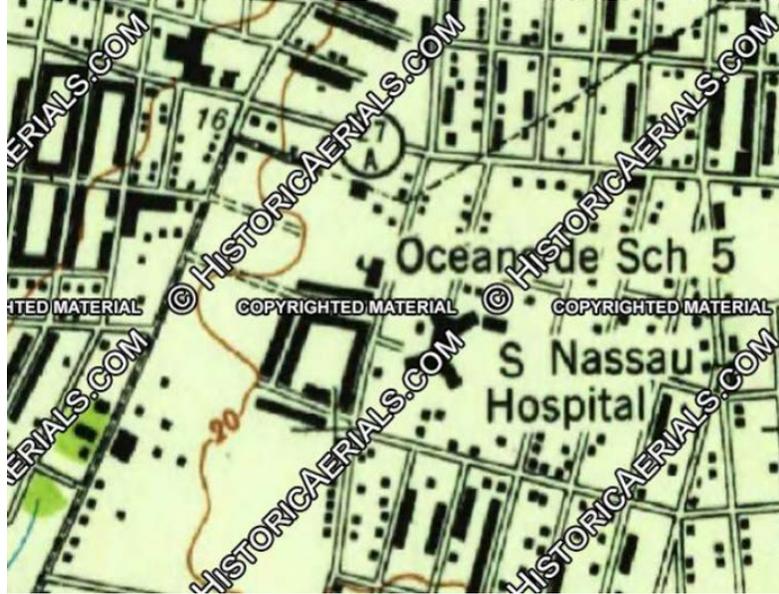


**Figure 8:** South Nassau Communities Hospital Project – Long Beach Medical Center – Long Beach, Nassau County, NY – 1979 Topography Map



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Nassau County – South Nassau Communities Hospital Project

**Figure 9:** South Nassau Communities Hospital Project – Oceanside, Nassau County, NY – 1947 Topography Map



**Figure 10:** South Nassau Communities Hospital Project – Oceanside, Nassau County, NY – 1972 Topography Map

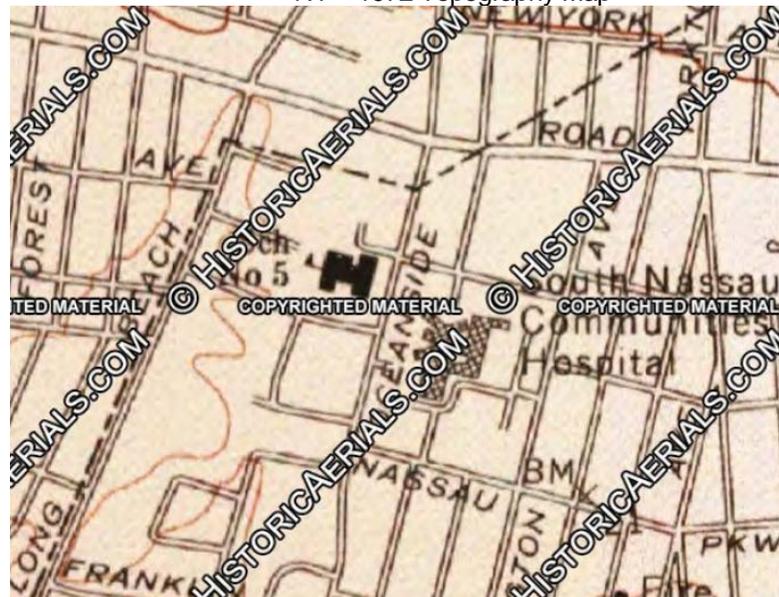


Photo Index  
Disaster 4085-DR-NY  
Nassau County – South Nassau Communities Hospital Project

**Figure 1:** South Nassau Communities Hospital Project – Oceanside, Nassau County, NY – looking Northeast towards Project Site from the southwest boundary



**Figure 2:** South Nassau Communities Hospital Project – Oceanside, Nassau County, NY – looking South towards Project Site from the northern boundary



Photo Index  
Disaster 4085-DR-NY  
Nassau County – South Nassau Communities Hospital Project

**Figure 3:** South Nassau Communities Hospital Project – Long Beach Medical Center – Long Beach, Nassau County, NY – Looking East towards Project Site from the western boundary



**Figure 4:** South Nassau Communities Hospital Project – Long Beach Medical Center – Long Beach, Nassau County, NY – North-Northeast towards Project Site from intersection of E. State St and Lincoln Boulevard



Photo Index  
Disaster 4085-DR-NY  
Nassau County – South Nassau Communities Hospital Project

**Figure 5:** South Nassau Communities Hospital Project – Long Beach Medical Center – Long Beach, Nassau County, NY – Looking West towards Project Site – Current Condition



**Figure 6:** South Nassau Communities Hospital Project – Long Beach Medical Center – Long Beach, Nassau County, NY – Looking Northwest towards Project Site – Current Condition



Photo Index  
Disaster 4085-DR-NY  
Nassau County – South Nassau Communities Hospital Project

**Figure 7:** South Nassau Communities Hospital Project – Long Beach Medical Center – Long Beach, Nassau County, NY – Proposed Medical Arts Pavilion



**Figure 8:** South Nassau Communities Hospital Project – Southwest Addition – Oceanside, Nassau County, NY

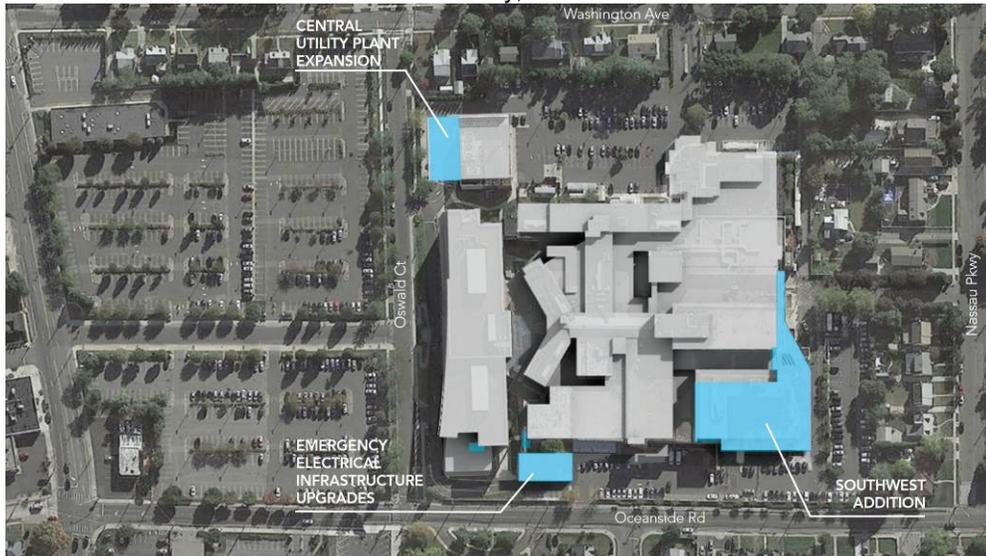


Photo Index  
Disaster 4085-DR-NY  
Nassau County – South Nassau Communities Hospital Project

**Figure 9:** South Nassau Communities Hospital Project – Southwest Addition – Oceanside, Nassau County, NY – Proposed Southwest Addition







## Parks, Recreation, and Historic Preservation

ANDREW M. CUOMO  
Governor

ROSE HARVEY  
Commissioner

May 16, 2016

Brock Giordano  
FEMA  
118-35 Queens Blvd  
Forest Hills, New York 11375

Re: FEMA, DHSES/ 4085-DR-NY  
Long Beach Medical Center: Construction of the Long Beach Medical Arts Pavilion  
at 455 East Bay Dr, Long Beach/ Nassau County and  
South Nassau Communities Hospital Additions at One Healthy Way, Oceanside/ Nassau County

14PR02275

Dear Mr. Giordano:

Thank you for requesting the comments of the New York State Historic Preservation Office (SHPO). We have reviewed the submitted materials in accordance with Title 54, Section 306108 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 other 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 on this review, the opinion of the SHPO is that there will be No Historic Properties Affected by the proposed undertakings.

If I can be of further assistance, please contact me at (518) 268-2187 or [Larry.moss@parks.ny.gov](mailto:Larry.moss@parks.ny.gov)

Sincerely,

Larry K Moss, Historic Preservation Technical Specialist  
CC: Tracy Nelson  
Rick Lord, DHSES

---

Division for Historic Preservation

P.O. Box 189, Waterford, New York 12188-0189 • (518) 237-8643 • [www.nysparks.com](http://www.nysparks.com)

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  
ACTING SECRETARY OF STATE

June 06, 2016

Brock Giordano  
EHP DR-4085 Director  
FEMA Region II/ 4085-DR-NY  
U.S. Dept. of Homeland Security  
26 Federal Plaza, Suite 1307  
New York, NY 10278

**Re: F-2016-0388 (FA)**

*Federal funding – South Nassau Community Hospital (SNCH); South Nassau Community Hospital Alternate Project (PW 4276)*

*Adjacent to Reynolds Channel  
Long Beach, Nassau County, New York*

**General Concurrence - No Objection to Funding**

Dear Mr. Giordano:

The Department of State received the information you submitted regarding the above matter. The Department of State has no objection to the use of FEMA Public Assistance Program funds for this financial assistance activity to the South Nassau Community Hospital (SNCH) for the above-listed activities.

*This concurrence pertains to the federal financial assistance for this project only. If a federal permit or other form of federal agency authorization is required for the above activities, the Department of State will conduct a separate review for those permit activities. In such a case, applicants must forward a copy of the federal/ state joint application for authorization, a completed Federal Consistency Assessment Form, project drawings and details and all other supporting information to the Department at the same time application is submitted to the federal agency from which the necessary authorization is requested.*

When communicating with us regarding this matter, please contact us at (518) 474-6000 and refer to our file #F-2016-0388 (FA).

Sincerely,



Jeffrey Zappieri  
Supervisor, Consistency Review Unit  
Office of Planning and Development



**Department  
of State**